

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

**April 23, 2015**

Chair Wagner 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.	<b>CALL TO ORDER</b>
Commissioner Nicol led the Pledge of Allegiance to the Flag.	<b>PLEDGE TO FLAG</b>
PRESENT: WAGNER, BALDINO, NEWMAN, NICOL, and NISLEY	<b>ROLL CALL</b>
None.	<b>PUBLIC COMMUNICATIONS</b>
Chair Wagner presented the Consent Calendar.	<b>CONSENT CALENDAR</b>
None.	<b>CALL ITEMS FROM CONSENT</b>
Planning Manager Kimberly Christensen read into the record email attachment from the applicant Moni Dosanjh Agenda Item I-5.	<b>WRITTEN COMMUNICATIONS</b>
Chair Wagner presented Agenda Item H-1, Environmental Assessment No. EA-1107, Conditional Use Permit No. CUP 15-02. Applicant: Paragon Communities, Inc. Address: 701 West Maple Avenue. Property Owner: Paragon Capital Holdings, Inc	<b>NEW BUSINESS – PUBLIC HEARING EA-1107; CUP 15-02</b>
Consultant Planner Louis Morales presented a PowerPoint presentation of the staff report (of record.)	
Vice Chair Baldino asked if the applicant is able to have a three car garage with tandem spaces and the lift.	
Mr. Morales stated that is correct.	
Commissioner Newman inquired if the lift will remain in the home.	
Mr. Morales stated that is correct and that the city is required to inspect the property that the lift is operated and maintained.	
<b><u>Brian Catalde, applicant</u></b>	
Mr. Catalde gave a brief description of the project and stated that he is available to answer any questions.	
<b><u>Mr. Charles, resident, 725 W. Maple Avenue</u></b>	
Mr. Charles asked if the owner will be required to obtain all inspections and maintenance for the lifts.	

Mr. Morales stated that the owner is required to maintain the standard maintenance and comply with the UL requirements.

Vice Chair Baldino moved, seconded by Commissioner Newman, for the Planning Commission to approve Resolution No. 2772 approving Environmental Assessment No. EA-1107, Conditional Use Permit No. CUP 15-02. Motion carried (5-0). **MOTION**

Chair Wagner presented Agenda Item H-3, Environmental Assessment No. EA-1108; Conditional Use Permit No. CUP 15-03. Address: 703 West Maple Avenue. Applicant: Paragon Communities, Inc. Property Owner: Paragon Communities, Inc. **NEW BUSINESS – PUBLIC HEARING EA-1108; CUP 15-03**

Planning Consultant Louis Morales presented a PowerPoint presentation of the staff report (of record.)

Commissioner Newman moved, seconded by Commissioner Nicol, for the Planning Commission to approve Resolution No. 2773 approving Environmental Assessment No. EA-1108; CUP 15-03. Motion carried (5-0). **MOTION**

Chair Wagner presented Agenda Item H-43, Environmental Assessment No. EA-1109; Conditional Use Permit No. CUP 15-04. Address: 705 West Maple Avenue. Applicant: Paragon Communities, Inc. Property Owner: Paragon Communities, Inc. **NEW BUSINESS – PUBLIC HEARING EA-1109; CUP 15-04**

Planning Consultant Louis Morales presented a PowerPoint presentation of the staff report (of record.)

Commissioner Nicol moved, seconded by Commissioner Nisley, for the Planning Commission to approve Resolution No. 2774 approving Environmental Assessment No. EA-1109; CUP 15-04. Motion carried (5-0). **MOTION**

Chair Wagner presented Agenda Item H-4, Environmental Assessment No. EA-1110; Subdivision No. SUB 15-04 and Miscellaneous No. MISC 15-01. Address: 701-705 West Maple Avenue and 700-720 West Sycamore Avenue. Applicant: Paragon Communities, Inc. Property Owner: Paragon Communities, Inc. **NEW BUSINESS – PUBLIC HEARING EA-1110; SUB 15-04 and MISC 15-01**

