

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

April 14, 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 Newman led the Pledge of Allegiance to the Flag.

PLEDGE TO FLAG

PRESENT: BALDINO, NEWMAN, NICOL, and NISLEY

ROLL CALL

ABSENT: WINGATE

None.

**PUBLIC
COMMUNICATIONS**

Mr. Baldino presented the Consent Calendar.

CONSENT CALENDAR

None.

**CALL ITEMS FROM
CONSENT**

Commissioner Nicol moved, seconded by Commissioner Newman, to approve all items on the consent calendar. Motion approved (4-0).

MOTION

None.

**WRITTEN
COMMUNICATIONS**

Chair Baldino presented Agenda Item H-7, Environmental Assessment No. EA-1134, Conditional Use Permit No. CUP 15-07 and Administrative Use Permit No. AUP 15-04. Address: 727 North Douglas. Property Owner: Petros Benekos. Applicant: Petros Benekos.

**NEW BUSINESS –
PUBLIC HEARING for
EA-1134; CUP 15-07;
AUP 15-04**

Senior Planner Louis Morales presented a PowerPoint presentation.

Commissioner Newman moved, seconded by Commissioner Nisley, to approve EA 1134, Conditional Use Permit No. AUP 15-07, and Administrative Use Permit No. AUP 15-04. Motion approved (4-0).

MOTION

Mr. Baldino presented Agenda Item H-8, Environmental Assessment No. EA-1136, Subdivision No. SUB 15-12 (Vesting Tentative Parcel Map No. 73879). Address: 135-139 Virginia St. & 412 W. Franklin Ave. Property Owner: Virginia ES10. Applicant: Lyle Maul.

**NEW BUSINESS –
PUBLIC HEARING for
EA-1136, SUBDIVISION
NO. SUB 15-12
(VESTING TENTATIVE
PARCEL MAP NO.
73879)**

Project Planner Raneika Brooks presented a PowerPoint presentation.

Mr. Baldino asked if required parking would be provided, and whether any spaces would be tandem.

Mrs. Brooks responded that 12 spaces would be provided per lot, 10 of which would be enclosed. The other 2 would be for guest parking. None of the parking would be tandem.

Mr. Baldino asked if the whole project would be under one HOA.

Mrs. Brooks stated that yes, it would be, and that the applicant is present to answer such questions in detail.

Mrs. Newman asked if Mrs. Brooks could talk about landscaping, specifically the fate of the existing trees, and whether the conditions of approval regarding trees applied to those

existing as well.

The commissioners were provided with a copy of the landscape plan.

Mrs. Newman asked if the trees on the plans were the ones that would remain.

Commissioner Nicol inquired about the change from 3 lots to 2, their shapes, and whether this was done strategically.

Mrs. Brooks stated that it was done this way as an effort to maximize the allowable number of units allowed on the site, and that the lot line jogged in order for both lots to meet minimum lot width.

Mr. Nicol asked what the difference would be if the proposal was one lot with a 10 unit development, rather than 2 5-unit developments on separate lots.

Mrs. Brooks responded that having a ten-unit project would have triggered the requirement for more guest parking to be provided.

Mr. Michael Lee, architect

PUBLIC COMMENTS

Mr. Lee responded to previous questions regarding the trees and the new lot configuration. Regarding the trees he said they wanted to keep the large ficus on Virginia Street., and that he had recommended to the developer that more shade trees be provided. Regarding lot configuration, it was done to comply with the code regarding minimum lot width.

He reiterated that 2 buildings were proposed rather than one because smaller projects have a smaller parking requirement. He stated that the required amount of parking was accommodated in the plans and was not as tight as it had been in a previous similar project he had done in El Segundo.

He also stated the project would be providing about 250 square feet of open space per unit while the code only required 50 square feet of open space per unit. Further, the project included 4 buildings, which fits into the neighborhood better than one large building.

Mr. Nicol asked where the trash enclosure was to be located.

Mr. Lee responded that units would have individual receptacles in the garages.

Mr. Baldino asked how trash pickup would work. And if the HOA fees would cover it.

Mr. Lee responded: pickup trucks. He stated that a much larger project he had done in the City had done it this way and it has been successful. The trash fee would be included in HOA.

