



**AGENDA**  
**CITY OF EL SEGUNDO**  
**PLANNING COMMISSION**  
**5:30 PM**  
**COUNCIL CHAMBER**  
**350 MAIN STREET**  
**EL SEGUNDO, CA 90245**  
**JULY 24, 2025**

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**MEMBERS OF PLANNING COMMISSION**

Kevin Maggay, Chairperson  
Mario Inga, Vice Chairperson  
Mark Christian  
Melissa McCaverty  
Steve Taylor

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at [www.elsegundo.org](http://www.elsegundo.org) and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the Public Communications portion of the Meeting. ***Additionally, members of the public can comment on any Public Hearing item on the agenda during the Public Hearing portion of such item.*** The time limit for comments is five (5) minutes per person. Before speaking to the Planning Commission, please fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. Please respect the time limits.

***REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.***

**CALL TO ORDER/ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total)** *Individuals who have received value of \$50 or more to communicate to the **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

**A. CONSENT**

1. **Approve July 10, 2025, Planning Commission Meeting Minutes**

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Recommendation -

1. Approve July 10, 2025, Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

**B. PUBLIC HEARINGS**

2. **An Ordinance Amending the Smoky Hollow Specific Plan Permitted Uses and Definitions Related to Incubator and Innovative Start-up Uses. (Environmental Assessment No. EA 1374 and Specific Plan Amendment No. SPA 24-03)**

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Recommendation -

1. Adopt Resolution No. 2965, recommending City Council adopt an Ordinance amending the Smoky Hollow Specific Plan permitted uses, development standards, and definition for incubator/innovative start-up uses.

**C. NEW BUSINESS**

**D. UNFINISHED BUSINESS**

**E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR**

**F. REPORTS - COMMISSIONERS**

**G. REPORTS – CITY ATTORNEY**

**ADJOURNMENT**

POSTED:

DATE: July 18, 2025

TIME: 8:44 P.M.  
BY: Jazmin Farias, Assistant Planner



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

**July 10, 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

**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:**

- June 12, 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, Wine, and Distilled Spirits for On-site Consumption (Type 57 ABC License) at a New Members-only Private Club and Existing Restaurant (“1960 Club” at “The Bolt”) at One Chargers Way. (Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04).**

Assistant Planner Maria Baldenegro presented a brief presentation regarding the proposed on-site sale of beer, wine, and distilled spirits for on-site consumption with occasional live entertainment at a new members-only private club and existing restaurant on the third floor of the Chargers headquarters office and sports training facility.

**Chair Maggay opened public communications.**

- Applicant Steve Rawlings concurred with staff’s presentation.
- Chair Maggay inquired if the lobby area will be utilized to host and serve alcohol as it was not included in condition no.1 of the approval letter. Steve suggested that on certain occasions it may be utilized and expressed that he would like to add this to the blanket approval before the commission as it was not originally requested.
- Commissioners provided consensus to modify condition no. 1 of the approval letter to include “alcohol service is limited to the confines of the building along with the terraces and balconies of the second and third floor and practice fields.”

**Chair Maggay closed public communications.**

**MOTION:** Receive and file the Community Development Director’s approval of Environmental Assessment No. EA-1393 and Administrative Use Permit No. AUP 25-04 with the modification to condition no. 1 as discussed.

**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**

**3. Third One-Year Time Extension to Vesting Tentative Parcel Map No. 83129 Located at 650-700 North Pacific Coast Highway and 737 Carl Jacobson Way (Environmental Assessment No. EA-1289, Site Plan Review No. SPR 20-30, Zone Text Amendment No. ZTA 20-01, and Subdivision No. SUB 20-03 for Vesting Tentative Parcel Map No. 83129).**

Assistant Planner Maria Baldenegro presented a brief presentation regarding the proposed third one-year extension while highlighting that no changes are being proposed to the previously approved project nor map.

- Commissioner discussion ensued regarding the requested third one-year extension.
- Planning Manager Eduardo Schonborn advised that the code allows for up to a total of five extensions and the associated entitlements also get extended. If the approvals expire the applicant needs to go through the entitlement process again.

**Chair Maggay opened the public hearing.**

- Applicant representative Amarveer Brar concurred with staff's presentation. He added that he is working with ownership and applicant team to clean up some issues on the site like the south facing façade, landscaping, and a few broken windows. He anticipates this work will be completed soon.
- Commissioners inquired if the applicant has any projections of going forward before approvals expire. Amarveer shared that plan check process has not started yet and he does not have any projections he can point to at this time.

