



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

September 11, 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 (arrived at 5:40 p.m.)

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: Jazmin Farias, Assistant Planner

PLEDGE OF ALLEGIANCE

Chair Maggay led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

Staff notified the Planning Commission that there is a typo under roll call for the City Attorney, as David King was present and not Joaquin.

1. Approval of Planning Commission Meeting Minutes:

- August 14, 2025

MOTION: Approve the minutes with the revision to roll call.

Moved by Vice Chair Inga, second by Commissioner Taylor.

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

Ayes: Maggay, Inga, Christian, and Taylor

B. NEW PUBLIC HEARINGS

2. Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876 to Subdivide an Undeveloped Parcel Into Two Parcels at 2021-2031 Rosecrans Avenue (Beach Cities Media Campus) in the Urban Mixed-Use South (MU-S) Zone.

Assistant Planner Jazmin Farias presented a brief PowerPoint presentation regarding the proposed subdivision. She also notified the Commissioners that the Resolution contains a typo, specifically condition no. 11 should read final map and not tentative map.

- Commissioner discussion ensued regarding the proposed subdivision and the applicant's intent on subdividing the property.

Chair Maggay opened public communications.

- Applicant representative Bob Tarnofsky concurred with staff's presentation and elaborated that the subdivision gives financially flexibility to best adapt to market conditions.

Chair Maggay closed public communications.

MOTION: Adopt Resolution No. 2971, conditionally approving Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876 with the revision to condition no. 11 as indicated by staff.

Moved by Commissioner Taylor, second by Vice Chair Inga.

Motion carried, 4-0-1, by the following vote:

Ayes: Maggay, Inga, Christian, and Taylor

Abstain: McCaverty

C. NEW BUSINESS

3. Presentation of El Segundo's Current Land Use and Circulation General Plan Elements

Planning Manager Eduardo Schonborn lead the presentation regarding the city's current Land Use Element and Circulation Element. Specifically, he focused on summarizing key components of each element and indicating the City's progress in achieving the goals established in each element.

- Commissioner discussion ensued regarding the existing elements. The Commissioners inquired when the best time is to update all other elements and when staff will plan for it. Community Development Director Michael Allen stated that all elements are equally important and should be updated

in accordance with State laws. He added that the Land Use Element is being updated currently as it drives all other elements.

MOTION: None required.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Community Development Director Michael Allen alerted the Commissioners of the upcoming TAC meeting on October 2nd and the study session on October 9th. Planning Manager Eduardo Schonborn reminded the public to complete the Land Use Element survey before it closes on September 18th.

F. REPORTS – PLANNING COMMISSIONERS

None.

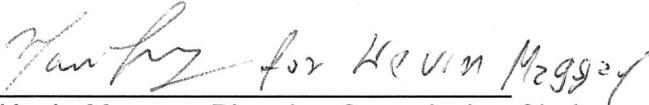
G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 6:39 p.m.
The next meeting is scheduled for September 25, 2025 at 5:30 pm.



Michael Allen, Community Development Director



Kevin Maggay, Planning Commission Chair

