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

January 26, 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

Chair Wagner led the Pledge of Allegiance to the Flag.

ROLL CALL

PRESENT: WAGNER, FELLHAUER, BALDINO, and NEWMAN

ABSENT: BARBEE

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

Chair Wagner presented the Consent Calendar

CALL ITEMS FROM CONSENT

None.

MOTION

Vice Chair Fellhauer moved, seconded by Commissioner Baldino, to approve the December 8, 2011 Minutes as amended. Motion carried (4-0).

MOTION

Vice Chair Fellhauer moved, seconded by Commissioner Baldino, to approve the December 15, 2011 Special Meeting Minutes as amended. Motion carried (4-0).

Chair Wagner presented Agenda Item E-3, Environmental Assessment No. EA-956 and Administrative Determination No. 11-03. Applicant: Time Warner. Address: 2345 Alaska Avenue.

MOTION

Vice Chair Fellhauer moved, seconded by Commissioner Baldino, to Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-956 and Administrative Determination No. 11-03. Motion carried (4-0).

WRITTEN COMMUNICATIONS

Planning Manager Kimberly Christensen read into the record three agenda items. First, for Agenda Item E-1, revised Planning Commission minutes for December 8, 2011; second, for Agenda Item E-2, revised Special Planning Commission Meeting Minutes for December 15, 2011; and third, for Agenda item H-4, a revised Resolution No. 2714 strike-out version.

NEW BUSINESS – PUBLIC HEARING for EA-890; GPA 10-03; ZC 10-01, SP 10-03; ZTA 10-06, DA 10-02, and SUB 10-01

Chair Wagner presented Agenda Item H-4, Environmental Assessment No. 890, General Plan Amendment No. 10-03, Zone Change No. 10-01, Specific Plan 10-03, Zone Text Amendment No. 10-06, Development Agreement No. 10-02, and Subdivision No. 10-01 for the 540 East Imperial Avenue Specific Plan Project. Applicant: El Segundo Unified School District c/o Mar Ventures Inc. Address: 540 East Imperial Avenue.

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

<u>Carrie Garlett, City's Environmental Consultant, Atkins</u>

Ms. Garlett gave a PowerPoint presentation about the project and stated that she is available to answer any questions.

Planning Manager Kimberly Christensen stated there were a few minor changes to the Resolution and conditions of approval that include: 1) Resolution Section 2B that reads as follows "is bounded by and front" was stricken and replaced with "is on the block bounded by the block"; 2) modification to Sections 3 & 4 of the Environmental Assessment in regards to "(CEQA Guidelines)"; 3) Condition of Approval No. 32: "led" is misspelled and should read "lead"; 4) Condition No. 34 to remove "Continental Boulevard" and replace it with "540 East Imperial Avenue and the property frontage along Walnut Avenue". 5) Condition No. 82 inadvertently omitted Parks mitigation fees and should read "Pursuant to ESMC §§ 15-27A-1, *et seq.,* and before building permits are issued, the applicant must pay a one-time park services mitigation fee in accordance with Section 5.4 of the Development Agreement and Resolution No. 4687. The fee amount must be based upon the adopted fee at the time the building permit is issued"; and 6) Condition No. 86 includes revised wording to the tentative subdivision map expiration.

Commissioner Baldino inquired about marketing to the El Segundo residents.

Ms. Christensen stated that marketing material would either be by mailing information, City of El Segundo website, and applications on availabilities.

Vice Chair Fellhauer asked whether or not the project would receive any federal funding.

Ms. Christensen stated that the City is not involved with imposing any federal funding requirement or providing subsidies through Community Development Block Grant programs for the project and that it will be a private arrangement that the developer would have to ensure that a percentage specified in the Specific Plan and Development Agreement be built in the project.

Dave Lubs, El Segundo Unified School District, Director of Human Resource and Maintenance

Mr. Lubs gave a brief statement on the project on the behalf of Dr. Geoff Yantz and stated that he is available for questions.

