



**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.

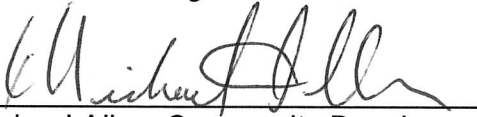
**F. REPORTS – PLANNING COMMISSIONERS**

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

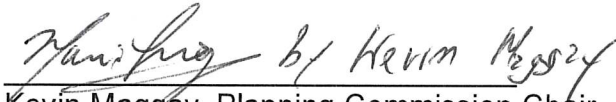
**G. REPORTS – CITY ATTORNEY**

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

**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