**Chair Maggay closed the public hearing.**

**MOTION:** Adopt Resolution No. 2966 approving a third, one-year extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review No. SPR 20-03.

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

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

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

**4. Conditional Use Permit to Allow New Fitness Studio (Urban Golf Performance) at 139 Maryland Street (Environmental Assessment No. EA-1395 and Conditional Use Permit No. CUP 25-01).**

Assistant Planner Jazmin Farias presented a brief presentation regarding the request for a Conditional Use Permit for a new fitness studio tailored to golf.

**Chair Maggay opened the public hearing.**

- Applicant representative Brian Gallagher concurred with staff's presentation and highlighted that the site is a golf performance training center.

**Chair Maggay closed the public hearing.**

**MOTION:** Adopt Resolution No. 2967 approving Conditional Use Permit No. CUP

25-01 to allow a new fitness studio at 139 Maryland Street.

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

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

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

**5. Design Review for a New Mixed-Use Development in the Downtown Specific Plan (DSP) Area, Adjustment and Parking Demand Study for an Automated Robotic Vehicle-Lift Parking Mechanism to Satisfy the Minimum Required Spaces at 201-209 Richmond Street. (Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. PDS 24-01).**

Assistant Planner Maria Baldenegro presented a presentation regarding the design for a new three-story mixed-use project, parking demand study, and requested adjustment for an automated robotic vehicle-lift parking mechanism to satisfy the minimum required parking spaces.

- Commissioner discussion ensued regarding the design of the mixed-use project, parking demand study, and requested parking adjustment.
- Commissioners sought clarification on the preservation intent and its compatibility with the Richmond Street District design standards.
- Planning Manager Eduardo Schonborn explained the architect's approach to preserve the "old jail house" building and its façade.
- He emphasized that the new construction would incorporate materials, design elements, and finishes that are compatible with those found in the immediate neighborhood, helping to maintain the character of the district.

**Chair Maggay opened the public hearing.**

- Applicant Mark Telesz and architect David Balian took the podium to walk through the parking, design, and materials of the three-story mixed-use project with the Commissioners. They highlighted that the goal was to maintain the eclectic nature of the streetscape as the Downtown Specific Plan highlights this for the district. They added that the parking adjustment for tandem parking (3 in depth and 3 in height) would allow them to provide excess parking on-site.

Commissioner McCaverty recused herself from the meeting at 7:00 pm.

**Chair Maggay closed the public hearing.**

- Commissioner discussion ensued regarding whether the project successfully preserves the character of Richmond Street District.
- Some Commissioners expressed concerns about whether the project truly meets preservation goals or if the eclectic mix of styles dilutes historic

authenticity.

- After additional discussion, the Commission's consensus was to move forward with the approval, acknowledging that future projects may require a more thorough presentation on preservation and contextual appropriateness.

**MOTION:** Adopt Resolution No. 2968 conditionally approving Environmental Assessment No. EA-1375, Downtown Design Review No. DDR 24-03, Adjustment No. ADJ 24-02, and Parking Demand Study No. 24-01.

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

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

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

### **C. NEW BUSINESS**

None.

### **D. UNFINISHED BUSINESS**

None.

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

Community Development Director Michael Allen shared that Joaquin Vazquez has taken a position with another firm, so he is no longer working for the Hensley Law Group who represents El Segundo. The new representative replacing Joaquin is David King, a longtime employee of Hensley Law Group who previously represented the city.

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

Commissioner Taylor shared that they received an email from a resident regarding proposed beautification along Grand Avenue and Vista Del Mar which pertains to Los Angeles City and inquired on how to respond to the resident. Michael asked the Commissioners to forward the email to staff so that it gets to the correct hands and gets a proper response.

### **G. REPORTS – CITY ATTORNEY**

None.

**ADJOURNMENT** — the meeting adjourned at 7:30 p.m.  
The next meeting is scheduled for July 24, 2025 at 5:30 p.m.

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Michael Allen, Community Development Director

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Kevin Maggay, Planning Commission Chair



## Planning Commission Agenda Statement

Meeting Date: July 24, 2025

Agenda Heading: PUBLIC HEARINGS

Item Number: B.2

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### **TITLE:**

An Ordinance Amending the Smoky Hollow Specific Plan Permitted Uses and Definitions Related to Incubator and Innovative Start-up Uses.  
(Environmental Assessment No. EA 1374 and Specific Plan Amendment No. SPA 24-03)

### **RECOMMENDATION:**

1. Adopt Resolution No. 2965, recommending City Council adopt an Ordinance amending the Smoky Hollow Specific Plan permitted uses, development standards, and definition for incubator/innovative start-up uses.

### **FISCAL IMPACT:**

None.

### **BACKGROUND:**

In 2018, the City comprehensively updated the Smoky Hollow Specific Plan in part to enable new creative office and technology businesses to thrive. The Specific Plan development standards, permit processes, and infrastructure plans are intended to facilitate new development and adaptive reuse of properties. In 2023, the City amended the Specific Plan to streamline the Community Benefit Plan (CBP) review process, strengthen the development and design standards, and permit additional complementary uses in the area.

The current item is an additional step toward the same Specific Plan goal of attracting creative and cutting-edge businesses and making Smoky Hollow an economic engine for the City. The discussion below and the proposed ordinance focus on facilitating the establishment and growth of small-scale, technology start-up businesses. The term used for these businesses in this report is "Incubator and Innovative Start-up."

On September 12, 2024, and May 22, 2025, the Planning Commission held study sessions on a potential specific plan amendment to further facilitate the establishment

and growth of Incubator and Innovative Start-up uses in Smoky Hollow. During the study sessions, staff presented research on Incubator and Innovative Start-up uses, a draft definition, options for permitting them by-right or subject to a use permit, and options for modifying the applicable development standards.

During the May 22, 2025 study session, the Planning Commission gave staff the following direction:

- Maintain the current parking requirement of one space per 400 square feet for Incubator and Innovative Start-up uses.
- Allow and set limits on the amount of raw materials used in conjunction with Incubator and Innovative Start-up uses, but allow flexibility.
- Permit Incubator and Innovative Start-up uses by-right when they use no raw materials in their operations.
- Permit Incubator and Innovative Start-up uses with an administrative use permit (AUP) when they use a limited amount of raw materials.
- Permit Incubator and Innovative Start-up uses with a conditional use permit when they use a large amount of raw materials and/or engage in bulk manufacturing (treat them as Heavy Industrial uses).
- In favor of a broad definition of Incubator and Innovative Start-up uses to attract more of these uses to Smoky Hollow.

Based upon Planning Commission discussion and direction, staff prepared a draft ordinance amending the Smoky Hollow Specific Plan to establish a definition and a process for permitting Incubator and Innovative Start-up uses. The section below discusses the draft ordinance provisions.

### **Figure No. 1 - Smoky Hollow Location Map**



## DISCUSSION:

### Definition for Incubator and Innovative Start-up uses

In response to public input and direction from the Planning Commission, staff included the following definition of Incubator and Innovative Start-up uses in the draft ordinance:

#### "General definition

A facility specifically designed to facilitate the development and growth of innovative, early-stage (start-up) businesses. These facilities provide flexible space to support small visionary start-ups with large aspirations, fostering an environment where innovation thrives and supporting growth during their initial stages. These establishments facilitate a variety of activities aimed at generating new and improved products and services.

**July 24, 2025**

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Permitted activities/functions

Activities/functions of *incubator and innovative start-up* uses include design, research, development, testing, prototyping and/or scaling up, and light industrial/manufacturing; and the outcomes can range from products, inventions, patents, and/or knowledge. The facilities and/or functions involved may include labs, offices, research and development, warehousing, and manufacturing as part of the overall use.

Permitted Industry Types

*Incubator and innovative start-up* uses may encompass businesses in sectors such as aerospace and defense, energy, national security-related, software and hardware technology, and other fields focused on research, development, and innovation, such as life sciences (biotechnology, pharmaceutical, food, agriculture, and environmental).

Operational characteristics

These uses initially have low employee counts and workspace needs but have the potential to expand quickly and affect the availability of on-street parking. These uses generally do not contribute significantly to nuisance factors, such as noise, vibration, glare, heat, dust, humidity, odor or any type of potential air or waste pollution that may potentially be hazardous beyond the site's property lines.

*Incubator and innovative start-up* uses are not intended to:

- a) manufacture mass quantities of physical products, or
- b) use large quantities of raw and/or hazardous materials."

The proposed general definition is intentionally broad to attract a wide range of start-up businesses and emphasize Smoky Hollow's goal to serve as an incubator district for high-tech start-ups. At the same time, it identifies specific desirable industry types to clarify the City's priorities and ensure that undesirable industries are excluded. Further, the definition includes discouraged operational characteristics to exclude less desirable uses that may have negative impacts. If approved, the draft ordinance would add the above definition to Appendix A of the Specific Plan (Glossary).

**Permitting Process for Incubator and Innovative Start-up Uses**

The draft ordinance proposes to amend the Specific Plan Allowed Land Uses (Table 2-1) and permit Incubator and Innovative Start-up uses as follows:

1. Permit Incubator and Innovative Start-up uses by-right in the Smoky Hollow-West (SH-W) and Smoky Hollow-East (SH-E) districts of the Specific Plan. Permitting these uses by-right when they do not use any raw materials treats them consistently with other industrial uses (light industrial, R&D, and warehousing) and signifies that the City welcomes these uses to Smoky Hollow.
2. Permit Incubator and Innovative Start-up uses subject to an administrative use

permit (AUP), if they involve the use of limited amounts of raw materials. Requiring an AUP when these uses use limited raw materials ensures that the City can review and minimize potential impacts, such as noise, odors, pollution, etc. through an efficient administrative process.

3. Permit Incubator and Innovative Start-up uses subject to a conditional use permit (CUP), if they involve the use of substantial amounts of raw materials and/or the manufacture of materials in bulk. The use of substantial amounts of raw materials and the manufacture of materials in bulk are characteristics of Heavy Industrial uses, which are subject to a CUP in Smoky Hollow. As a result, Start-up uses that have those characteristics, should be reviewed by the Planning Commission in a public hearing setting to ensure they are compatible with the vision and the other permitted uses in Smoky Hollow and to mitigate any potential negative impacts.

#### Raw Materials Definition and Types

For reference, staff is presenting an online definition, categories, and examples of raw materials:

1. Definition. Raw materials are materials or substances used in the primary production or manufacturing of goods.
2. Raw material types and examples. Raw materials can be classified in several ways, but one common classification is the nature of how the good is extracted. These types include:
  - **Mined raw materials** extracted from the earth, such as ores, stones, metals, minerals, lime, sand, soil, oil, and coal.
  - **Plant-based raw materials** come from trees or plants, including fruits, nuts, flowers, vegetables, resins, wood, cotton, and latex.
  - **Animal-based raw materials** are extracted from animals such as milk, meat, furs, leather, and wool.
  - **Water** can be thought of as a raw material that is used in the production of a wide range of products, from beverages, to agriculture, to industrial uses.

Staff recommends for the purposes of the Smoky Hollow Specific Plan that water not be treated as a raw material. Water is used ubiquitously in manufacturing, including beverage manufacturing, and it does not have the potential for significant environmental or other negative impacts.

### Raw Materials Limits

Staff recommends not setting specific limits on the use of raw materials in conjunction with Incubator and Innovative Start-ups, because the potential for the use of raw materials to cause a nuisance or generate significant environmental impacts depends on a variety of factors. Instead, staff recommends granting the Community Development Director the discretion to make an initial determination of the appropriate limits on a case-by-case basis, taking into account the following factors:

1. The proportion of the building volume or area that raw materials occupy.
2. The manner in which the material is stored or processed.
3. The potential for the use of the material to contribute to nuisance factors, such as noise, vibration, glare, heat, dust, humidity, odor or any type of potential air or waste pollution that may potentially be hazardous.

Once the Director makes an initial determination, his or her determination will be reviewed by the Planning Commission during the AUP or CUP process. Over time, as the City reviews more AUP or CUP applications, staff may develop a more specific policy with parameters or limits on the use of raw materials for Planning Commission consideration.

### **Hazardous Materials and Waste Regulation**

At the two study sessions, the Planning Commission discussed and inquired about hazardous materials regulations. Generally, hazardous materials and waste are regulated by Cal EPA and the Department of Toxic Substances Control (DTSC). State regulations (including the California Fire Code and the Health and Safety Code) have limits on the permitted quantities of hazardous materials, but those limits depend on multiple factors, including the types of materials, a building's construction features, the existence of fire sprinkler systems, the manner of materials isolation and/or separation, etc. As a result, there is no single rule that determines the allowed quantity of permitted hazardous materials. However, there are thresholds for the minimum reportable quantities. Once a threshold is reached, businesses have to submit inventories, business plans, and other documentation to the Fire Department's Environmental Safety Division to obtain a permit, and then have to handle, store, and dispose of the hazardous materials in accordance with State regulations. In addition, businesses that have reported hazardous materials are subject to routine inspections. The reportable quantities are:

1. 500 pounds or more of a solid

2. 55 gallons or more of a liquid
3. 200 cubic feet or more of a compressed gas

State regulations require routine inspections of businesses every three years. However, the Fire Department conducts its inspections at a frequency of every one and a half years. During those inspections, Fire Department staff identify compliance issues and ensure businesses take corrective actions to properly store, handle, and dispose of the hazardous materials.

In Smoky Hollow there are at least 32 businesses that have reported the use, storage and/or disposal of approximately 100 different hazardous materials and waste. These businesses fall under various use categories, including auto repair, manufacturing, aerospace research and development, etc., and generally they have not contributed to significant negative impacts in the Smoky Hollow area. Consequently, staff has not recommended any changes to the permitted uses or additional regulations in the Smoky Hollow Specific Plan related to hazardous material handling or quantities, because these materials are adequately regulated by DTSC and the El Segundo Fire Department.

## **Conclusion**

The proposed specific plan amendments accomplish the following objectives:

1. Establish a definition of Incubator and Innovative Start-up uses and clarify that these uses are permitted in the Smoky Hollow Specific Plan.
2. Establish an efficient process to review and approve these uses depending on whether and to what extent they use raw materials.
3. Ensure that the health, safety, and general welfare of the community is protected during the review and approval process.

As a consequence, the proposed specific plan amendments contribute toward the goal of making Smoky Hollow an incubator hub and creative center regionally and attracting creative and cutting-edge technology businesses.

## **CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy D: Implement community planning, land use, and enforcement policies that

Smoky Hollow Specific Plan  
Incubator and Innovative Start-up Uses

**July 24, 2025**

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encourage growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:**

Paul Samaras, AICP, Principal Planner

**REVIEWED BY:**

Eduardo Schonborn, AICP, Planning Manager

**APPROVED BY:**

Michael Allen, AICP, Community Development Director

**ATTACHED SUPPORTING DOCUMENTS:**

1. Resolution No. 2965
2. Resolution No. 2965 - Exhibit "A": Draft Ordinance
3. Draft Ordinance - Exhibit "A": Specific Plan Excerpts in strike-through and underline format

## RESOLUTION NO. 2965

### **A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE SMOKY HOLLOW SPECIFIC PLAN PERMITTED USES AND DEFINITIONS RELATED TO INCUBATOR AND INNOVATIVE START-UP USES. (ENVIRONMENTAL ASSESSMENT NO. EA-1374 AND SPECIFIC PLAN AMENDMENT NO. SPA 24-03)**

The Planning Commission of the City of El Segundo does resolve as follows:

#### SECTION 1: The Planning Commission finds and declares that:

- A. On September 12, 2024, the City initiated an application for Environmental Assessment No. EA 1374 and Specific Plan Amendment No. SPA 24-03 to amend the Smoky Hollow Specific Plan updating the permitted uses, definitions, and development standards related to incubator and innovative start-up uses;
- B. On September 12, 2024, and May 22, 2025, the Planning Commission held study sessions to receive public testimony and provide direction to staff on the scope of the specific plan amendment;
- C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- D. On July 24, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the proposed ordinance, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and,
- E. This Resolution and its findings are made based upon the evidence presented to the Commission at its July 24, 2025, hearing including, without limitation, the staff report submitted by the Community Development Department and the totality of the evidence in the administrative record.

#### SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds, without limitation, that the proposed Specific Plan Amendment ordinance ("Ordinance") would result in the following:

- A. Amend the Allowed Land Uses (Table 2-1) to add Incubator and Innovative Start-up uses to the uses permitted by-right and those permitted subject to an administrative use permit (AUP) in the Smoky Hollow West and Smoky Hollow East Zoning Districts; and

- B. Amend Appendix A (Glossary) to add a definition for Incubator and Innovative Start-up uses.

