



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

**October 9, 2025**

**CALL TO ORDER**

Vice Chair Inga called the meeting to order at 5:30 p.m.

**ROLL CALL**

Absent: Chair Maggay

Present: Vice Chair Inga

Present: Commissioner Christian

Present: Commissioner McCaverty

Present: Commissioner Taylor arrived at 5:31 p.m.

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: Maria Baldenegro, Assistant Planner

Also present: Jazmin Farias, Assistant Planner

Also present: Agnes Ho, Administrative Analyst

Also present: Laura Stetson, Principal Planner, MIG Consultant

**PLEDGE OF ALLEGIANCE**

Vice Chair Inga led the pledge.

**PUBLIC/WRITTEN COMMUNICATIONS**

None.

**A. CONSENT**

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

- September 11, 2025

**MOTION:** Approve the minutes.

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

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

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

## **B. NEW PUBLIC HEARINGS**

### **2. Second One-year Time Extension to Site Plan Review No. SPR 20-03**

Assistant Planner Maria Baldenegro presented the staff report.

**Vice Chair Inga opened public communications.**

- Applicant representative Amarveer Brar concurred with staff's presentation.

**Vice Chair Inga closed public communications.**

**MOTION:** Adopt Resolution No. 2972, approving a second one-year time extension to Environmental Assessment No. EA-1291, Site Plan Review No. SPR 20-03, and Off-site Parking Covenant No. MISC 20-01.

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

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

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

## **C. NEW BUSINESS**

### **3. Study Session Regarding El Segundo Vision 2050, the City's Effort to Update the General Plan Land Use Element**

Michael Allen, Community Development Director, introduced MIG Consultant Laura Stetson, who led the Vision 2050 study session. Laura provided an overview of the City's current development pattern, discussed market opportunities, and identified areas for improvement. She summarized the feedback collected through the online questionnaire and community workshop, noting that responses varied by audience and engagement activity. Staff requested that the Commission consider and provide input on key areas identified as potential focus areas for future change, including the area east of Pacific Coast Highway, the housing overlay areas west of Pacific Coast Highway, and Smoky Hollow.

- Commissioner discussion ensued regarding the Land Use Element study session.
- The Commission concurred that staff should evaluate the financial implications of allowing housing east of Pacific Coast Highway. Specifically, they would like to know how Wiseburn School District would benefit from housing east of Pacific Coast Highway.
- The Commission provided consensus for staff to further explore opportunities for housing and development within the City's corridors,

Smoky Hollow, and areas east of Pacific Coast Highway, as well as to evaluate potential density adjustments within the housing overlay areas.

- The Commission reached consensus to further evaluate the Downtown area, recognizing existing inconsistencies and a lack of cohesion in some locations.
- Staff was asked to review trends in owner-occupied versus renter-occupied housing.
- Staff was directed to explore rezoning properties along Pacific Coast Highway and east of Pacific Coast Highway.
- Lastly, staff was directed to review SB 79 and evaluate how its adoption could potentially affect the direction of the Land Use Element and possibly choose one station for TOD.

**MOTION:** None required.

**D. UNFINISHED BUSINESS**

None.

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

None.

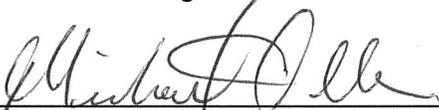
**F. REPORTS – PLANNING COMMISSIONERS**

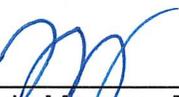
None.

**G. REPORTS – CITY ATTORNEY**

None.

**ADJOURNMENT** — the meeting adjourned at 7:07 p.m.  
The next meeting is scheduled for October 23, 2025 at 5:30 p.m.

  
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Michael Allen, Community Development Director

  
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Kevin Maggay, Planning Commission Chair