



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

November 14, 2024

A. Call to Order

Chair Keldorf called the meeting to order at 5:39 p.m.

B. Pledge of Allegiance

Vice Chair Hoeschler led the pledge.

C. Roll Call

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

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Jazmin Farias, Assistant Planner
Also present: Elias Sassoon, Public Works Director
Also present: Jaseppy Canzoniry, Public Works Consultant

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:

- October 24, 2024

MOTION: Approve the minutes.

**Moved by Commissioner Inga, second by Commissioner Maggay.
Motion carried, 5-0, by the following vote:
Ayes: Keldorf, Hoeschler, Maggay, Inga, and Christian.**

G. Continued Business—Public Hearing

None.

H. New Public Hearings

None.

I. New Business

2. Update on the Pilot Parking Program in the Smoky Hollow Specific Plan Area, Including Preliminary Findings.

Public Works Director Elias Sassoon introduced consultant Jaseppy Canzoniry who provided an update on the pilot program that converted three streets from two-way to one-way operation with angled parking to increase parking capacity. The affected streets are Nevada Street and Oregon Street from Grand Avenue to El Segundo Boulevard and California Street from Grand Avenue to Franklin Avenue.

- Commissioner Inga inquired if the angled parking space dimensions were compact. Jaseppy advised that one side of the street has angled parking and the other side of the street has regular parking. He added that 1 handicap space was provided for every 25 angled parking spaces.
- Commissioner Maggay asked what details the public had revealed that made them dislike the pilot program. Jaseppy advised that specific complaints were in relation to street cleaning. Elias added that trash was not being collected between the wheel stops and the curb cut. After reaching out to the sweepers and not obtaining a resolution Public Works ended up revising the on-call contract for a vendor that already cleans debris and weeds from sidewalks and now they clean this space on a bi-weekly basis.
- Vice Chair Hoeschler inquired if angled parking requires wheel stops and curb cuts. Elias added that since the sidewalks are narrow, they are both required to prevent cars from encroaching onto the sidewalk.
- Vice Chair Hoeschler inquired what percentage of the survey reviews were negative in relation to fit and finish. Jaseppy advised that he does not recall seeing many, if at all one. He added that a lot of the feedback was not solely in relation to the pilot program a lot of people were venting saying build a parking structure instead, parking issue was moved to the other side of the street, individuals simply not being in support of angled parking, and the most common one was that trucks are unloading in the middle of the street.
- Commissioner Christian inquired why the road rehabilitation portion is being

included in the project phase cost. Elias advised that it was included so that those roads could be rehabilitated at the same time as the curb and sidewalk rather than waiting for the 3-year assessment that determines the gradeability of rehabilitation needed for those streets. He added that the road rehabilitation is an option within this program. Commissioner Christian added that he does not know if it makes sense to include the cost of street maintenance that appears to be happening on a regular cycle. Jaseppy added that sometimes they couple does projects together to not overspend in the near future.

- Commissioner Maggay inquired if phase 2 would be part of the pilot program. Elias advised that it would not be part of the pilot program as the pilot program is coming to an end and City Council will need to decide if they want to implement the program or not. He added that phase 2 would be an implementation of angled parking in all the streets that the Smoky Hollow Specific Plan calls out for.
- Commissioner Maggay inquired if the affected streets have been analyzed. Jaseppy advised that they were all analyzed and share the same street width. Commissioner Maggay suggested to evaluate the need to keep some streets as two-way such as Center Street Eucalyptus Street, and Standard Street.
- Chair Keldorf inquired what the funding mechanism is for this project. Elias advised that it would be via the Capital Improvement Program. Community Development Director Michael Allen added that there is Metro funding and grant funding that could be applied for if tweaked a bit. Elias shared that these processes are time consuming, and the city may not qualify.

J. Report from Community Development Director or designee

- Community Development Director Michael Allen shared an update regarding the RFP for the General Plan Land Use Element. Targeted selection date is January 2025 so that the life of the project runs with the same sitting Council for at least 2 years. Michael congratulated Chair Keldorf for winning the City Council election.
- Planning Manager Eduardo Schonborn shared that CA Governor has passed a handful of bills and staff is going through those to see how that affects or impacts the zoning code so that appropriate amendments are done to ensure compliance with state laws. Zone text amendments will be coming to the Planning Commission as early as the next meeting in December. He added that the next Planning Commission is on Thanksgiving and suggested that it be cancelled. The second Planning Commission meeting in December also falls on a holiday week and can be cancelled as well.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

- Vice Chair Hoeschler requested a synopsis of the state changes that affect zoning.
- Chair Keldorf inquired if the parking structure being built on Franklin and Maryland will be for Brick Works only. Staff advised that it is the parking area for the old Wiley Labs Campus, and we are not sure what the intent is with the surplus parking they have.
- Commissioners congratulated Chair Keldorf for winning the City Council election.

3. Adjournment of upcoming Planning Commission Meetings.

MOTION: Cancel November 28, 2024, and December 26, 2024 planning commission meetings.

Moved by Chair Keldorf second by Commissioner Inga.

Motion carried, 5-0, by the following vote:

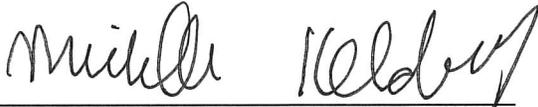
Ayes: Keldorf, Hoeschler, Maggay, Inga, and Christian.

M. Adjournment—the meeting adjourned at 6:35 p.m.

The next meeting is scheduled for December 12, 2024, at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair