



**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. VTSM 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.



Michael Allen, Community Development Director



Kevin Maggay, Planning Commission Chair