Ms. Newman inquired if the school is looking to sell or lease the property.

Mr. Lubs stated that the School District is not looking to sell but as of now that it will be leased.

William Messori, applicant's representative, Mar Ventures, Inc.

Mr. Messori gave a PowerPoint presentation about the project and stated that he is available to answer questions.

Alex Rose, consultant and applicant's representative, Continental Development

Mr. Rose gave a brief statement as well as answered Mr. Baldino's question pertaining to the School Boarded options.

Ms. Newman inquired about the existing Planned Residential Development Zone. She asked if the information that was gathered was enough for the development community to move forward on the site.

Mr. Messori stated that it had zoning for the site but never went through the CEQA process to move forward.

Planning and Building Safety Director Greg Carpenter addressed the Commission and indicated that the existing zone would not allow Assisted Living and that a zone change would be necessary for the Assisted Living component. He also stated that the Senior Housing component would be allowed with the existing zoning but not at the higher density or with the three stories currently proposed.

Mark Marion, resident, 921 McCarthy Ct.

Mr. Marion stated that he has lived at his residence for 40 years and shared his concerns about the project.

Gayle Davis, resident, 909 McCarthy Ct.

Ms. Davis stated that she has lived at her residence for 14 years. She stated that she would like the area to remain zoned as it is and she stated that the marketing for the Senior Housing has not been properly presented to the community.

Chair Wagner Closed Public Communications.

Vice Chair Fellhauer asked staff if there were efforts to reach out to the senior in the community.

Mr. Carpenter stated that there were no offers to seniors in particular but more to the general public in the community.

Re-Opened Public Communications.

Mr. Messori read in to the record a letter from the Park Vista Senior facility in support of the project and stated that he would give it to staff to make copies.

Close Public Communications.

MOTION

Vice Chair Fellhauer moved, seconded by Commissioner Baldino, to Environmental Assessment No. 890, General Plan Amendment No. 10-03, Zone Change No. 10-01, Specific Plan No. 10-03, Zone Text Amendment No. 10-06, Development Agreement No. 10-02, and Subdivision No. 10-01 for the 540 East Imperial Avenue Specific Plan Project. Approved (4-0).

PUBLIC HEARING CONTINUED BUSINESS

None.

REPORT FROM PLANNING AND BUILDING SAFETY DIRECTOR

Planning and Building Safety Director Greg Carpenter stated that the February 9, 2012 meeting was cancelled and there will be a regularly scheduled meeting on February 23, 2012.

PLANNING COMMISSIONERS COMMENTS

None.

OTHER BUSINESS

Public Works Director Stephanie Katsouleas gave a presentation regarding infrastructure projects for Fiscal Year 2011-2012. She stated that some of the facilities a different street that need to be upgraded: 1) Richmond Street curb and sidewalk replacement; 2) Crosswalk lighting on Main Street; 3) Bollards on Main; 4) Street Resurfacing Hornet Way; 5) El Segundo – Whiting to Sepulveda; 6) resurfacing of Hornet Way; 7) Resurfacing of Grand Ave. (Sepulveda to Maryland); 8) Resurfacing of Center Street - El Segundo to Imperial; 9) Upgrade of the Teen Center; 10) City Hall Upgrades; 11) Seismic retrofit and interior upgrades to Fire Station 1; 12) Parks lighting renovations; 13) Construct of a new outdoor pool; 14) Complete Phase 2 of Urho Saari – The Plunge; 15) Repurpose the Handball courts.

Chair Wagner inquired about the pool grant status.

Ms. Katsouleas stated that the she is anticipating an update by April or May.

MOTION

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

ADJOURNMENT

The meeting adjourned at 7:08 p.m.

PASSED AND APPROVED ON THIS 26th DAY OF JANUARY 2012.

Greg Carpenter, Secretary of
the Planning Commission
and Director of the
Planning and Building Safety
Department

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