

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

January 24, 2008

Chair Frick called the El Segundo Planning Commission meeting to order at 7:00 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California. **CALL TO ORDER**

Chair Frick led the Pledge of Allegiance to the Flag. **PLEDGE TO FLAG**

PRESENT: FRICK, WAGNER, FUENTES, and FELLHAUER **ROLL CALL**

ABSENT: ROTOLO

None. **PUBLIC COMMUNICATIONS**

Chair Frick presented the Consent Calendar. **CONSENT CALENDAR**

None. **CALL ITEMS FROM CONSENT**

Chair Frick presented Agenda Item H-2, Environmental Assessment No. 780 and Administrative Use Permit No. 07-08. Applicant: Better Eating Concepts, LLC c/o Jean Claude Sakoun. Property Owner: Rosecrans Partners 3, LLC. Address: 720 Allied Way, Retail Shop B-3.3 (Plaza El Segundo).

Commissioner Rotolo moved, seconded by Vice-Chair Wagner to approve Environmental Assessment No. 780 Administrative Use Permit No. 07-08. Motion carried (4-0). **MOTION**

None. **WRITTEN COMMUNICATIONS**

Commissioner Rotolo recused himself from the remainder of the Planning Commission meeting because of a potential conflict relating to Environmental Assessment No. EA-768 and Zone Text Amendment No. 08-01 and Development Agreement No. 07-03. **NEW BUSINESS - PUBLIC HEARING**

Chair Frick presented Agenda Item H-2; Environmental Assessment No. EA-768 Zone Text Amendment No. 08-01 and Development Agreement No. 07-03. Applicant: Rosecrans-Sepulveda Partners 2, LLC, PES Partners, LLC. Owner: Rosecrans-Sepulveda Partners 2, LLC PES Partners, LLC; Address: 850 South Sepulveda Blvd., 2021 Rosecrans Avenues.

Planning Manager Kim Christensen presented the staff report (of record.)

Allan Mackenzie, developer Rosecrans-Sepulveda Partners 2 LLC; PES Partners, LLC

Mr. Mackenzie presented a PowerPoint presentation regarding the Plaza El Segundo Phase 1B project. He stated that the development team had completed the first phase and the project is staying within the traffic cap. A quick overview is that this represents 70,000 square feet at the northeast corner of Rosecrans and Sepulveda including the completion of the previous approval to the Plaza El Segundo project. He stated that he is hoping to break ground mid year and finishing by mid next year. We're looking to go after a similar or slightly higher end tenant mix than they have already obtained in the existing project. Mr. Mackenzie added a little bit of history about the project clarifying that the property formerly had an industrial use by Honeywell and General Chemical. He indicated that the project had been through a major remediation program which is being completed now and is supervised by three state agencies.

Mr. Mackenzie stated that they have been working with staff for about six to nine months and it's been a tremendous process and they have done a tremendous job. He stated that the development team appreciates everything staff has done and appreciates the City's support and thanks everyone for their time.

Planning Manager Christensen requested that City Attorney Mark Hensley address the Commission regarding a few minor changes. She also acknowledged the consultants who worked on the project including Craig Fajnor from Chris Joseph and Associates who prepared the environmental document and Serine Ciandella with Kimley Horn and Associates who prepared the review of the traffic analysis and she stated that they are present for any questions.

City Attorney Mark Hensley addressed the Commission and stated that he had two minor changes to the documents. First, he requested changes on stamped Page 72 line eight regarding exceptions to the setback provisions in regards to environmental facilities. He stated that it currently is stated as "state agency" and that it should read as "regulatory agency" due to the fact it might be a number of agencies requiring some type of environmental remediation facility. City Attorney Mark Hensley's, second request is on stamped Page 124 to Condition 21 that is currently stated "water meters must be provided for each building by the applicant" and the correct statement should read as "at least two water meters must be provided for by the applicant per City's standards and approved by the City of El Segundo Water Division prior to installation". This was agreed upon by staff as well as the applicant.

Vice-Chair Wagner questioned the staff regarding some of the items relating to signage, specifically the modification to Municipal Code stamped Page 107 for the new Condition No. 9.D-1 for the two signs on Rosecrans Avenue and Sepulveda Boulevard and the new Condition No. 9.D-2 regarding the lighting emitting diode signs. Mr. Wagner inquired if the Municipal Code is being changed.

Ms. Christensen responded that Condition No 9.D-2 on Page 107 is incorporated into the Development Agreement and that this is providing a standard for the displayed sign that the applicant outlined and illustrated but in addition there is a parallel amendment to the C-4 Zoning standards. She stated that it will not amend the sign ordinance, but it will only be applicable in the C-4 Zone.

Mr. Hensley clarified further that the Condition No. 9.D-2 on stamped Page 107 is consistent with the code regard the monument signs and on Page 73 the language that is being added to the Municipal Codes is a change. Mr. Hensley

drafted this code amendment and explained in detail that the intent for this particular type of sign cannot be oriented towards the right-of-way or any off-site advertisement. He stated that it is only for the purpose that there will be some artistic type of picture being added and that they can add only advertisement of businesses that are located within the development area only. The current sign codes strictly prohibit LED signs other than relatively small LED signs of an amber color.

Mr. Wagner questioned Mr. Hensley if the advertisement sign is strictly facing toward Plaza El Segundo.

Mr. Hensley responded that is correct.

Mr. Wagner inquired about the addition of the two signs that previously no signs were allowed on Rosecrans and asked whether were adding new conditions to the development agreement versus through an administrative use permit.

Ms. Christensen clarified that the reason the original project did not include a condition that allows signs on Rosecrans was because the original project site that included the 4.7 Honeywell acre parcel that was south of the railroad tracks had a very narrow frontage on Rosecrans and most of the frontage faced Sepulveda Boulevard so any proposed sign would have been located very close to the intersection. She stated that the City did not want to see signs there but now that the project site is being reconfigured to this 8.1 acre parcel site with adequate frontage on not only Sepulveda Boulevard but Rosecrans, it can accommodate those signs. Ms. Christensen further explained the reason for the 20-foot height limit to be consistent with the sign ordinance which has a 20-foot height limit.

Chairman Frick commented that the project is fantastic and it is her favorite place to visit on the weekend. She appreciated all the hard work and believes it's going to be a terrific addition to the City of El Segundo.

Vice-Chair Wagner moved, seconded by Commissioner Fuentes to approve Environmental Assessment No. 768 Zone Text Amendment No. 08-01 and Development Agreement No. 07-03, Resolution 2630. Motion carried (3-0).

MOTION

None.

**PUBLIC HEARING
CONTINUED BUSINESS**

None.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Commissioner Fuentes thanked Council member Carl Jacobsen for assisting in addressing the power outage issue on her street.

**PLANNING
COMMISSIONERS
COMMENTS**

None.

OTHER BUSINESS

Chair Frick made a motion to adjourn the meeting. Motion carried (3-0).

MOTION

The meeting adjourned at 7:45 p.m.

PASSED AND APPROVED ON THIS 24th DAY OF JANUARY, 2008

Gary Chicots, Secretary of
the Planning Commission
and Director of The
Planning and Building Safety
Department

Cheryl Frick, Madame Chair
Planning Commission
City of El Segundo, California

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