

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

**October 22, 2015**

Chair Baldino 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. **CALL TO ORDER**

Commissioner Newman led the Pledge of Allegiance to the Flag. **PLEDGE TO FLAG**

PRESENT: BALDINO, NISLEY, NICOL, and NEWMAN **ROLL CALL**

ABSENT: WINGATE

None. **PUBLIC COMMUNICATIONS**

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

None. **CALL ITEMS FROM CONSENT**

Commissioner Newman moved, seconded by Commissioner Nicol, to approve the October 08, 2015 Meeting Minutes. Motion approved (4-0). **MOTION**

Planning Manager Kimberly Christensen read into the record two agenda items. First, for Agenda Item I-3, Raytheon PowerPoint presentation handout; second, revised Resolution No. 2765 for Agenda Item I-3. **WRITTEN COMMUNICATIONS**

Chair Baldino presented Agenda Item H-2, Environmental Assessment No. EA-1118 – Addendum to previously approved IS/MND. Applicant: 400 Duley Road Properties LLC. Address: 400 Duley Road. Property Owner: 400 Duley Road Properties LLC. **NEW BUSINESS – PUBLIC HEARING EA-1118**

Contract Planner Louis Morales presented a PowerPoint presentation of the staff report (of record.)

**Sami El Bayar, architect, RTK Architects, Inc.**

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

Commissioner Newman inquired if any additional traffic study is needed for the underground parking.

Mr. Morales stated that due to the medical use and the additional underground parking to the Addendum to the Initial Study / Mitigated Negative Declaration.

Vice Chair Newman moved, seconded by Commissioner Nisley, for the Planning Commission to approve Resolution No. 2784 approving Environmental Assessment No. EA-1118 – Addendum to previously approved IS/MND. Motion carried (4-0). **MOTION**

Chair Baldino presented Agenda Item I-3, Environmental Assessment No. EA-905, **PUBLIC HEARING**  
General Plan and General Plan Map Amendment No. GPA 11-01, Specific Plan **CONTINUED BUSINESS**  
No. SP 11-01, Development Agreement No. DA 11-02, Zone Change and Zoning **EA-905; GPA 11-01, SP**  
Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, and **11-01; DA 11-02; ZC 11-**  
Subdivision No. SUB 11-02 (Tentative Map No. 71551) El Segundo South Campus **02; ;ZTA 11-01; SUB 11-**  
Specific Plan Project. Applicant: The Raytheon Company. Address: 2000-2100 **02**  
East El Segundo Boulevard. Applicant Representative: Mar Ventures, Inc.

Principal Planner Masa Alkire presented a PowerPoint presentation of the staff report (of record.)

**Scott Pozza, Director of Facilities and Real Estate, Raytheon representative**

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

**Theresa Huerta, Raytheon, Community Relations**

Ms. Huerta gave a brief statement and PowerPoint presentation regarding the project and Raytheon's community relations efforts. She stated that she is available for questions.

Chair Baldino inquired if there would be a drive-thru as part of the development in Phase 1 and or 2.

Mr. Pozza stated that he doesn't anticipate any drive-thru but Raytheon will be involved in the project design.

Planning Manager Kimberly Christensen stated that a drive-thru would require a conditional use permit that would need to come before the Planning Commission.

Mr. Nicol asked Mr. Pozza after all entitlements are in place whether Raytheon plans to sell both parcels in Phase 1 and allow someone else to develop the site.

Mr. Pozza stated yes that is correct.

Commissioner Newman inquired if the street can be widened somehow during traffic rush hour to help mitigate the right turn lane from Sepulveda Boulevard onto El Segundo Boulevard.

**Bob Matson, RBF Consultant**

Mr. Matson stated that movement of traffic heading northbound and eastbound on Sepulveda can be discussed in further detail but that intersection will be improved by the extension of Nash through the project site. However when Nash opens it will help divert traffic away from the Sepulveda and El Segundo intersection.

