

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

December 12, 2013

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.	CALL TO ORDER
Commissioner Nisley led the Pledge of Allegiance to the Flag.	PLEDGE TO FLAG
PRESENT: WAGNER, NICOL, BALDINO, NISLEY and NEWMAN	ROLL CALL
None.	PUBLIC COMMUNICATIONS
Chair Wagner presented the Consent Calendar.	CONSENT CALENDAR
None.	CALL ITEMS FROM CONSENT
Commissioner Newman moved, seconded by Vice Chair Baldino, to approve the November 14, 2013 Special Meeting Minutes. Motion approved (5-0).	MOTION
Planning Manager Kimberly Christensen read into the record ten agenda items for Agenda Item H-3. First, for Agenda Item H-3, Email from Jeff Pocheban dated December 12, 2013; second, Agenda Item H-3, Two emails from John Nisley dated December 11, 2013; third, Agenda Item H-3, Email from Elizabeth Bronwen dated December 11, 2013; fourth, Agenda Item H-3, Email from J. Atkins dated December 11, 2013; fifth, Agenda Item H-3, Email from Patrick Bentley dated December 12, 2013; sixth, Agenda Item H-3, Email from Joe Dornblaser dated December 12, 2013; seventh, Agenda Item H-3, Email from John Clark dated December 12, 2013; eighth, Agenda Item H-3, Email from John Nisley dated December 12, 2013; ninth, Agenda Item H-3, Email from Jeremy James dated December 12, 2013; and tenth, Agenda Item H-3, Crime Report Activity Summary from Police Chief Mitch Tavera.	WRITTEN COMMUNICATIONS
Chair Wagner presented Agenda Item H-2, Environmental Assessment No. EA-1046, Modification to A Discretionary Approval of EA-995, CAP 12-01. Applicant: Robert McCormick. Address: 1440 E. Imperial Highway, 301 Vista Del Mar, 1910 Hughes Way, and 750 Lairport Street. Property Owner: Various	NEW BUSINESS – PUBLIC HEARING EA-1046; CAP 12-01
Assistant Planner Bryan Fernandez presented a PowerPoint presentation of the staff report (of record).	
Commissioner Newman moved, seconded by Commissioner Nisley for the Planning Commission to approve Resolution No. 2747 approving Environmental Assessment No. EA-1046, Modification to A Discretionary Approval of EA-995, CAP 12-01. Motion carried (5-0).	MOTION
Commissioner Nisley recused himself from participating in Agenda Item H-3 for potential conflict of interest reasons due to the proximity of his property to the site. He left the Council Chambers.	NEW BUSINESS – PUBLIC HEARING EA-1012; AUP 13-01, ADJ 13-08, MISC 13-01

Chair Wagner presented Agenda Item H-3, Environmental Assessment No. EA 1012, Conditional Use Permit No. 13-02, Administrative Use Permit No. AUP 13-01 Adjustment No. ADJ 13-08, and Downtown Design Review No. MISC 13-01 Applicant: Dave Furano – Rock and Brews. Address: 139-147 Main Street Property Owner: Dave Furano – Garden on Main, LLC and Garden on Main, LLC

Chair Wagner recessed the meeting at 5:53 p.m.
Chair Wagner reconvened the meeting at 6:01 p.m.

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

Ms. Newman inquired about the number of parking spaces in the lower parking level.

Mr. Samaras stated that there are total of 31 parking spaces onsite with 18 on the lower level and 13 on the upper level.

Chair Wagner asked what is the maximum occupancy.

Mr. Samaras stated that he believed it is 240, but that occupancy is typically calculated by the Fire Department.

Vice Chair Baldino inquired what is considered a Federal Holiday to be able to request additional hours of operations.

Mr. Samaras stated that there are 6 or 7 Federal Holidays in a year.

Mr. Nicol inquired if the City's has a limit on the number of in-lieu spaces that are allowed to be purchased.

Mr. Samaras stated that there is no limit.

Assistant City Attorney Karl Berger suggested that the Planning Commission can request a report on a future Agenda regarding the Parking in-lieu fee process. Mr. Berger stated that the program was designed to provide parking options and that the property owners are not required to participate in the program.