SECTION 3: Specific Plan Amendment Findings. As required under Government Code § 65854 and ESMC § 15-27-3 and based on the findings set forth in Section 2, the Planning Commission finds as follows:

- A. *That the amendment is consistent with the General Plan.*

The Smoky Hollow Specific Plan serves as the General Plan document for the Smoky Hollow area. Therefore, if the proposed specific plan amendment is consistent with the Specific Plan’s vision, goal and objectives, it is also consistent with the General Plan. The specific plan amendment is consistent with and implements the primary Smoky Hollow Specific Plan goal to facilitate the transformation of the Smoky Hollow district from an aging industrial area to a vigorous incubator district and major economic force in the City. Specifically, the amendments facilitate the establishment and growth of innovative start-up businesses in creative and advanced technology industries by:

1. Establishing a broad and flexible definition of innovative start-up uses; and
2. Establishing an efficient administrative process to permit these uses in the Specific Plan.

Thus, the amendments are consistent with the Specific Plan vision of making Smoky Hollow an incubator hub and creative center in El Segundo and throughout the region.

- B. *The amendment is necessary to serve the public health, safety, and general welfare.*

The specific plan amendments will help achieve the primary Smoky Hollow Specific Plan goal of transforming Smoky Hollow from an aging industrial area to a vigorous incubator district and major economic force in the City. The amendments allow new innovative start-up uses and reduce barriers to these uses that are complementary to the creative office and advanced technology incubator character of the district. Thus, the amendments will help transform Smoky Hollow into an economic force, which is consistent with and necessary to serve the public health, safety, and general welfare. In addition, there is no evidence indicating that any of the proposed amendments will have a detrimental impact on public health, safety, and general welfare.

SECTION 4: Environmental Assessment. Based on the facts set forth in Section 2, the City Council finds that the zone text amendment is exempt from further review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines §

15061(b)(3)), because it consists only of minor revisions to existing zoning regulations and related procedures and does not have the potential for causing a significant effect on the environment.

SECTION 5: *Recommendations.* The Planning Commission recommends that the City Council adopt the Ordinance attached as Exhibit "A" which would implement the Specific Plan Amendment.

SECTION 6: *Reliance on Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 8: This Resolution will remain effective unless and until superseded by a subsequent resolution.

SECTION 9: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

PASSED AND ADOPTED this \_\_\_\_ day of July 2025.

\_\_\_\_\_  
Kevin Maggay, Chair  
City of El Segundo Planning Commission

ATTEST:

\_\_\_\_\_  
Michael Allen, Secretary and  
Community Development Director

Maggay -  
Inga -  
Christian -  
McCaverty -  
Taylor -

APPROVED AS TO FORM:  
Mark D. Hensley, City Attorney

By: \_\_\_\_\_  
Joaquin Vazquez, Deputy City Attorney

**EXHIBIT “A”  
PC RESOLUTION NO. 2965**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE SMOKY HOLLOW SPECIFIC PLAN  
TO UPDATE THE PERMITTED USES AND DEFINITIONS RELATED TO  
INCUBATOR AND INNOVATIVE START-UP USES.  
(Environmental Assessment No. EA-1374 and Specific Plan  
Amendment No. SPA 24-03).**

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: The City Council finds and declares as follows:

- A. On September 12, 2024, the City initiated an application for Environmental Assessment No. EA 1374 and Specific Plan Amendment No. SPA 24-03 to amend the Smoky Hollow Specific Plan updating the permitted uses, definitions, and development standards related to incubator and innovative start-up uses;
- B. On September 12, 2024, and May 22, 2025, the Planning Commission held study sessions to receive public testimony and provide direction to staff on the scope of the specific plan amendment;
- C. The City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”);
- D. On July 24, 2025, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Ordinance and adopted Resolution No. 2965 recommending that the City Council introduce and adopt the Ordinance.
- E. On August 19, 2025, the City Council held a duly noticed public hearing and considered the information provided by City staff and public testimony regarding the Ordinance; and
- F. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its August 19, 2025, hearing and the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds that introducing and adopting the Ordinance will amend the City’s Smoky Hollow Specific Plan to establish the following:

- A. Amend the Allowed Land Uses (Table 2-1) to add Incubator and Innovative Start-up uses to the uses permitted by-right and those permitted subject to an administrative use permit (AUP) in the Smoky Hollow West and Smoky Hollow East Zoning Districts; and
- B. Amend Appendix A (Glossary) to add a definition for Incubator and Innovative Start-up uses.