Mr. Baldino agreed that not having a common dumpster is a great idea.

Mr. Nisley expressed concern over the ficus roots during construction.

Kevin Shinick – Neighbor

Mr. Shinick asked how the neighbors would be protected from the nuisance of construction for the 12-15 months, which units would have rooftop decks, whether or not the units would have air conditioning units, and how the homes would be priced when finished.

Mr. Nicol read the conditions of approval regarding permitted construction times.

Mr. Lee explained that air conditioning condensers would not be located in side yards and stated that such equipment was shown on plans. Also, screens would be used to mitigate dust.

Mary Ann Carr

Mrs. Carr expressed concern about the construction dust.

Mr. Baldino stated that one of the Conditions of Approval require screening along the scaffolding.

Kevin Shinick – Neighbor

Mr. Shinick asked if the wall between the project site and the neighboring property was to be removed.

Mr. Lee stated that it was not proposed to be removed.

Mrs. Newman asked if any complaints of the adjacent neighbor could be addressed during construction.

Mr. Lee said that the dust shouldn't be a problem because of the green screens on the scaffolding, but that her concerns would be addressed if need be.

Mr. Nisley asked how many elevators are proposed and whether they go only to the ground floor or to the garage as well.

Mr. Lee responded that there would be two.

Raneika Brooks stated that a single-lot project of the same area would be restricted to 7 units.

Commissioner Newman moved, seconded by Commissioner Nicol, to approve Environmental Assessment No. EA-1136, Subdivision No. SUB 15-12 (Vesting Tentative Parcel Map No. 73879) with an amendment to Condition No. 66 regarding screening on the south side of the project during construction. Motion carried (4-0).

MOTION

Chair Baldino presented Agenda Item H-9, Environmental Assessment No. EA-1144 and Off-site Parking Covenant MISC 16-02. Address: 2017 East Rosecrans Avenue. Applicant: Federal Realty Investment Trust. Property Owner: Federal Realty Investment Trust.

**NEW BUSINESS –
PUBLIC HEARING for
EA-1144 and MISC 16-02**

Project Planner Maria Baldenegro presented a PowerPoint presentation.

Maria Baldenegro stated the applicant had requested the removal of Condition of Approval No. 7: "An 8-foot tall vinyl-clad chain-link fence is required along the eastern property line of the site. The applicant must plant trees, vines and hedges to the satisfaction of the PBS Director along the eastern property line of the site."

Mr. Nisley asked if this project is being done simply in order to add parking for The Point.

Mrs. Baldenegro stated that it was being added to ease congestion during events and peak hours at The Point.

Michael Strahs, Federal Realty Investment Trust (applicant)

PUBLIC COMMENTS

Mr. Strahs gave a brief statement regarding the project and regarding adding a staircase along Sepulveda Boulevard to connect Plaza El Segundo and The Point. He added that The Point already has the some of the highest parking ratios in the city.

Commissioner Nisley moved, seconded by Commissioner Nicol, for the Planning Commission to approve Resolution No. 2792 approving Environmental Assessment No. EA-1144 with the removal of Condition #7; Off-site Parking Covenant MISC 16-02. Motion carried (4-0).

MOTION

None.

CONTINUED BUSINESS

Mr. Lee thank Chair Baldino and Commissioner Nicol on their meetings with the Downtown Subcommittee and stated that staff would be ready to report on this at the next Planning Commission meeting. Secondly, he stated that at the direction of City Council, staff is doing research on possible alternatives to certain sections of the Code regarding the R1 zone, specifically modulation requirements. He said staff should have options to present within the next 1-2 months.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Mr. Baldino expressed concern that looking for alternatives to the modulation requirements of the Code might hinder staff's progress in clarifying the language of the existing requirements first.

**PLANNING
COMMISSIONERS
COMMENTS**

Mrs. Newman welcomed the City Council's new members.

Mr. Nicol stated that the chambers look magnificent. Also, he thanked Council Members Fellhauer and Atkinson for their service to the City.

None.

OTHER BUSINESS

The meeting adjourned at 6:55 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 26TH DAY OF MAY 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