

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

**May 28, 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 Newman led the Pledge of Allegiance to the Flag.	<b>PLEDGE TO FLAG</b>
PRESENT: WAGNER, BALDINO, NEWMAN, NICOL, and NISLEY	<b>ROLL CALL</b>
Planning Building and Safety Director Sam Lee, introduce new Building Official Paige Vaughan.	<b>PUBLIC COMMUNICATIONS</b>
Chair Wagner presented the Consent Calendar.	<b>CONSENT CALENDAR</b>
None.	<b>CALL ITEMS FROM CONSENT</b>
Chair Wagner presented Agenda Item E-1A, Environmental Assessment No. EA-1117, Administrative Adjustment No. ADJ 15-03. Applicant: CDC Mar Campus LLC. Address: 645 Douglas Street, 630 Parkview Drive South, and 2275 Mariposa Avenue. Property Owner: CDC Mar Campus LLC.	<b>DIRECTOR DECISIONS FOR ADMINISTRATIVE ADJUSTMENTS EA-1117 and ADJ 15-03</b>
Vice Chair Baldino moved, seconded by Commissioner Newman, to Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1117 and Administrative Use Permit No. AUP 15-03. Motion carried (5-0).	<b>MOTION</b>
None.	<b>WRITTEN COMMUNICATIONS</b>
Chair Wagner presented Agenda Item H-2, Environmental Assessment No. EA-1097, Subdivision No. SUB 14-14 for (Vesting Tentative Parcel Map No. 73137), Adjustment No. ADJ 14-10, Smoky Hollow Site Plan Review No. SHSPR 14-04. Applicant: Smoky Hollow, LLC c/o Matt Crabbs. Address: 123 Nevada Street. Property Owner: Smoky Hollow, LLC.	<b>NEW BUSINESS – PUBLIC HEARING EA-1097; SUB 14-14</b>
Assistant Planner Maria Baldenegro presented a PowerPoint presentation of the staff report (of record.)	
Commissioner Nicol inquired how the floor area of the project was broken up into office, research and development, and warehouse categories. Was that staff's idea or was that the applicant?	
Ms. Baldenegro indicated that the floor area categories identified on the plans as identified by the applicant.	
Mr. Nicol raised the question if the applicant decided to change the use to "office use" only and not research development what happens?	

Ms. Baldenegro stated that any application for a business license requires zoning clearance review by a planner.. She stated that if a description on the business license application identifies office will trigger the requirement for the applicant to apply for a change in use. Additional fees may be triggered as well as other City requirements.

Mr. Nicol stated that he has seen projects with similar categorization of floor areas into different use types, however in actuality the floor area inside these buildings are not differentiated. He inquired about the Franklin project recently was approved to have a specific creative office parking standard. Did that parking standard only apply to that project?

Planning Manager Kimberly Christensen stated that the Franklin project completed a Parking Demand study to establish a parking requirement for that specific project. . To create a City-wide parking standard for creative office a zone text amendment would be required to the parking chapter of the ESMC with a new parking requirement for "creative office" use category.

Commissioner Newman inquired on the status of the Smoky Hollow Specific Plan update so that the Commission has some idea on how to review projects like the one currently before the commission.

Ms. Christensen stated for clarification purposes that the project before the Commission tonight is for the loading space only. Regarding the Smoky Hollow study and future types of uses allowed and requirements for those uses, the study is not completed to the point where discussion about those issues has occurred. Smoky Hollow is in the early phases of visioning and community meetings and in depth discussion will occur at a later date.

Vice Chair Baldino stated the reason we are talking about the loading zone only is because the applicant has declared on the plans the use of different areas of the building for the purpose of meeting parking requirements. This declaration regarding use has taken the commission out of the discussion of adequate parking. Based on site visits to Nevada street there is not much parking available. He is willing to be flexible about loading space design, however will not turn a blind eye to the increasing problem of lack of parking in Smoky Hollow. If projects are being packaged in a way where the commission cannot discuss parking this does not allow the commission to do their job reviewing the projects. He thinks the projects are beautiful, but once they are sold how is staff going to ensure use of the buildings is as declared on plans? Where is the enforcement mechanism to ensure uses are as proposed? It does state that the warehouse portion of the building must comply with "S" occupancy requirements, could staff clarify?

Ms. Baldenegro stated that "S" occupancy is a building code term that categorizes warehouse type use space. Research and development is categorized under a different building code occupancy type. She identified this project is being constructed as a "core and shell" initial building and as users purchase and improve the building's interior then City staff will see the plans for the building again. At that point Planning staff will ensure that the building improvements stay within the numbers identified in this application. The plans as shown do have some flexibility to modify uses to ones with higher parking requirements as the applicant is showing 25 parking spaces when only 20 are required.

Vice Chair Baldino asked if someone buys the building do they have to come to Planning with a floor plan.

Ms. Baldenegro stated that yes the interior layout does need to be brought in to the City if the change involves modifications requiring a building permit (i.e. cubicle walls, other partitions).

Vice Chair Baldino asked if a bunch of desks and computers could be placed in the area then would that be reviewed?

Ms. Christensen clarified that there are specific definitions of what research and development and storage are and these must be identified on a business license application. The business license information can be used by City staff to identify compliance with approved plans. Also Code enforcement actions can be used to ensure compliance with approved uses and requirements.

Vice Chair Baldino stated that code enforcement occurs if the use issue comes to the City's attention.

Ms. Christensen stated correct.

Commissioner Nicols stated that the City's goal is not to tell businesses to come to El Segundo and tell businesses that they can't go into particular buildings because their use does not comply with city approvals. Doesn't approving projects like this "lay a landmine" for businesses seeking space in the City? If we know creative office type uses want to go into the City it would be important to look at the 1400 Franklin project approval to see what the parking density was for that project because the parking rate for that project is working and people are not coming to the City complaining about that project. He likes the proposed building but the City needs to figure out what we are doing with parking for these types of projects.

