

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

March 10, 2016

Chair Baldino called the El Segundo Planning Commission meeting to order at 5:31 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California.

CALL TO ORDER

Commissioner Wingate led the Pledge of Allegiance to the Flag.

PLEDGE TO FLAG

PRESENT: BALDINO, NEWMAN, NICOL, and WINGATE

ROLL CALL

ABSENT: NISLEY

Planning Director Sam Lee introduced to the Commission the new Fire Chief Christopher Donovan.

**PUBLIC
COMMUNICATIONS**

Chief Donovan introduced himself, gave a summary of his experience and expressed his excitement to be here.

Mr. Baldino presented the Consent Calendar.

CONSENT CALENDAR

None.

**CALL ITEMS FROM
CONSENT**

None.

**WRITTEN
COMMUNICATIONS**

Chair Baldino presented Agenda Item H-1, Environmental Assessment No. EA-1125; Vesting Tentative Map No. 73745 and Subdivision No. SUB 15-08. Address: 2130 East Maple and 725 Campus Square West. Property Owner: Amar Shokeen. Applicant: Amar Shokeen.

**NEW BUSINESS –
PUBLIC HEARING for
EA-1125; VTM 73745;
ADJ 15-07**

Senior Planner Louis Morales presented a PowerPoint presentation.

Mr. Baldino inquired if phase 2 of the project, when developed, would also be limited to 4 buildings.

Mr. Morales stated that the developer is still pursuing options regarding phase 2. The surplus parking left over from phase 1 will dictate the potential size of the development for phase 2.

**PUBLIC
COMMUNICATIONS**

Bill Messori, representative of applicant.

Mr. Messori stated that they are not requesting changes to the Subdivision Map. The only changes are as follows: the parking capacity had been increased from 271 to 343 stalls. This would give greater flexibility to phase 2 of the project, whose size will depend on the amount of surplus parking from phase 1. Further, one of the proposed parking lot driveways had been removed, allowing for more green space along Campus Square West. Also, the space between buildings had been widened from 20 feet to 25 feet, which allows for a better entry point. Such changes increased

the building size by 1,000 square feet, raising the FAR by 0.02. Mr. Messori also stated that they are high quality, steel-framed buildings.

Mrs. Wingate asked how the applicant had added 72 additional parking spaces.

Mr. Messori stated that they had increased the size of the parking structure by finishing the top level. It had been proposed at 3.5 levels and would now be 4.

Mr. Baldino stated that the changes proposed make a good project even better, and that once the remaining phases of the project are developed, the parking structure will no longer be visible from the street.

Mr. Nicol stated that only one entrance for the entire parking structure would be enough, since employees will likely only come in once and leave once per day. He also was glad to see that the lot is not dominated by roads for cars to move around on.

Mr. Messori stated that their parking consultants had calculated the capacity of the driveway for the structure was 360 cars per hour, and therefore there was no need for 2 entry points.

Mr. Messori also stated that the Elevon shuttle bus would be delivered to the City in about 3 weeks.

Mr. Baldino asked if the shuttle bus would go downtown.

Mr. Messori stated that yes it would go downtown – as required by the Campus El Segundo Mitigation Measures.

Mr. Baldino asked whether the shuttle bus would follow a schedule or be on demand.

Mr. Messori stated that it would follow the regular El Segundo shuttle bus schedule. The shuttle busses already come to Campus El Segundo. This would only be an additional shuttle bus to that route.

Mr. Messori added that the Fire Marshall has looked over the plans for the parking structure and determined that 1 exit was sufficient.

Mrs. Newman moved, seconded by Commissioner Wingate, for the Planning Commission to approve Environmental Assessment No. EA-1125; Vesting Tentative Map No. 73745 and Subdivision No. SUB 15-08. Motion carried (4-0).

None.

Mr. Lee stated that the Council Chambers would be remodeled and would be closed from March 16, 2016 – April 4, 2016. He also summarized the Smoky Hollow Specific Plan Update Workshop which took place on March 8, 2016, stating that it was a successful event with a good turnout.

Mr. Baldino asked if the funds for the chambers remodel came from the filming money.

MOTION

**PUBLIC HEARING
CONTINUED
BUSINESS**

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

**PLANNING
COMMISSIONERS
COMMENTS**

Mr. Lee confirmed this.

Mrs. Wingate stated that she had recently attended the Planning Commissioner's conference in San Ramon, and that next year's will be held at the LAX Marriot. She encouraged others to attend.

Mr. Nichol asked Planning Director Sam Lee how long the process would be for an R1 update to go into effect.

Mr. Lee outlined his plan for the update. He proposed that the update be divided in two parts. The first would be to simplify and clarify the language of troublesome sections of the Development Standards for R1. That would be fast-tracked. The second part would involve actual changes to those development standards, and would take the normal amount of time for such changes – having to be written in an ordinance and heard before the Commission, who would recommend it to the City Council for approval. In 2005-2006, when the R1 section of the Code was last updated, this process took 17 months.

Mr. Nicol expressed his frustration with the R1 section of the Code.

Vice Chair Newman commented on the new tables, benches, and trash cans in the City Hall Plaza and commended whoever was responsible for the idea. She also encouraged everyone to vote on April 12.

ADJOURNMENT

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

The meeting adjourned at 6:00 p.m.

PASSED AND APPROVED ON THIS 10TH DAY OF MARCH 2016.



Sam Lee, Secretary of
the Planning Commission
and Director of the
Planning and Building Safety
Department



Ryan Baldino, Chairman
Planning Commission
City of El Segundo, California