



**AGENDA
CITY OF EL SEGUNDO
PLANNING COMMISSION
5:30 PM
CITY COUNCIL CHAMBER
350 MAIN STREET
EL SEGUNDO, CA 90245
MARCH 12, 2026**

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 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 February 26, 2026 Planning Commission Meeting Minutes

Recommendation -

1. Approve February 26, 2026 Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

B. PUBLIC HEARINGS

2. Environmental Assessment No. EA-1400 and Subdivision No. SUB 25-06 for Vesting Tentative Parcel Map No. 85068 to Subdivide a 93,385 square-foot Property to Create Two Parcels at 750 N. Nash Street in the Corporate Campus Specific Plan.

Recommendation -

1. Accept the withdrawal of Subdivision No. SUB 25-06 by the applicant.

C. NEW BUSINESS

3. Presentation and Discussion of New State Laws for 2026

Recommendation - 1. Receive and file a brief presentation by the City Attorney's office on new state laws;

2. Alternatively, take any other related action.

D. UNFINISHED BUSINESS

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR

F. REPORTS - COMMISSIONERS

G. REPORTS – CITY ATTORNEY

ADJOURNMENT

POSTED:
DATE: March 6, 2026
TIME: 4:00 P.M.
BY: Jazmin Farias, Assistant Planner



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

February 26, 2026

CALL TO ORDER

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

ROLL CALL

Absent: 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: David King, Assistant City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Jazmin Farias, Assistant Planner

PLEDGE OF ALLEGIANCE

Vice Chair Inga led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

1. Approval of Planning Commission Meeting Minutes:

- January 22, 2026

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. Environmental Assessment No. EA-1410 and Amending Conditional Use Permit No. CUP 87-4

Assistant Planner Jazmin Farias delivered a PowerPoint presentation regarding the proposed project for Old Town Patio. The project includes the addition of a Type 47 ABC License to allow the sale of beer, wine, and distilled spirits for on-site consumption. The applicant also requests a modification to the hours of operation, from the current hours of Monday through Sunday, 11:00 a.m. to 10:00 p.m., to 10:00 a.m. to 12:00 a.m., with the patio closing at 11:00 p.m. and the restaurant/bar closing at 12:00 a.m. She informed the Commission that that in response to public comments received by staff, that additional conditions were being recommended regarding trash and an entertainment permit. She concluded by indicating the applicant was present to answer any questions.

Commissioner discussion ensued regarding the proposed addition of an alcohol license, the change to the hours of operation, and the additional conditions of approval added to the CUP regarding entertainment and amplified sound.

Vice Chair Inga opened public communications.

- Applicant, Zach Lyall, approached the podium to respond to questions from the Planning Commission, describing the ways they have worked with staff to reduce sound and explaining the intention behind the proposed change to business hours.
- Jonathan Briggs and Carla Wieggers are both City of El Segundo residents and express concerns that the proposed expansion of business hours and alcohol service would intensify existing noise issues and quality of life impacts on nearby residents. Both commenters also allege non-responsiveness by the business operator and express strong opposition to the project.

Vice Chair Inga closed public communications.

Additional discussion from the dais followed regarding the proposed modifications to the Planning Commission Resolution.

- Commissioner McCaverty recommended adding an additional condition requiring the trash enclosure to remain locked when not in use.
- Assistant City Attorney recommended for conditions no. 5 and 6 to be modified to read “patio to close no later than” and “the indoor restaurant/bar space to close no later than.”

Planning Commissioners reached consensus regarding conditions of approval as follows:

- Add a condition that within 30 days of the effective date of this CUP Amendment approval, the applicant shall install and maintain a secure

locking mechanism on all trash receptacles associated with the business. All trash containers shall remain locked at all times when not actively in use to ensure that refuse is fully contained within the receptacles.

- Modify condition no. 5 and 6 to read “patio to close no later than” and “the indoor restaurant/bar space to close no later than.”
- Modify the last sentence of condition no.9 so that it is a stand-alone condition regarding the requirement of an Entertainment Permit.
- Add a new condition (after no. 23) that upon submittal of an Entertainment Permit, the Community Development Director shall conduct an appropriate investigation to determine whether said Entertainment Permit should be issued or renewal in accordance with the provisions of ESMC Title 4 Chapter 8 and Planning Commission Resolution No. 2976. The investigation shall also include compliance with the Conditions of Approval associated with Planning Commission Resolution No. 2976.
- Add a new condition (after no. 26) that the applicant ensure that the project site premises and adjacent areas over which they have control remain free of litter and debris that is generated from business operations. This includes regular cleaning, proper disposal of waste, and any necessary actions to prevent the accumulation of trash in both the immediate site and surrounding areas.