Ms. Baldenegro stated similar buildings were built recently with similar loading adjustment requests 130 and 134 Penn St. and 123 Arena St. These previously approved buildings were very similar to the currently proposed building.

Commissioner Nicols agrees that these previously approved buildings are beautiful however during the approval of those buildings the Planning Commission's issues with deficiencies in the Smoky Hollow parking regulations, such as three deep tandem spaces, were raised by the Commission. And with this project we are talking about the same parking issues.

Ms. Christensen clarified that the ability to identify mixed occupancy in a building is something that is applied City-wide. If there is a concern about it, it is a City-wide issue not just a Smoky Hollow issue.

Commissioner Nicols asked how long would it would take to pull up information on the 1400 Franklin parking standard and if it were possible to find that information for this meeting?

Vice-Chair Baldino identified that the bigger picture question is how are we going to move forward on the issue of adequately providing parking for new buildings. Assistant City Attorney King stated a short recess could be taken to give staff time to gather information on the 1400 Franklin project, if the commission thought that information was necessary for a decision on the application before the

commission, however his recommendation is a decision could be rendered on the adjustment request before the Commission. Staff could gather information on the 1400 Franklin project for a discussion to take place under Planning Commissioners comments portion of the agenda. There appears to be larger issues discussed that go beyond the scope of the request currently before the commission.

Commissioner Nicols stated that parking requirements may have some relevance to the provision of relief to the loading space requirements.

Commissioner Newman identified that the Commission's concern was the bigger picture regarding parking. No one on the Commission doesn't want to see these projects happen. However the commission wants some direction and help on resolving the overall parking issue for projects like this.

Commissioner Nicols stated that as far as the parking requirements issue staff needs to look at the mixed occupancy presented by applicants with a critical eye and identify the reality of the situation.

Director Lee stated he understands the concern, and from a code regulator standpoint he identify this as a common issue and situations where people expand uses that has higher parking requirements happens. For the current loading space application, the permit for the project has not been issued. What he would like to do is explore situations like this and ask the question how do we know the use will match what is shown on plans. If this means we will make changes in code to create a mechanism to make sure real use matches what is on plans. We could bring this information item back next planning commission meeting and this could work towards bringing additional items back to incorporate code changes to address this issue.

Vice Chair Baldino appreciates that and makes point this is not just about parking but is also about how things are presented to the planning commission. If the commission is restricted to talking about one thing it restricts the commission from doing planning. That said he agrees what is before the commission is the loading zone adjustment.

Assistant City Attorney King states the commission's job is to set policy and it is staff's job is to work within the adopted codes that are set by that policy. The application before the commission has been reviewed by staff and it meets the requirements of the Code and therefore staff brought it before the commission. Staff appreciates the larger concerns and these concerns need to be addressed in a way that conforms with the Brown Act. The issue cannot be addressed on a project by project basis.

Commissioner Nisley stated can it be put on applicants to report that uses within the building conform with uses identified on approved plans

Chair Wagner stated that the parking requirements for smoky hollow must be changed or we are going to be looking at similar situations over and over again. That said the application before the commission is the loading space adjustment.

Commissioner Newman moved, seconded by Commissioner Nisley, for the Planning Commission to approve Resolution No. 2776 approving Environmental Assessment No. EA-1097, Subdivision No. SUB 14-14 for (Vesting Tentative Parcel Map No. 73137) Adjustment No. ADJ 14-10, and Smoky Hollow Site Plan **MOTION**

Review No. SHSPR 14-04. . Motion carried (5-0).

Chair Wagner presented Agenda Item I-3, Environmental Assessment No. EA-1110; Subdivision No. SUB 15-04 and Miscellaneous No. MISC 15-01. Address: 707-705 West Maple Avenue and 700-720 West Sycamore Avenue. Applicant: Paragon Communities, Inc. Property Owner: Paragon Communities, Inc.

**PUBLIC HEARING  
CONTINUED BUSINESS  
EA-1110; SUB 15-04  
and MISC 15-01**

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

Commissioner Nisley asked about side of properties and the easement's adjacency to other properties.

Mr. Morales identified that the surrounding properties are single family

Commissioner Nisley asked for clarification if the easement width is different than the setback.

Mr. Morales identified easement width at three feet and setback at approximately five feet.

Commissioner Newman clarified if the easement area will be an area that you can walk around on and plant with landscaping.

Mr. Morales identified that the pipe in the easement area will be underground and the surface can be used.

Commissioner Newman asked for clarification on whether a 10 foot wide easement would be required.

Mr. Morales identified that the 3 foot wide easement is adequate for the purposes of this request.

**Brain Caltalde, applicant**

Brain Caltalde gave a brief statement regarding the project and why the current configuration of the easement was requested and he is available to answer any questions.

Commissioner Nicol moved, seconded by Vice Chair Baldino, for the Planning Commission to approve Resolution No. 2776 approving Environmental Assessment No. EA-1110 SUB 15-04 and Miscellaneous No. MISC 15-01. Motion carried (5-0).

**MOTION**

Planning and Building Safety Director Sam Lee stated that there will be a regularly scheduled meeting on June 11th. Items include the Downtown specific plan item and a presentation from the Economic Development advisory council.

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

Commissioner Nicol stated that it is too bad that the meeting is set for the 11<sup>th</sup> because that is high school graduation day and the Economic Development item might be well attended if not for the conflict.

Vice Chair Baldino stated he would like to keep all items on the next meeting.

None.

**OTHER BUSINESS**


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

**MOTION**

The meeting adjourned at 6:19 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 24<sup>th</sup> OF SEPTEMBER 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