



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

April 24, 2025

CALL TO ORDER

Chair Maggay called the meeting to order at 5:30 p.m.

ROLL CALL

Present: Chair Maggay
Present: Vice Chair Inga
Present: Commissioner Christian
Present: Commissioner McCaverty
Present: Commissioner Taylor

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, Assistant Planner
Also present: Agnes Ho, Administrative Analyst
Also present: Jillian Glickman, Senior Analyst (RSG Consultant)
Also present: Jim Simon, Principal (RSG Consultant)

PLEDGE OF ALLEGIANCE

Chair Maggay led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

Chair Maggay pulled Consent Item A2.

1. Approval of Planning Commission Meeting Minutes:

- April 10, 2025

MOTION: Approve the minutes.

Moved by Vice Chair Inga, second by Commissioner McCaverty.

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

Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

2. **Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption at an Existing Restaurant operating at 747 N Douglas Street. (Environmental Assessment No. EA-1383, and Administrative Use Permit No. AUP 25-01).**

Assistant Planner Maria Baldenegro presented a brief staff report regarding a request to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) to both indoor and outdoor dining areas at the existing restaurant ("The Second Wind"). Maria advised that the applicant representative was present to answer any questions.

- Commissioner Christian inquired what the alcohol license density is for that area. Maria advised that the area does not have a high density of alcohol licenses and they are regulated by ABC; currently no moratoriums exist in that area.

Chair Maggay opened public communications.

- Applicant Representative, Liliger Damaso took the podium and expressed that the applicant is looking to offer this alcohol service as an ancillary amenity to the restaurant.

Chair Maggay closed public communications.

MOTION: Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1383 and Administrative Use Permit No. AUP 25-01.

Moved by Vice Chair Inga, second by Commissioner Taylor.

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

Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

B. NEW PUBLIC HEARINGS

None.

C. NEW BUSINESS

Chair Maggay stated that the items under new business will be re-ordered; New Business Item C4 will be presented first.

4. **Consideration of a Live/Work Preference Policy for New Affordable Housing Projects in the City of El Segundo. (Environmental Assessment No. EA-**

1389)

Community Development Director Michael Allen introduced Administrative Analyst Agnes Ho who provided a brief recap of the Housing Element with regards to the implementation of the Affordable Housing Strategic Plan. She highlighted that the Housing Element consists of ten policies, programs, and funding strategies. One of the policies that the City prioritized is the live work preference policy with the goal of giving priority to individuals and families who already live or work in El Segundo. Agnes explained that this would be built through affordable housing agreements such as Development Agreements or Density Bonus Agreements. She added that the ultimate objective is to mitigate displacement and gentrification impacts resulting from development activities. Michael and Agnes re-introduced RSG consultants Jim Simon and Jillian Glickman who led the presentation regarding the development and implementation of these programs.

Jillian and Jim's presentation provided an overview of the proposed live work preference policy for new affordable housing units in the city.

- Commissioner discussion ensued regarding how the program will be ongoing or how the maintenance of an active list will be kept, how applicant priority would be implemented, and what would constitute an education or job training program.
- Consultant Jillian had the following responses to commission discussion:
 - On an ongoing basis those vacant units would need to be monitored to ensure that the preference is being applied at the percentage that the policy establishes. She clarified that the policy itself does not address the specific implementation of that provision. the policy is written it establishes a lottery process in which there is a tiered priority of the preferences listed. She added that additional priority would be given to employment personnel such as public safety personnel, teachers, and employees; however, the policy does not go into the implementation of the lottery system.
 - Michael added that direction from Planning Commission was initial lease up and plus; and it was informed then that implementation would have to be addressed in the future when and if a development with affordable housing is received as it is complex and could involve asking City Council for additional staff to manage this or for it to be delegated to the developer.
 - Jillian advised that anybody who is receiving any employment specific training and it is considered best practice to include it as most policies they looked at did include the additional provision. Jim added that it would intel workforce development type training activities or programs, like partnerships with the county or with the state who offer these programs via private companies.
- Commissioner discussion ensued regarding how affordable ownership

- would work if implemented as part of the policy.
- Consultant Jillian had the following responses to commission discussion:
 - If there were to be affordable ownership units for sale, then a percentage of the for-sale units would provide preference to individuals who live or work in the city. If resold the idea is for it to be continuously implemented for that unit.
 - Michael added that it is uncommon for for-sale affordable projects to go forward as they generally do not pencil.
 - Commissioners provided consensus to not include affordable ownership as part of the policy.
 - Commissioner discussion ensued to determine the need to define the types of public safety personnel who would receive additional priority and if doing so would create conflict for the city.
 - City Attorney Joaquin Vazquez indicated that potentially there would be. He added that the approach of less is more is preferred as it would capture all the categories presented.
 - Commissioners provided consensus to merge roman numeral II.B.i and B.ii.
 - Commissioners provided consensus to remove roman numeral II.B.iii.
 - Commissioner discussion ensued to determine if the policy will keep or remove roman numeral II.B.ii.1 which would give first preference to a specific employment type.
 - Joaquin and Commissioner McCaverty advised that if roman numeral II.B.ii.1 will be kept it should read “first preference” and not additional preference.
 - Commissioners Christian, Taylor, Vice Chair Inga, and Chair Maggay would like to have a first preference option. The first priority preference would be given to residents and individuals listed under roman numeral II.B.ii.1a, b, and c. Commissioners directed staff to ensure that specifying employers would not go against the Fair Employment Housing Act.
 - Commissioner McCaverty would like to eliminate the option for first preference and just offer live/work.
 - Commissioners provided consensus to present both options to City Council.
 - Commissioners provided consensus to implement the lifespan component over initial lease up component for the units.

Chair Maggay opened public communications.

- None

Chair Maggay closed public communications.

MOTION: Adopt Resolution No. 2964, recommending City Council adopt a live/work preference policy for new city assisted affordable housing projects in the City of El Segundo with the proposed agreed-upon options discussed during

deliberation.

Moved by Vice Chair Inga, second by Commissioner Taylor.

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

Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

3. Open Meeting and Ethics Primer.

City Attorney Joaquin Vazquez lead the presentation with regards to components of the AB 1234 training topics such as general ethical principles, The Brown Act, and personal financial gain by public servants.

MOTION: No action required by the Planning Commission.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Planning Manager Eduardo Schonborn informed the Commissioners that the emails have been fixed and reminded them to reply to the attendance email.

F. REPORTS – PLANNING COMMISSIONERS

Commissioner McCaverty wished a happy belated birthday to Vice Chair Inga and reminded the community that the roads will be blocked off Saturday morning because of the PTA Run4Education event.

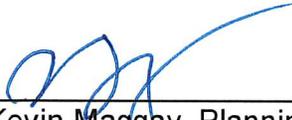
G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 7:58 p.m.
The next meeting is scheduled for May 8, 2025 at 5:30 p.m.



Michael Allen, Community Development Director



Kevin Maggay, Planning Commission Chair