Dave Furano, applicant

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

Helen Vasset, resident, owner 201 & 203 Standard Street

Ms. Vasset shared her concerns regarding the behavior and vandalism of some the patrons at Rock and Brews and stated she is not in agreement with the liquor license.

John Nisley, property owner of 216, 218, 220 & 222 Richmond Street

Mr. Nisley stated that his concerns are about the parking and the substantial increase in the seating within two years.

Mr. Nicol inquired how the parking demand is determined.

Mr. Samaras stated that parking requirement is based on the floor area and not the number of seats.

Ms. Newman asked for a description of the alcohol service and the hours.

Mr. Furano stated that the alcohol service consists primarily of beer on tap. He also stated that he doesn't need to stay open until 2:00 a.m. and is available to help with the parking lot.

Ms. Newman asked if he had considered valet parking.

Mr. Furano stated that he has a lot of walk-in patrons. He stated that he would consider alternatives to mitigate parking problems.

Mr. Nicol asked for the total of number staff working on a regular day.

Mr. Furano stated that they have a staff of 18 to 20 on the floor on a regular day.

James Cowee, worker at Rock and Brews

Mr. Cowee stated that the staff park off-site during their work shift.

Mr. Berger addressed the Commission to clarify that the Parking In-Lieu Fee Program was adopted on November 19, 2003 by Ordinance No. 1368. He cautioned the Commissioners to focus on the facts related to the subject application and not the merits of the Parking In-Lieu Fee Program.

Brian Evanski, El Segundo Police Captain

Mr. Evanski stated that no crimes have been reported within in the past year.

Mr. Baldino asked the applicant if he is in agreement with the Conditions Number 10 and 15.

Mr. Furano and Mr. Cowee both agreed with Condition Numbers 10 and 15 and stated they would agree to close at 12:00 a.m. on weekdays and 1:00 a.m. on Fridays and Saturdays.

MOTION

Vice Chair Baldino moved, seconded by Commissioner Newman for the Planning Commission to approve Resolution No. 2748 approving Environmental Assessment No. EA-1012, Conditional Use Permit No. 13-02, Adjustment No. ADJ 13-08, and Downtown Design Review No. MISC 13-01 with a modification to the hours of operations from 6:00 to 12:00 am – Sunday through Thursday and from 6:00 am to 1:00 am on Friday, Saturday, Federal Holiday, Christmas Eve, and New Years Eve. Motion carried (3-1) and Received and Filed Administrative Use Permit No. AUP 13-01 (3-1)

**NEW BUSINESS –
PUBLIC HEARING
EA-1044; GPA 13-02**

Chair Wagner presented Agenda Item H4, Environmental Assessment No. EA-1044 and General Plan Amendment No. GPA 13-02 (Housing Element Update) Review of State Law, Existing Conditions and Community Profile Report, and existing Housing Element Goals, Policies and Objectives. Applicant: City of El Segundo. Address: Citywide. Property Owner:

Jessica Suimanjaya consultant with Veronica Tam and Associates presented a

PowerPoint presentation of the staff report (of record).

Vice Chair Baldino moved, seconded by Commissioner Nisley for the Planning Commission to Receive and File the presentation regarding Environmental Assessment No. EA-1044 and General Plan Amendment No. GPA 13-02 (Housing Element Update) Review of State Law, Existing Conditions and Community Profile Report, and existing Housing Element Goals, Policies and Objectives. Motion carried (5-0).

MOTION

Planning and Building Safety Director Sam Lee wished everyone a Merry Christmas. Planning Manager Kimberly Christensen stated that there will be a Special Planning Commission Meeting on January 16, 2014 for the Housing Element and that the December 23rd meeting is adjourned.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Commissioner Newman wished everyone a Merry Christmas.

**PLANNING
COMMISSIONERS
COMMENTS**

Mr. Berger stated that staff would brief the City Council regarding the Planning Commissioner’s concerns regarding the Downtown and Parking In-Lieu Fee Program to be placed as an agenda item on the City Council Consent Calendar.

None.

OTHER BUSINESS

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

MOTION

The meeting adjourned at 7:35 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 12TH DAY OF DECEMBER 2013.

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