Vice Chair Baldino moved, seconded by Commissioner Newman, to open the public hearing and continue Environmental Assessment No. EA-1110; Subdivision No. SUB 15-04 and Miscellaneous No. MISC 15-01 to the May 14, 2015 meeting as requested by applicant. Motion carried (5-0). **MOTION**

Commissioner Newman and Commissioner Nisley recused themselves from participating in Agenda Item I-5 for potential conflict of interest reasons due to the proximity of their property to the site. They left the Council Chambers. **PUBLIC HEARING CONTINUED BUSINESS EA-1084; AUP 14-04 and MISC 14-07**

Chair Wagner presented Agenda Item I-5, Environmental Assessment No. EA-1084; Administrative Use Permit No. AUP 14-04 and Downtown Design Review MISC No. 14-07. Address: 215 Main Street. Applicant: Sausal c/o Catherine Anne Connes. Property Owner: Bradley J.M. Conroy and Amy J. Conroy, Trustees of the Conroy Family Trust.

Assistant Planner Maria Baldenegro presented a PowerPoint presentation of the staff report (of record.)

Chair Wagner asked if the 12-am limit on the alcohol service was consistent with surrounding restaurants on Main Street.

Ms. Baldenegro stated that is correct. The proposed hours are staying the same as the previous owners.

Commissioner Nicol inquired if the parking in the downtown triggers any additional parking.

Ms. Baldenegro stated that use conversion in the downtown area do not require additional parking.

**Moni Dosanjh, representative**

Mr. Dosanjh gave a brief description of the project and stated that he is available to answer any questions.

Vice Chair Baldino asked if the applicant every received ABC liquor license previous.

**Catherine Ann Connes, chef and partner**

Ms. Connes stated that she is the chef and will be providing the lead training.

Mr. Baldino inquired about the idea of additional parking.

Mr. Dosanjh stated that the applicant and the bank are working together to use the bank underground parking structure for valet service that will allow additional spaces between 22-24 parking spaces. He also stated that an employee incentives program to rideshare will be implemented.

Commissioner Nicol shared is concern about the parking problem occurring in the downtown area.

Vice Chair Baldino moved, seconded by Commissioner Nicol, to Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1110 and Administrative Use Permit No. 14-074. Motion carried (5-0).

**MOTION**

Commissioner Newman and Commissioner Nisley returned back to dais in the Council Chambers.

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

Planning and Building Safety Director Sam Lee stated that there will be a regularly scheduled meeting on May 14<sup>th</sup>. He stated that Sizzler's has been demolished and new signage posted at Main/Grand granting parking after 6:00 pm.

Commissioner Nicol stated that the question was raised regarding the impact for property owners and a resident.

**PLANNING  
COMMISSIONERS  
COMMENTS**

Commissioner Newman stated that there are 76 parking spots in the center but impact isn't so much with the employees parking. She stated that she will like to see valet parking implemented. Ms. Newman is concerned with trucks and deliveries to the alleyway backing up.

Commissioner Nisley stated that the two-hour parking is not being enforced regularly.

Planning and Building Safety Director Sam Lee suggested that the commission to add this item on the agenda requesting staff to provide history of the past 15 years. He also stated that the commission could designate a subcommittee to recommend to council .(May28t

Mr. Nicol asked if this item can be added on the next meeting.

Mr. Lee stated that this item can go on the May 28<sup>th</sup> Planning Commission meeting.

Mr. Baldino inquired about a pervious discussion update for improvement on public communication, participation, and websites media.

Assistant City Attorney David Kings stated that staff and his office is working diligently on a social media policy to be adopted by council as soon possible.

None.

**OTHER BUSINESS**


Chair Wagner adjourned the meeting. Motion carried (5-0).

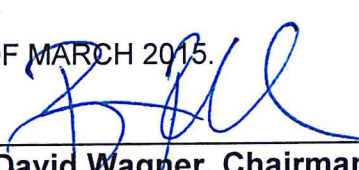
**MOTION**

The meeting adjourned at 6:50 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 18TH DAY OF MARCH 2015.

  
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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