



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

**July 24, 2025**

**CALL TO ORDER**

Chair Maggay called the meeting to order at 5:31 p.m.

**ROLL CALL**

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

Also present: Michael Allen, AICP, Community Development Director  
Also present: Eduardo Schonborn, AICP, Planning Manager  
Also present: David King, City Attorney  
Also present: Paul Samaras, AICP, Principal Planner  
Also present: Jazmin Farias, Assistant Planner  
Also present: Cristina Reveles, Senior Management Analyst

**PLEDGE OF ALLEGIANCE**

Chair Maggay led the pledge.

**PUBLIC/WRITTEN COMMUNICATIONS**

None.

**A. CONSENT**

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

- July 10, 2025

**MOTION:** Approve the minutes.

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

**Motion carried, 4-0, by the following vote:**

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

**B. NEW 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).**

Principal Planner Paul Samaras presented a brief presentation regarding the proposed Smoky Hollow Specific Plan amendment for permitted uses and definitions related to incubator and innovative start-up uses.

- Commissioner discussion ensued regarding the proposed definitions, permitted uses in relation to incubator and innovative start-up uses, and how the amendment would be communicated to start-ups.
- Staff explained that communication would be carried out through City meetings, the local newspaper, and the City's website. Additionally, the Economic Development Department would take further steps to engage with community members interested in the innovation and startup industry.

**Chair Maggay opened the public hearing.**

- None

**Chair Maggay closed the public hearing.**

- Commissioner McCaverty expressed concerns regarding potential impacts of raw materials on the community and uncertainty of the industry.
- Planning Manager Eduardo Schonborn noted that the amendment is structured so that if a use includes raw materials, then it is a trigger that may require an AUP or CUP, which would come before the Planning Commission as a receive and file or as a public hearing, affording the Commission the ability to review the use in more detail.
- Community Development Director Michael Allen noted that this is an important topic for discussion during the Land Use Element update, particularly in clarifying the intent, purpose, and overall goals the city aims to achieve for the community

**MOTION:** 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.

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

**Motion carried, 4-0, by the following vote:**

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

**C. NEW BUSINESS**

None.

**D. UNFINISHED BUSINESS**

None.

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

- Planning Manager Eduardo Schonborn shared that there will be a Land Use Element workshop/community meeting on August 13, 2025.

**F. REPORTS – PLANNING COMMISSIONERS**

- Commissioner McCaverty provided a brief update regarding the major events committee. She stated that they are looking for ways the city could engage during the World Cup and possible Olympics in the future.
- Commissioners welcomed City Attorney.

**G. REPORTS – CITY ATTORNEY**

None.

**ADJOURNMENT** — the meeting adjourned at 6:00 p.m.  
The next meeting is scheduled for August 14, 2025 at 5:30 p.m.



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Michael Allen, Community Development Director



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Kevin Maggay, Planning Commission Chair

