



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

**November 13, 2025**

**CALL TO ORDER**

Chair Maggay called the meeting to order at 5:37 p.m.

**ROLL CALL**

Present: Chair Maggay  
Absent: 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: Venus Wesson, Senior Admin Specialist

**PLEDGE OF ALLEGIANCE**

Chair Maggay led the pledge.

**PUBLIC/WRITTEN COMMUNICATIONS**

None.

**A. CONSENT**

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

- October 9, 2025

**MOTION:** Approve the minutes.

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

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

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

**B. NEW PUBLIC HEARINGS**

**2. Variance Application for a New Two-Story Office/Industrial Building to Deviate from the Smoky Hollow Specific Plan Vehicular Access Standards and Maintain an Existing Nonconforming Curb Cut. (Environmental Assessment No. EA-1403 and Variance VAR 25-01)**

Principal Planner Paul Samras presented the staff report which addressed a variance request for a new 4,290 square foot office/industrial building to deviate from the Smoky Hollow Specific Plan vehicular access standards and maintain a non-conforming curb cut at 117 Lomita Street.

- Commissioner discussion ensued regarding intention of the existing curb-cut restriction and whether this issue should be addressed in the next Smoky Hollow Specific Plan amendment, to avoid the need for a variance each time.

**Chair Maggay opened public communications.**

- Applicants architect David Balian explained that the lot's narrow width limits the design for the parking layout.
- Property owner Mark Telesz explained that they aimed to meet the specific plan objectives by minimizing the curb cut to maximize parking and creating an entryway that enhances the pedestrian-friendly environment.

**Chair Maggay closed public communications.**

**MOTION:** Adopt Resolution No. 2970 to approve Environmental Assessment No. EA-1403 and Variance No. 25-01 for the project at 117 Lomita Street.

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

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

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

**3. Environmental Assessment No. EA-1391, Amendment No. 1 to Development Agreement No. 5751 (DA 5751), Site Plan Review No. SPR 25-02, and Adjustment No. ADJ 25-02 for Development of a Two-Story Professional Sports Team Headquarters and Training Facility with Surface Level Parking at 2011-2021 Rosecrans Avenue.**

Planning Manager Eduardo Schonborn presented the staff report regarding the request to amend Development Agreement No. 5751. The proposed amendment would modify the list of allowable uses on the project site to include a Corporate Headquarters and a Professional Sports Training Facility and would incorporate an illustrative Conceptual Site Plan identified as Alternative No. 4. The project includes the construction of a new two-story Professional Sports Team Headquarters and Training Facility with surface-level parking. An adjustment

application has also been submitted requesting a reduction in the required number of small truck loading spaces, from two to one.

- Commissioner discussion ensued, focusing on the new traffic signal proposed as a mitigation measure in the Environmental Impact Report, the fencing planned for the property, and their enthusiasm for the team becoming part of the community.

**Chair Maggay opened public communications.**

- Applicant representative Tim Katt concurred with staff's presentation and expressed the team's enthusiasm for becoming part of the city. A brief LA Sparks design video showcasing the proposed headquarters and training facility was presented.
- Steve Chung, the lead architect for the project, provided a brief overview of the structure's design.
- Dearica Hamby, a women's professional basketball player for the LA Sparks, expressed the team's excitement and sincere gratitude to the city for welcoming them into the community. She thanked the LA Sparks ownership for its commitment to women's sports and stated that the team is committed to showing up for and supporting the community.

**Chair Maggay closed public communications.**

**MOTION:** Adopt Planning Commission Resolution No. 2973 recommending City Council adopt an ordinance to amend Development Agreement No. 5751 and adopt Planning Commission Resolution No. 2974 approving Environmental Assessment No. EA-1391, Site Plan Review No. SPR 25-02, and Adjustment No. ADJ 25-03.

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

**C. NEW BUSINESS**

**D. UNFINISHED BUSINESS**

None.

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

Community Development Director Michael Allen announced that the second November meeting is cancelled as it conflicts with Thanksgiving holiday, and the next Planning Commission meeting is scheduled for December 11, 2025. He added that

the second December meeting will also be cancelled as it also conflicts with Christmas and wished everyone a Happy Thanksgiving.

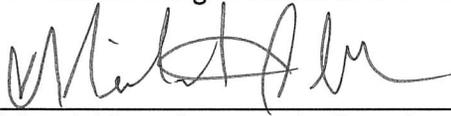
**F. REPORTS – PLANNING COMMISSIONERS**

None.

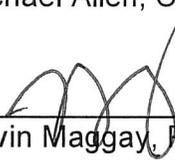
**G. REPORTS – CITY ATTORNEY**

David King, Assistant City Attorney wished everyone a Happy Thanksgiving.

**ADJOURNMENT** — the meeting adjourned at 6:40 p.m.  
The next meeting is scheduled for December 11, 2025 at 5:30 p.m.



\_\_\_\_\_  
Michael Allen, Community Development Director



\_\_\_\_\_  
Kevin Maggay, Planning Commission Chair