SECTION 3: Specific Plan Amendment Findings. As required under Government Code § 65854 and ESMC § 15-27-3 and based on the findings set forth in Section 2, the City Council finds as follows:

- A. *That the amendment is consistent with the General Plan.*

The Smoky Hollow Specific Plan serves as the General Plan document for the Smoky Hollow area. Therefore, if the proposed specific plan amendment is consistent with the Specific Plan’s vision, goal and objectives, it is also consistent with the General Plan. The specific plan amendment is consistent with and implements the primary Smoky Hollow Specific Plan goal to facilitate the transformation of the Smoky Hollow district from an aging industrial area to a vigorous incubator district and major economic force in the City. Specifically, the amendments facilitate the establishment and growth of innovative start-up businesses in creative and advanced technology industries by:

1. Establishing a broad and flexible definition of innovative start-up uses; and
2. Establishing an efficient administrative process to permit these uses in the Specific Plan.

Thus, the amendments are consistent with the Specific Plan vision of making Smoky Hollow an incubator hub and creative center in El Segundo and throughout the region.

- B. *The amendment is necessary to serve the public health, safety, and general welfare.*

The specific plan amendments will help achieve the primary Smoky Hollow Specific Plan goal of transforming Smoky Hollow from an aging industrial area to a vigorous incubator district and major economic force in the City. The amendments allow new innovative start-up uses and reduce barriers to these uses that are complementary to the creative office and advanced technology incubator character of the district. Thus, the amendments will help transform Smoky Hollow into an economic force, which is consistent with and necessary to serve the public health, safety, and general welfare. In addition, there is no evidence indicating that any of the proposed amendments will have a detrimental impact on public health, safety, and general welfare.

SECTION 4: Environmental Assessment. Based on the facts set forth in Section 2, the City Council finds that the zone text amendment is exempt from further review under the

California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines § 15061(b)(3)), because it consists only of minor revisions to existing zoning regulations and related procedures and does not have the potential for causing a significant effect on the environment.

SECTION 5: *Action*. The City Council hereby approves and adopts the updated Smoky Hollow Specific Plan as set forth in attached Exhibit “A,” which is incorporated into this Ordinance by reference.

SECTION 6: *Electronic Signatures*. This Ordinance may be executed with electronic signatures in accordance with Government Code § 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 7: *Construction*. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 8: *Enforceability*. Repeal of any provision of the ESMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9: *Validity of Previous Code Sections*. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the ESMC or other city ordinance by this Ordinance will be rendered void and cause such previous ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 10: *Severability*. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 11: Recordation. The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 12: Effective Date. This Ordinance will go into effect and be in full force and effect 30 days after its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chris Pimentel, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )     SS  
CITY OF EL SEGUNDO            )

I, Susan Truax, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. \_\_\_\_\_ was duly introduced by said City Council at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2025, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Susan Truax, City Clerk

**ORDINANCE \_\_\_\_\_**

**EXHIBIT "A"**

**Excerpts of the Smoky Hollow Specific Plan as Amended in ~~Strikethrough~~ and Underline  
Format**

Smoky Hollow Specific Plan Section 2.2.3 (Allowable Uses by Zoning District) is amended to read as follows:

### **2.2.3 Allowable Uses by Zoning District**

Allowed land uses within each zoning district are listed in Table 2-1. Certain uses may be subject to special conditions regarding the location, operation, design, or special permitting requirements. Following an application submittal, the ~~Planning and Building Safety~~Community Development Director (Director) or his or her designee shall make a determination as to whether the proposed use is permitted, conditionally permitted, prohibited, or allowed as a temporary or accessory use to a permitted use. Any use not specifically listed in Table 2-1 shall be interpreted as not allowed in Smoky Hollow.

