



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting**

September 26, 2024

A. Call to Order

Chair Keldorf called the meeting to order at 5:31 p.m.

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf
Present: Vice Chair Hoeschler
Present: Commissioner Inga
Present: Commissioner Christian
Absent: Commissioner Maggay

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Maria Baldenegro, Assistant Planner
Also present: Jazmin Farias, Planning Technician

D. Public Communications

None.

E. Written Communications (other than what is included in Agenda packets)

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- September 12, 2024

MOTION: Approve the minutes and fix grammatical errors .

**Moved by Vice Chair Hoeschler, second by Commissioner Christian.
Motion carried, 4-0, by the following vote:**

Ayes: Keldorf, Hoeschler, Inga, and Christian.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

2. One-Year Time Extension to EA-1291 Site Plan Review No. SPR 20-03 and Off-site Parking Covenant No. MISC 20-01 for the Construction of a Four-Story Office Building with a Mezzanine and a Four-Level Parking Structure at 1950-1960 East Grand Avenue. (MB)

Assistant Planner, Maria Baldenegro presented the staff report regarding a one-year time extension to Site Plan Review No. SPR 20-03 for the construction of a new 93,559 square-foot (net floor area) office building (four stories with a mezzanine), a new four-level 258 space parking structure, and related site improvements at 1950-1960 East Grand Avenue. The applicant was present to answer any questions.

Chair Keldorf opened public communication.

- Applicant representative Amarveer Brar stated that the extension is being requested because of economic conditions and the property changed ownership. Hopefully with the decrease in interest rates the opportunity for development increases.
- Commissioner Christian expressed his concerns regarding number of permitted extensions projects could receive. Planning Manager Eduardo Schonborn stated that El Segundo's Municipal Code does call for a finite number of extensions for maps, however this project does not include a map as there is no subdivision. He added that the code reads "Planning Commission decisions may be extended for an additional period to be specified by the Planning Commission."
- Community Development Director Michael Allen added that during the recession in 2008 the state passed legislation that automatically extended subdivision maps several years in a row because of the economic conditions.

Chair Keldorf closed public communication.

MOTION: Adopt Resolution No. 2959, approving a one-year time extension to Environmental Assessment No. EA-1291, Site Plan Review No. SPR 20-03, and Off-site Parking Covenant No. MISC 20-01.

Moved by Commissioner Inga, second by Vice Chair Hoeschler.

Motion carried, 4-0, by the following vote:

Ayes: Keldorf, Hoeschler, Inga, and Christian.

I. New Business

None.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

- Vice Chair Hoeschler asked staff to relay message to property owner for 650 North Pacific Coast Highway regarding the building's condition. Specifically, the giant blank wall that faces south. The building and wall are starting to peel, and it looks beat-up. He is asking for the owner to clean it up. Michael advised that staff has an ongoing communication with them and they are incrementally addressing concerns such as maintaining landscape, fenced the perimeter, provided 24-hour security in the back of the building, and boarded up a lot of the windows. Chair Keldorf added that perhaps a mural on the wall would be a good idea.

M. Adjournment—the meeting adjourned at 6:07 p.m.

The next meeting is scheduled for October 10, 2024 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair

