MINUTES OF THE MEETING
OF THE PLANNING COMMISSION
OF THE CITY OF EL SEGUNDO, CALIFORNIA

August 23 2012

CALL TO ORDER

Chair Wagner called the El Segundo Planning Commission meeting to order at 5:30 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California.

PLEDGE TO FLAG

Commissioner Nicol led the Pledge of Allegiance to the Flag.

ROLL CALL

PRESENT: WAGNER, BALDINO, NISLEY, NICOL, and NEWMAN

PUBLIC COMMUNICATIONS

Tom Rule inquired if he could speak regarding Agenda Item E2. Chair Wagner clarified that he could address the item when it is called.

CONSENT CALENDAR

Chair Wagner presented the Consent Calendar.

CALL ITEMS FROM CONSENT

Chair Wagner pulled Item E-2.

MOTION

Commissioner Newman moved, seconded by Commissioner Nisley, to approve the August 09, 2012 Minutes as amended. Motion carried (5-0).

EA-898 and PDS 12-05

Chair Wagner presented Agenda Item E-2, Environmental Assessment No. EA-989 and Parking Demand Study No. 12-05. Applicant: Jean Paul Wardy. Address: 1600 East Franklin Avenue. Property Owner: 140 Washington Associates, LLC.

Principal Planner Paul Samaras presented the staff report (of record.)

Chair Wagner recessed the meeting at 5:38 p.m.
Chair Wagner reconvened the meeting at 5:45 p.m.

Commissioner Nicol asked how many employees are proposed.

Mr. Samaras stated that he believed that there will be 15 employees.

Vice Chair Baldino inquired if the Commission approved the parking demand study would it limit the use of this property to be only creative office uses.

Planning Manager Kimberly Christensen stated that the approval is limited to these specific creative office uses.

Commissioner Nisley asked if the applicant has more employees than were allowed but asked if they did not change the use what would happen.

Ms. Christensen stated that if the applicant changes the number of employees they will need to come back to the City for review and approval which is stated in the conditions.

<u>Jean Paul Wardy, president, Center Cal Properties</u>

Mr. Wardy gave a brief statement and stated he is available to answer any questions.

Thomas Rule, representative, Apollo Interactive

Mr. Rule requested that the Commission will allow a continuance to review the parking demand study. He believed that his client is not given the same parking requirement as the applicant. He stated that he is available to answer any questions.

Mr. Baldino asked Mr. Rule if his client and the applicant's parking lots are combined and if the lot is shared.

Mr. Rule stated that the two lots have a common property line that runs North and South but are two separate parking lots with paving that crosses the property line.

Mr. Baldino asked Mr. Rule if the Commission were to grant a continuance how that will accomplish anything for his client.

Mr. Rule stated that it will give his client an opportunity to review the parking study and hire a parking consultant to determine if the study is adequate.

Mr. Baldino asked Mr. Wardy if he is opposed to the continuance.

Mr. Wardy stated that it would be a hardship for him if a continuance is granted.

Public Communication is closed.

MOTION

Vice Chair Baldino moved, seconded by Commissioner Newman, to Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-989 and Parking Demand Study No. 12-05. Motion carried (5-0).

WRITTEN COMMUNICATIONS

Planning Manager Kimberly Christensen read into the record four agenda items. First, for Agenda Item E-2, Supplemental Staff Report dated August 23, 2012; second, for Agenda Item E-2, Agenda Item E-2: Email from David Bohline dated August 22, 2012; third, for Agenda Item E-2, Letter from David Bohline dated March 23, 2012; and fourth, for Agenda Item E-2, Letter from Patrick Perry of Allen Matkins dated August 23, 2012.

None.

NEW BUSINESS – PUBLIC HEARING

PUBLIC HEARING CONTINUED BUSINESS EA-951; CUP 12-06 and CDP 11-02

Chair Wagner presented Agenda Item H-3, Environmental Assessment No. EA-951, Conditional Use Permit No. 12-06, and Coastal Development Permit CDP No. 11-02. Applicant: Rob Searcy, CES. Address: 105 Vista Del Mar. Property Owner: City of El Segundo Public Right-of-way (Vista Del Mar); Edison (Utility pole in the City's public Right-of-way).

Assistant Planner Maria Baldenegro presented the staff report (of record.)

Vice Chair Baldino inquired if any complaints been filed on this project.
Ms. Baldenegro stated that no complaint has been submitted.

Rob Searcy, representative, Verizon Wireless

Mr. Searcy gave a brief statement and stated he is available to answer any questions.

Commissioner Newman moved seconded by Vice Chair Baldino, to approve Resolution No. 2723 approving Environmental Assessment No. EA-951, Conditional Use Permit No. 12-06, and Coastal Development Permit CDP No. 11-02. Motion carried (5-0). **MOTION**

Planning and Building Safety Director Sam Lee stated that the September 13, 2012 meeting will be cancelled and the next meeting would be on September 27, 2012. He gave an update on the status of the market at 601 Virginia Avenue and clarified that it is now in compliance with the Administrative Use Permit conditions of approval. **REPORT FROM PLANNING AND BUILDING SAFETY DIRECTOR**

None. **PLANNING COMMISSIONERS COMMENTS**

Study session to discuss the Brown Act, conflicts of interest, Planning Commission Rules, and procedural matters. Deputy City Attorney Elizabeth Calciano presented a PowerPoint presentation. **OTHER BUSINESS**

Chair Wagner adjourned the meeting. Motion carried (5-0). **MOTION**

The meeting adjourned at 7:30 p.m. **ADJOURNMENT**

PASSED AND APPROVED ON THIS 23 DAY OF AUGUST 2012.

Sam Lee, Secretary of
the Planning Commission
and Director of the
Planning and Building Safety
Department

David Wagner, Chairman
Planning Commission
City of El Segundo, California