- **A Permitted Use (P)** is allowed without discretionary approval and subject to all applicable provisions of this Specific Plan.
- **An Administrative Use Permit (AUP)** requires discretionary approval authorized by the Director and subject to the requirements outlined in ESMC Chapter 15–22.
- **A Conditionally Permitted Use (CUP)** requires discretionary approval ~~in the form of a Conditional Use Permit~~ authorized by the Planning Commission and subject to the requirements outlined in ESMC Chapter ~~15–23~~15-24.
- **An Accessory Use (A)** refers to a use that is incidental and subordinate to a primary use of the land or building and located on the same lot with the primary use or building.
- Uses specifically not allowed in a zoning district are indicated by (—).
- **Similar Use - Use not listed** It is not possible to anticipate every land use that might be proposed and suitable in the future. Primary uses not listed in Table 2-1, unless determined by the Director or designee to be substantially similar to a listed use, are not permitted. In making a determination of similarity, the Director or designee shall follow the provisions of ESMC Section 15-22-2 (Administrative Determinations for Uses Not Listed). ~~Prohibited uses are listed in Section 2.2.4 below. All existing nonconforming uses that are listed as prohibited in this Section shall be subject to the procedures outlined in Section 4.4 (Nonconformities).~~

Detailed definitions for uses are listed in Appendix A: Glossary.



Smoky Hollow Specific Plan Table 2-1 (Allowable Uses by Zoning District) is amended to read as follows:

**Table 2-1: Allowed Land Uses**

LAND USES	SH-W = Smoky Hollow West Zoning District SH-E = Smoky Hollow East Zoning District PF = Public Facility Zoning District P = Parking Zoning District				P = Permitted By Right A = Permitted as an Accessory Use AUP = Administrative Use Permit CUP = Conditional Use Permit — = Not Allowed	
	SH-W	SH-E	PF	P <sup>1</sup>	Additional Regulations	
<b>Industrial</b>						
Brewery and Alcohol Production	P	P	—	—	Subject to applicable State ABC regulations.	
<u>Incubator and Innovative Start-up</u>	P	P	—	—	<u>Involving no use of raw materials.</u>	
<u>Incubator and Innovative Start-up</u>	<u>AUP</u>	<u>AUP</u>	—	—	<u>Involving limited use of raw materials.</u>	
Industrial, Heavy	CUP	CUP	—	—		
Industrial, Light	P	P	—	—		
Outdoor Storage	A	A	A	—	Shall be screened from view from public right-of-way and all screening shall be architecturally integrated with the building design. See ESMC Section 15-2-8.	
Personal Storage, Collection	AUP	AUP	—	—		
Research and Development	P	P	—	—		
Warehousing	P	P	—	—		
<b>Office</b>						
General Offices	P	P	P	—		
<b>Commercial/Services</b>						
Alcohol Sales—Off-Site and On-Site with Food Service	AUP	AUP	—	—	Includes instructional tasting that is accessory to off-site sales.	
Business and Consumer Support Services	P	P	—	A		

Note(s):

<sup>1</sup>In the P zone, a parking structure may include ground floor uses (as an accessory use) that activate the street frontage.



Smoky Hollow Specific Plan Appendix A – Glossary is amended as follows:

\* \* \*

**Incidental:** See “Accessory.”

**Incubator and Innovative Start-up uses:**

General definition

A facility specifically designed to facilitate the development and growth of innovative, early-stage (start-up) businesses. These facilities provide flexible space to support small visionary start-ups with large aspirations, fostering an environment where innovation thrives and supporting growth during their initial stages. These establishments facilitate a variety of activities aimed at generating new and improved products and services.

Permitted activities/functions

Activities/functions of *incubator and innovative start-up* uses include design, research, development, testing, prototyping and/or scaling up, and light industrial/manufacturing; and the outcomes can range from products, inventions, patents, and/or knowledge. The facilities and/or functions involved may include labs, offices, research and development, warehousing, and manufacturing as part of the overall use.

Permitted Industry Types

*Incubator and innovative start-up* uses may encompass businesses in sectors such as aerospace and defense, energy, national security-related, software and hardware technology, and other fields focused on research, development, and innovation, such as life sciences (biotechnology, pharmaceutical, food, agriculture, and environmental).

Operational characteristics

These uses initially have low employee counts and workspace needs but have the potential to expand quickly and affect the availability of on-street parking. These uses generally do not contribute significantly to nuisance factors, such as noise, vibration, glare, heat, dust, humidity, odor or any type of potential air or waste pollution that may potentially be hazardous beyond the site's property lines.

*Incubator and innovative start-up* uses are not intended to:

- a) manufacture mass quantities of physical products, or
- b) use large quantities of raw and/or hazardous materials.

\* \* \*