



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

✓ **May 22, 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 (via Zoom): Joaquin Vazquez, City Attorney  
Also present: Paul Samaras, AICP, Principal Planner  
Also present: Jazmin Farias, Assistant Planner

**PLEDGE OF ALLEGIANCE**

Chair Maggay led the pledge.

**PUBLIC/WRITTEN COMMUNICATIONS**

None.

**A. CONSENT**

**\*Chair Maggay pulled Consent item A.2\***

**1. Approval of Planning Commission Meeting Minutes:**

- April 24, 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 and Off-site Consumption at a New Wine Bar Operating at 203 West Grand Avenue (Environmental Use Permit No. EA-1385 and Administrative Use Permit No. AUP 25-02)**

Assistant Planner Jazmin Farias presented a brief presentation regarding the request for an Administrative Use permit to allow the sale of beer and wine for on-site and off-site consumption at a new wine bar and artisan food shop. The applicant was present to answer any questions.

**Chair Maggay opened public communications.**

- Business Owners Adnen and Lenora provided a brief description of their proposed new wine bar, Barsha, and expressed how excited they are to join and serve the community.

**Chair Maggay closed public communications.**

**MOTION:** Receive and file Community Development Director approval of Environmental Use Permit No. EA-1385 and Administrative Use Permit No. AUP 25-02.

**Moved by Commissioner Taylor, second by Vice Chair Inga.**

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

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

**B. NEW PUBLIC HEARINGS**

None.

**C. NEW BUSINESS**

**3. Selection of a Planning Commissioner to Serve as a Member of an Ad-Hoc Committee for Future LA County Special Events**

Community Development Director Michael Allen provided a brief description of what the Ad-Hoc Committee for Future LA County Special Events would entail.

- Commissioner discussion ensued to determine who will serve on the forthcoming Ad-Hoc Committee.
- Commissioners provided consensus to appoint Commissioner McCaverty to serve on a forthcoming Ad-Hoc Committee regarding future regional special events in Los Angeles County.

**D. UNFINISHED BUSINESS**

#### **4. Study Session on Incubator and Innovative Start-up Uses Within the Smoky Hollow Specific Plan Area.**

Principal Planner Paul Samaras presented a brief presentation which summarized the facilitating of establishment and growth for small-scale, technology start-up businesses and the current barriers the Incubator and Innovative Start-up uses face within the Smoky Hollow Specific Plan.

- Commissioner discussion ensued regarding the flexibility in land use and parking requirement.
- Paul highlighted that staff is not recommending a reduction in parking.
- Commissioners provided consensus to apply the current parking requirement for Incubator and Innovative Start-up uses.
- Commissioner discussion ensued regarding environmental review, limits on manufacturing scale for such tech uses, and limits on raw/hazardous materials.
- City Attorney Joaquin Vazquez advised that state and local governments try as much as possible to validly use CEQA exemptions and there are more state legislatures to help facilitate development and real estate growth. He added that they are easier to defend compared to MND and EIR's.
- Commissioners provided consensus for staff to work with the Fire Department to propose a metrics with flexibility for limits on raw/hazardous materials.
- Commissioners requested for staff to inquire with the Fire Department how the handling and disposal of raw/hazardous materials looks like.
- Commissioner discussion ensued regarding the Incubator and Innovative Start-up use definition and if the use should be permitted by right or subject to a AUP or CUP.
- Commissioners provided consensus for Incubator and Innovative Start-up (light industrial) uses that utilize raw organic material and hazardous material to be permitted subject to an AUP.
- Commissioners requested for raw organic material and hazardous material to be defined.
- Commissioners requested examples of by right Incubator and Innovative Start-up (light industrial) uses at the next study session.

**MOTION:** No action required by the Planning Commission.

#### **E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE**

None.

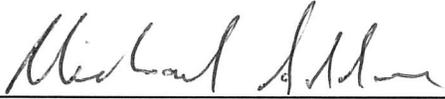
#### **F. REPORTS – PLANNING COMMISSIONERS**

None.

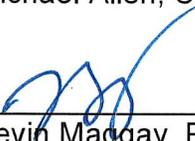
**G. REPORTS – CITY ATTORNEY**

None.

**ADJOURNMENT** — the meeting adjourned at 7:03pm.  
The next meeting is scheduled for June 12, 2025 at 5:30 pm.



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Michael Allen, Community Development Director



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Kevin Maggay, Planning Commission Chair