

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

February 27, 2014

Vice Chair Baldino called the El Segundo Special 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.	CALL TO ORDER
Commissioner Newman led the Pledge of Allegiance to the Flag.	PLEDGE TO FLAG
PRESENT: BALDINO, NEWMAN, NICOL, and NISLEY	ROLL CALL
ABSENT: WAGNER	
None.	PUBLIC COMMUNICATIONS
Vice Chair Baldino presented the Consent Calendar.	CONSENT CALENDAR
None.	CALL ITEMS FROM CONSENT
Commissioner Newman moved, seconded by Commissioner Nicol, to approve the February 12, 2014 Meeting Minutes. Motion approved (4-0).	MOTION
None.	WRITTEN COMMUNICATIONS
Vice Chair Baldino presented Agenda Item H-2, Environmental Assessment No. EA-997; General Plan Amendment No. GPA 12-03, Zone Change No. ZC 12-03, Zone Text Amendment No. ZTA 12-05, Specific Plan No. SP 12-05, Development Agreement No. DA 12-04, Subdivision No. SUB 12-07 (Vesting Tentative Parcel Map No. 71788), Conditional Use Permit No. CUP 12-08, Administrative Use No. AUP 13-11 and Parking Demand Study No. PDS 12-06. Applicant: Barnard Ventures, LLC. Address: 888 N. Sepulveda Boulevard. Property Owner: TA Associates Realty.	NEW BUSINESS – PUBLIC HEARING EA-997; GPA 12-03; ZC 12-03; ZTA 12-05; SP 12-05; DA 12-04; SUB 12-07; CUP 12-08; AUP 13-11 & PDS 12-06
Commissioner Nisley moved, seconded by Commissioner Newman, to continue this item to the March 13, 2014 meeting. Approved (4-0).	MOTION
None.	PUBLIC HEARING CONTINUED BUSINESS
Planning and Building Safety Director Sam Lee stated that the next regularly scheduled meeting would be on March 13, 2014. Planning and Building Safety requested a 5-minutes recess before the Community Workshop presentation.	REPORT FROM PLANNING AND BUILDING SAFETY DIRECTOR OR DESIGNEE
Vice Chair Baldino recessed the meeting at 5:35 p.m. Vice Chair Baldino reconvened the meeting at 5:40 p.m.	
None.	PLANNING COMMISSIONERS COMMENTS OTHER BUSINESS

Public Works Director Stephanie Katsouleas and Charlie Schwinger of KOA Corporation, presented a PowerPoint presentation regarding the Community Workshop Discussion of Parking Improvements Along Richmond Street and Standard Street Between El Segundo Boulevard and Holly Street (In The Downtown Specific Plan and Smoky Hollow Specific Plan Areas).

Council Member Dave Atkinson

Mr. Atkinson stated his support for the project. He also proposed a program to replace street trees, which cause damage to sidewalks and sewer lines, with potted trees. Potted trees would provide the City and businesses flexibility, because they can be moved to different locations easily. In addition, potted trees that mature could be sold and replaced with new trees, which would reduce root related damage and potentially increase the City's revenues and/or reduce costs.

Commissioner Nicol stated that potted tree proposal is a great idea, but he raised some questions regarding the cost and feasibility of maintaining potted trees.

Mr. Atkinson stated that the trees could be watered through an automated sprinkler system, which would help reduce the maintenance costs.

Commissioner Newman stated her support for the idea of potted trees and recommended that the City Council consider a) the infrastructure related to maintaining the landscaping, b) the street lighting, and c) crosswalk lighting and safety as well.

Jeff Brown, Richmond Bar and Grill

Mr. Brown stated his support for more angled parking in the downtown, which would help generate more business. He also stated his support specifically for Option 2A which would maintain 2-way traffic on the street. He also stated he had no objection to having smaller sidewalks. Finally, he suggested that the City consider providing angled parking on Main Street as well.

Neil Cadman, owner of Deluca's Restaurant

Mr. Cadman stated his support for two-way traffic on Richmond Street. He stated that the parking in-lieu fee program could help pay for the cost of completing this plan and that he paid substantial parking in-lieu fees in order to expand his business. In addition, he stated his support for removing street trees and replacing them with potted trees, because they create tripping hazards.

Vice Chair Baldino acknowledged that the parking in-lieu fee program can add a substantial cost to businesses open or expand in the Downtown. At the same time, he stated that the parking in-lieu fees can help cover the cost of providing more public parking.

Commissioner Newman stated her agreement with Mr. Cadman and Vice Chair Baldino and suggested that these proposed improvements would be an opportunity to use parking in-lieu fee funds. Finally, she requested an accounting of the amount of parking in-lieu fees collected to-date.

Vice Chair Baldino inquired why Main Street was not included in the present study.

City Manager Greg Carpenter stated that the City Council directed staff to study Standard Street and Richmond Street, because it was feasible improve them within

the existing right-of-way without having a major traffic disruption. He stated that in order to consider Main Street, more in-depth traffic analysis would be needed. He added that the City had previously converted Main Street to one lane in each direction on a trial basis. The community input at the time was in favor of maintaining two lanes of traffic in each direction. However, he suggested that the Planning Commission could make a recommendation to the City Council that a more in-depth traffic analysis of Main Street be conducted.

Mr. Carpenter also stated that the City had collected approximately \$200,000 (two hundred thousand dollars) in parking in-lieu fees. He explained that the City intended to use those funds toward the cost of the street improvements on Standard Street and Richmond Street.

Regarding the concern that the parking in-lieu fee program was a detriment to businesses opening or expanding in the downtown, Mr. Carpenter stated that the program is completely voluntary for those businesses that cannot meet their parking requirements on their property.

Mr. Atkinson stated his support for reducing Main Street from four lanes of traffic to two lanes (one in each direction). He suggested that doing so would slow down traffic and encourage drivers to stop and patronize local businesses. He expressed his hope that the City can study this in the future when the City has more funds.

Commissioner Newman suggested that staff determine the cost of conducting a more in-depth traffic analysis on potential improvements on Main Street.

Ms. Katsouleas stated that the City's consultant, KOA Corporation, can move forward with design analysis for Main Street and that the improvements could potentially be included in the City's street slurry program. She explained that this could happen at a negligible cost, assuming that no street modifications would be needed to accommodate left-hand turns. She further added that the City has taken preliminary traffic counts on Main Street and the additional analysis would not be very significant. The traffic counts indicated that Main Street has at least three times the traffic volume of Richmond Street.

Planning Commission recommended that the City Council consider studying restriping Main Street and pursue the restriping that could be completed as part of the slurry seal program this year which would increase Richmond parking.

MOTION

Vice Chair Baldino adjourned the meeting. Motion carried (4-0).

ADJOURNMENT

The meeting adjourned at 6:45 p.m.

PASSED AND APPROVED ON THIS 27TH DAY OF FEBRUARY 2014.

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