MOTION: Adopt Resolution No. 2976, conditionally approving Environmental Assessment No. EA-1410 and Amending Conditional Use Permit No. CUP 87-4 with the above modifications to Resolution No. 2976.

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. 2025 Annual General Plan and Housing Element Implementation Report

Principal Planner, Paul Samaras presented the General Plan and Housing Element 2025 annual progress report.

Commissioners provided consensus to receive and file the General Plan and Housing Element 2025 annual progress report presentation.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

None.

F. REPORTS – PLANNING COMMISSIONERS

Planning Manager Eduardo Schonborn shared the Planning Commission forecast with the Commission and reminded members to submit their Form 700.

G. REPORTS – CITY ATTORNEY

Assistant City Attorney David King shared that he will provide a brief legislative update at the next meeting scheduled for March 12th.

ADJOURNMENT — the meeting adjourned at 7:10 p.m.
The next meeting is scheduled for March 12, 2026 at 5:30 p.m.

Michael Allen, Community Development Director

Kevin Maggay, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: March 12, 2026

Agenda Heading: PUBLIC HEARINGS

Item Number: B.2

TITLE:

Environmental Assessment No. EA-1400 and Subdivision No. SUB 25-06 for Vesting Tentative Parcel Map No. 85068 to Subdivide a 93,385 square-foot Property to Create Two Parcels at 750 N. Nash Street in the Corporate Campus Specific Plan.

RECOMMENDATION:

1. Accept the withdrawal of Subdivision No. SUB 25-06 by the applicant.

FISCAL IMPACT:

None.

BACKGROUND:

On December 2, 2025, applications for Environmental Assessment No. EA-1400 and Subdivision No. SUB 25-06 for Vesting Tentative Parcel Map No. VTPM 85068 were submitted to the Planning Division for processing. After submittal of additional information, the subdivision application was deemed complete for processing on February 9, 2026, and was agendaized for consideration by the Planning Commission at its March 12, 2026, meeting. A public hearing notice was mailed on February 19, 2026, to 92 property owners within a 300-foot radius from the project site and to 72 occupants within a 150-foot radius from the project site. A public hearing notice was also published in the El Segundo Herald Newspaper on February 19, 2026. The applicant, however, has since decided to not pursue the subdivision and submitted a letter withdrawing the subdivision application on February 28, 2026. Therefore, staff recommends the Planning Commission accept the withdrawal and take no further action.

DISCUSSION:

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

EA-1400 and Subdivision No. SUB 25-06

March 12, 2026

Page 2 of 2

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Maria Baldenegro, Assistant Planner

REVIEWED BY:

Eduardo Schonborn, AICP, Planning Manager

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. Email withdrawal SUB 25-06



Re: EA-1400 and SUB 25-04 for VTPM 85068

From Andrew Messori <andrew@messoridevelopment.com>

Date Sat 2/28/2026 4:08 PM

To Baldenegro, Maria <MBaldenegro@elsegundo.org>

Cc Bill Messori <bill@messoridevelopment.com>; Schonborn, Eduardo <eschonborn@elsegundo.org>

Maria,

The Applicant just informed us that they no longer wish to move forward with the Subdivision at 750 N Nash St.

Please remove this item from the March 12th Planning Commission agenda.

Thank you.

On Mon, Feb 9, 2026 at 7:52 AM Baldenegro, Maria <MBaldenegro@elsegundo.org> wrote:

Hi Andrew,

Attached is a letter deeming the project application complete. Per your request the City has tentatively scheduled to have the project application to go before the Planning Commission on **March 12, 2026**, at 5:30 p.m. in the City Council Chambers located at 350 Main Street, El Segundo. A copy of the Staff report for this item and an agenda for the meeting can be viewed online beginning on the Monday before the scheduled Planning Commission hearing date.

If you have any questions regarding this message, please feel free to contact me. Thanks.

Maria Baldenegro | Assistant Planner

City of El Segundo Community Development Department

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(310) 524-2341

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