



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

**August 14, 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 arrived at 5:37 p.m.  
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: David King, City Attorney  
Also present: Paul Samaras, AICP, Principal Planner  
Also present: Jazmin Farias, Assistant Planner  
Also present: Kevin Truong, SBCCOG Representative

**PLEDGE OF ALLEGIANCE**

Chair Maggay led the pledge.

**PUBLIC/WRITTEN COMMUNICATIONS**

None.

**A. CONSENT**

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

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

- July 24, 2025

**MOTION:** Approve the minutes.

**Moved by Commissioner McCaverty, second by Commissioner Taylor.  
Motion carried, 4-0, by the following vote:  
Ayes:** Maggay, Christian, McCaverty, and Taylor

2. **Revision A to Environmental Assessment No. EA-1352 and Administrative Use Permit No. AUP 23-01 to Allow a Type 41 ABC License for the Sale of Beer and Wine for On-Site and Off-site Consumption in Conjunction with a New Restaurant Within an Existing Retail Establishment (Blum Wine and Flowers) Located at 150 South Pacific Coast Highway, Unit E.**

Assistant Planner Jazmin Farias presented the staff report.

**Chair Maggay opened public communications.**

- Applicant Yulia Rhode concurred with staff's presentation.

**Chair Maggay closed public communications.**

**MOTION:** Receive and File the Community Development Director's approval of Environmental Assessment No. EA-1352 Revision A and Administrative Use Permit No. AUP 23-01 Revision A.

**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. **Conditional Use Permit to Allow the Sale of Beer for On-site Consumption, and Private Recreational Events at a Members-only Fitness Studio (Golf Studio Club), Including an Outdoor Patio Area, at 2201 East Park Place, Suite 200. (Environmental Assessment No. EA-1376 and Conditional Use Permit No. CUP 24-01).**

Assistant Planner Maria Baldenegro presented the staff report.

- Commissioner discussion ensued regarding the proposed conditions of approval. Maria advised that no comments were received from the landlord or applicant regarding the proposed conditions of approval.

**Chair Maggay opened public communications.**

- Applicant Kyle Stephens concurred with staff's presentation.

**Chair Maggay closed public communications.**

**MOTION:** Adopt Resolution No. 2969, conditionally approving Environmental Assessment No. EA-1376 and Conditional Use Permit No. CUP 24-01.

**Moved by Commissioner Taylor, second by Commissioner McCaverty.**

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

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

**C. NEW BUSINESS**

**4. South Bay Cities Council of Governments (SBCCOG) Presentation on the City's Climate Action Plan and its 2019-2020 Greenhouse Gas Inventory.**

SBCCOG Representative Kevin Truong provided a brief presentation regarding the City's Climate Action Plan and its 2019-2020 Greenhouse Gas Inventory.

- Commissioner discussion ensued regarding the report, organizations involved in collecting the data, and future reports on site inventory.
- Commissioner Christian requested insight on the feedback the environmental committee provided on the presentation. Principal Planner Paul Samaras stated that he would follow up on the request with Public Works.

**MOTION:** None required.

**D. UNFINISHED BUSINESS**

None.

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

Community Development Director Michael Allen shared that the first community workshop for Land Use Element update had a reasonable turnout; approximately 50 to 60 residents stopped by to engage and provide feedback. He added that on September 25, 2025 the first Planning Commission Study Session will occur.

Planning Manager Eduardo Schonborn advised the community to visit the website and complete the survey.

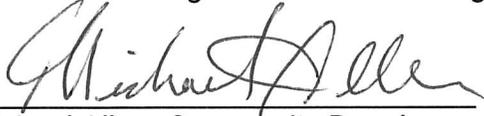
**F. REPORTS – PLANNING COMMISSIONERS**

Commissioner McCarverty reminded the community of the classic car show scheduled for the weekend and advised residents to plan accordingly as streets will be closed.

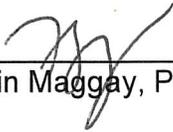
**G. REPORTS – CITY ATTORNEY**

None.

**ADJOURNMENT** — the meeting adjourned at 6:30 p.m.  
The next meeting is scheduled for August 28, 2025 at 5:30 p.m.



Michael Allen, Community Development Director



Kevin Maggay, Planning Commission Chair