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

March 13, 2014

CALL TO ORDER

Chair Wagner 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.

PLEDGE TO FLAG

Chair Wagner led the Pledge of Allegiance to the Flag.

ROLL CALL

PRESENT: WAGNER, NEWMAN, NICOL, and NISLEY

ABSENT: BALDINO

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

Chair Wagner presented the Consent Calendar.

CALL ITEMS FROM CONSENT

None.

MOTION

Commissioner Nisley moved, seconded by Commissioner Nicol, to approve the February 27, 2014 Meeting Minutes. Motion approved (3-0-1) (Abstain – Wagner).

WRITTEN COMMUNICATIONS

Planning Manager Kimberly Christensen read into the record for Agenda Item L-3: PowerPoint presentation handout and informational handouts from South Bay Council of Governments Environmental Service Center.

Chair Wagner moved up Agenda Item L-3 before Continued Business.

NEW BUSINESS – PUBLIC HEARING

None.

PUBLIC HEARING CONTINUED BUSINESS 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

Chair Wagner 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.

Contract Planner Trayci Nelson presented a PowerPoint presentation of the staff report (of record.)

Commissioner Newman inquired if the hotel will potentially generate increased transient occupancy tax and what is the tax rate.

Ms. Nelson stated that is correct and as of now the rate is at 8 percent based on occupancy at about 70 percent.

<u>Scott Barnard, Barnard Ventures, LLC, Development Manager</u>

Mr. Barnard gave a brief statement regarding the project and stated that he is available for questions.

Marcus Barry, TA Realty

Mr. Barry gave a brief description regarding the project and is available to answer any questions.

Aaron Roundtree, Boeing

Mr. Roundtree stated that he has a few concerns with the impact to the pedestrian traffic and he inquired and if there is a turn pocket on Sepulveda for the project. He inquired if the establishment would have a cafeteria onsite.

Serine Ciandella, Kimley-Horn and Associates, Inc.

Ms. Ciandella stated that the plans did not reflect a right turn lane as part of the project and that the drop-off was not analyzed as part of the traffic study.

Ms. Newman inquired about having the ability to make a left hand turn onto Sepulveda Boulevard.

Ms. Nelson stated that there is a sign restriction preventing the turn out of the driveway.

Planning Manager Kimberly Christensen stated that Caltrans did not have any comment regard the traffic study for the project. She also stated that a deceleration lane would not be feasible with the current driveway location because an applicant cannot be required to take the property owner's land next door to create the deceleration lane. Additionally, the hotel will generate even less peak hour traffic than the office building allowed in the existing development agreement.

Commissioner Nicol inquired if the applicant will be running the hotel.

Mr. Barry stated that the hotel will be run by a major company.

Ms. Newman inquired if there will be a restaurant in the establishment.

Mr. Barnard stated that the hotel will not have a cafeteria but it will have a complimentary grab and go buffet.

MOTION

Commissioner Nicol moved, seconded by Commissioner Newman for the Planning Commission to approve Resolution No. 2750 approving 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. Motion carried (4-0).

Planning and Building Safety Director Sam Lee stated that the March 27th meeting

is cancelled and the there will be a regularly scheduled meeting on April 10th.

REPORT FROM PLANNING AND BUILDING SAFETY DIRECTOR OR DESIGNEE

Commissioner Nicol thanked staff for there customer service during the re-roof construction inside of City Hall.

PLANNING COMMISSIONERS COMMENTS

Ron Wildermut, Manager of Public information and Conservation, West Basin Municipal Water District presented a presentation from West Basin Municipal Water District and South Bay Council of Governments Environmental Services Center Staff Regarding Water Crisis in California and Impact to South Bay Cities – Importance of Water Conservation Efforts in Development Projects

OTHER BUSINESS

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

MOTION

The meeting adjourned at 6:44 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 13TH DAY OF MARCH 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