

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

**March 13, 2014**

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.	<b>CALL TO ORDER</b>
Chair Wagner led the Pledge of Allegiance to the Flag.	<b>PLEDGE TO FLAG</b>
PRESENT: WAGNER, NEWMAN, NICOL, and NISLEY	<b>ROLL CALL</b>
ABSENT: BALDINO	
None.	<b>PUBLIC COMMUNICATIONS</b>
Chair Wagner presented the Consent Calendar.	<b>CONSENT CALENDAR</b>
None.	<b>CALL ITEMS FROM CONSENT</b>
Commissioner Nisley moved, seconded by Commissioner Nicol, to approve the February 27, 2014 Meeting Minutes. Motion approved (3-0-1) (Abstain – Wagner).	<b>MOTION</b>
Planning Manager Kimberly Christensen read into the record for Agenda Item L-3: PowerPoint presentation handout and informational handouts from South Bay Council of Governments Environmental Service Center.	<b>WRITTEN COMMUNICATIONS</b>
Chair Wagner moved up Agenda Item L-3 before Continued Business.	
None.	<b>NEW BUSINESS – PUBLIC HEARING</b>
Chair Wagner presented Agenda Item H-2, Environmental Assessment No. EA-997; General Plan Amendment No. GPA 12-03, Zone Change No. ZC 12-03, Zone Text Amendment No. ZTA 12-05, Specific Plan No. SP 12-05, Development Agreement No. DA 12-04, Subdivision No. SUB 12-07 (Vesting Tentative Parcel Map No. 71788), Conditional Use Permit No. CUP 12-08, Administrative Use No. AUP 13-11 and Parking Demand Study No. PDS 12-06. Applicant: Barnard Ventures, LLC. Address: 888 N. Sepulveda Boulevard. Property Owner: TA Associates Realty.	<b>PUBLIC HEARING CONTINUED BUSINESS EA-997; GPA 12-03; ZC 12-03; ZTA 12-05; SP 12-05; DA 12-04; SUB 12-07; CUP 12-08; AUP 13-11 &amp; PDS 12-06</b>
Contract Planner Trayci Nelson presented a PowerPoint presentation of the staff report (of record.)	
Commissioner Newman inquired if the hotel will potentially generate increased transient occupancy tax and what is the tax rate.	
Ms. Nelson stated that is correct and as of now the rate is at 8 percent based on occupancy at about 70 percent.	

**Scott Barnard, Barnard Ventures, LLC, Development Manager**

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

**Marcus Barry, TA Realty**

Mr. Barry gave a brief description regarding the project and is available to answer any questions.

**Aaron Roundtree, Boeing**

Mr. Roundtree stated that he has a few concerns with the impact to the pedestrian traffic and he inquired and if there is a turn pocket on Sepulveda for the project. He inquired if the establishment would have a cafeteria onsite.

**Serine Ciandella, Kimley-Horn and Associates, Inc.**

Ms. Ciandella stated that the plans did not reflect a right turn lane as part of the project and that the drop-off was not analyzed as part of the traffic study.

Ms. Newman inquired about having the ability to make a left hand turn onto Sepulveda Boulevard.

Ms. Nelson stated that there is a sign restriction preventing the turn out of the driveway.

Planning Manager Kimberly Christensen stated that Caltrans did not have any comment regard the traffic study for the project. She also stated that a deceleration lane would not be feasible with the current driveway location because an applicant cannot be required to take the property owner's land next door to create the deceleration lane. Additionally, the hotel will generate even less peak hour traffic than the office building allowed in the existing development agreement.

Commissioner Nicol inquired if the applicant will be running the hotel.

Mr. Barry stated that the hotel will be run by a major company.

Ms. Newman inquired if there will be a restaurant in the establishment.

Mr. Barnard stated that the hotel will not have a cafeteria but it will have a complimentary grab and go buffet.

Commissioner Nicol moved, seconded by Commissioner Newman for the **MOTION** Planning Commission to approve Resolution No. 2750 approving Environmental Assessment No. EA-997; General Plan Amendment No. GPA 12-03, Zone Change No. ZC 12-03, Zone Text Amendment No. ZTA 12-05, Specific Plan No. SP 12-05, Development Agreement No. DA 12-04, Subdivision No. SUB 12-07 (Vesting Tentative Parcel Map No. 71788), Conditional Use Permit No. CUP 12-08, Administrative Use No. AUP 13-11 and Parking Demand Study No. PDS 12-06. Motion carried (4-0).

Planning and Building Safety Director Sam Lee stated that the March 27<sup>th</sup> meeting is cancelled and there will be a regularly scheduled meeting on April 10<sup>th</sup>.

**REPORT FROM  
PLANNING AND  
BUILDING SAFETY  
DIRECTOR OR  
DESIGNEE**

Commissioner Nicol thanked staff for their customer service during the re-roof construction inside of City Hall.

**PLANNING  
COMMISSIONERS  
COMMENTS**

Ron Wildermut, Manager of Public Information and Conservation, West Basin Municipal Water District presented a presentation from West Basin Municipal Water District and South Bay Council of Governments Environmental Services Center Staff Regarding Water Crisis in California and Impact to South Bay Cities – Importance of Water Conservation Efforts in Development Projects

**OTHER BUSINESS**

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

**MOTION**

The meeting adjourned at 6:44 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 13TH DAY OF MARCH 2014.

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

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