Mr. Baldino asked how to open Continental Boulevard as a through street in Phase 3 to provide a complete loop to reduce the traffic impacts.

Mr. Alkire stated that currently Phase 3 cannot be recorded on the vesting map until Continental Boulevard is completed according to the General Plan standards.

Ms. Christensen stated that there are triggers for opening up Continental Boulevard as a through street which are located in the Development Agreement beginning on Stamped Page No. 293 in Section 7.2.3 which states "If at any time buildings along Continental Boulevard are sold, leased, or used by any third party that is not an affiliate of Raytheon, the Developer must provide a public access easement to the City for this street."

Mr. Baldino inquired of Mr. Pozza if Raytheon were to lease Lots 1 through 4 would Raytheon provide complete access around the whole site.

Mr. Alkire stated that if Parcel 6 was sold then it will have complete public access.

Mr. Nicol stated that he would like to see Lot 21 be a part of the deal to provide complete access on Continental Boulevard to Nash Street. He inquired as to why Lot 21 is staying private.

Mr. Pozza stated that Lot 21 is being held back for security reasons.

Closed Public Communication.

Mr. Nicol stated that there are a significant amount of traffic impacts from the project. He shared his concerns about potential financial impacts with the development and his concern that Parcel 21 is not going to be open to the public for access to be able to complete the loop around the site.

Mr. Baldino stated his concern that when you compare the Raytheon project to another large development project such as Top Golf who has done well with the Ed Foundation and potentially the City will generate a substantial amount money from the Top Golf project, the City is not getting enough for the citizens for the impacts that it might bring. He stated that the Development Agreement needs some fine tuning and will need to go before City Council.

Ms. Newman is concerned that the impacts are large and she believes that the Development Agreement hasn't been developed enough. She stated that she would like for Council to look further into the agreement.

Planning and Building Safety Director Sam Lee stated that Council will take into consideration the Commission's concerns with the Development Agreement.

City Attorney Karl Berger addressed the Commission with a recommendation that if the Commission is okay with approving the EIR, subdivision map, and the specific plan that they adopt the Resolution as presented and then to make a second motion to advise Council what it is that the Commission is wishing to see in the Development Agreement. Mr. Berger further recommended changes in Section 7 in the Development Agreement findings to state: "Pursuant to City Council Resolution No. 3268, adopted June 26, 1984, the Planning Commission finds that: the Development Agreement is inadequate for this project." He stated that if the Commission is in agreement with the proposed language to eliminate "Sections" A, B, C, and D.

Ms. Christensen interjected to note that the header of the resolution needs to be modified to remove "approve Development Agreement No. DA 11-02".

Mr. Berger stated that it should read as follows in the header of the Resolution: "Disapproving Developer Agreement".

Mr. Alkire stated that Section No. 9-H should be stricken from the Resolution.

Vice Chair Newman moved, seconded by Commissioner Nisley, for the Planning Commission to approve Resolution No. 2765 approving Environmental Assessment No. EA-905, General Plan and General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, disapproving Development Agreement No. DA 11-02, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, and Subdivision No. SUB 11-02 (Tentative Map No. 71551) El Segundo South Campus Specific Plan Project. Motion carried (4-0).

**MOTION**

Planning and Building Safety Director Sam Lee thanked Planning Manager Kimberly Christensen and Principal Masa Alkire for their hard work and thanked the Commission for their thoughtful effort on the project.

**REPORT FROM  
PLANNING AND  
BUILDING SAFETY  
DIRECTOR**

Chair Baldino invited everyone to the Michael Gordon golf tournament sponsored by El Segundo Kiwanis Club. Commissioner Nicol shared his concerns regarding the Raytheon project. The Planning Commissioners shared their concerns with Raytheon Development Agreement.

**PLANNING  
COMMISSIONERS  
COMMENTS**

None.

**OTHER BUSINESS**

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

**MOTION**

The meeting adjourned at 7:33 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 22TH DAY OF OCTOBER 2015.

**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