

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

May 12, 2016

Vice Chair Newman 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 Nicol led the Pledge of Allegiance to the Flag.	PLEDGE TO FLAG
PRESENT: NEWMAN, NICOL, WINGATE, and NISLEY	ROLL CALL
ABSENT: BALDINO	
None.	PUBLIC COMMUNICATIONS
None.	CONSENT CALENDAR
None.	CALL ITEMS FROM CONSENT
Planning Director Sam Lee stated that staff had received one e-mail in support of the project that would be presented, and two inquiries at the counter.	WRITTEN COMMUNICATIONS
Vice Chair Newman presented Agenda Item H-1, Environmental Assessment No. EA-1126, Smoky Hollow Site Plan Review No. SHSPR 15-03, Administrative Adjustment No. ADJ 15-09, and Adjustment No. ADJ 16-02. Address: 140 Sheldon Street. Property Owner: Jon Ramey Applicant: SAGA Architecture c/o Lavinia Khongi.	NEW BUSINESS – PUBLIC HEARING for EA-1126 and SHSPR 15-03; ADJ 15-09; ADJ 16-02
Assistant Planner Raneika Brooks presented a PowerPoint presentation.	
Commissioner Wingate stated that the plans show the roll-up door and loading dock off of Sheldon rather than the alley.	
Mrs. Brooks stated that the project had gone through a number of modifications and that the project as proposed included a roll-up door, but no loading space or driveway access off of Sheldon.	
Mrs. Wingate expressed concern over parking.	
Mrs. Brooks stated that if 300 square feet of office space were removed, it would reduce the parking requirement by 1 space, thus removing the need of one of the proposed Adjustments since tandem parking would then make up less than 85% of the total onsite parking.	
Commissioner Nisley suggested that the proposed building be closer to the front property line in order to free more space in the rear for parking.	
Mrs. Brooks stated that if the tandem parking issue could be resolved, then it would be easier for Staff to make the required Findings. The reason the project is	

recommended for denial is because of the fact that two Adjustments are required based on the project design.

Jon Ramey, owner

Mr. Ramey gave a brief statement regarding the project and stated that he is available for questions. He stated that the project adds a parking space to the street since the curb cut will be removed. Also, a reduction of 300 square feet would impact the feasibility of the project. He expressed frustration over having to keep paying his architect to revise the plans. He reminded the commission that the issue at hand is only because the amount of onsite tandem parking exceeded the allowable amount by 0.7%

Mr. Nicol stated that the issue was about the feasibility of future tenants being able to move in, given the City's parking requirements. He stated that more than 11 onsite parking spaces would be required if an office were to someday try to occupy the building. He asked the applicant about the business operations. How many vehicles, employee parking, etc.

Mr. Ramey stated that he has four work pick-up trucks and all would be parked inside the building. He stated that employees would switch out their personal vehicles for the work trucks in the mornings, that the building would remain mostly empty most of the time, and that the roll-up door on Sheldon would be used only to let air in. His supplies are delivered straight to the project sites.

Mr. Nicol asked what the loading space would be used for.

Mr. Ramey stated that only mail would be delivered.

Mr. Nicol asked if the loading space was required.

Mrs. Brooks replied that it was required for an office/warehouse use.

Mrs. Brooks reiterated that one of the Adjustments is required because this loading space is in conflict with the back-up area of a required handicapped space.

Frank Glynn: architect

Mr. Glynn gave an overview of the evolution of the project. He addressed various points within the Staff Report that he felt were unfair. He stated that rather than overbuilding, the project as proposed built only 89% of what is allowed by Code. If he were to remove 300 square feet as suggested, it would drop the project down to 75% of allowable building. He added that rather than having a deficiency in parking, the proposed project provided the required amount of spaces, and added 8 spaces that currently do not exist.

Mr. Nicol asked how the Code should be changed.

Mr. Glynn asked if the parking requirements in the Code always plan for the worst case scenario. He stated that if there is a deficiency in parking, people will find another way to arrive.

Mr. Nicol stated that though this building might work for Mr. Ramey's business, future tenants must also be considered.

Comments from Commissioners

Mrs. Newman expressed concern over parking.

Mrs. Wingate expressed concern over parking.

City Attorney David King reminded the Commission that their role is to apply the required Findings. Staff had recommended denial because they had felt that the required Findings could not be made. He clarified that the only current options for the Commission were to deny or continue the item.

Mrs. Newman directed Staff to work with the applicant on a solution.

Mr. King reminded the Commission that Staff does not have the ability to change the Code.

Acting Planning Manager Paul Samaras requested specific direction from the Commission on what they would like Staff to do.

Mrs. Newman directed Staff to work with the applicant on a solution.

Commissioner Wingate moved, seconded by Commissioner Nisley, for the Planning Commission to continue Environmental EA-1126, Smoky Hollow Site Plan Review No. SHSPR 15-03, Administrative Adjustment No. ADJ 15-09, and Adjustment No. ADJ 16-02. Motion carried (4-0).

Vice Chair Newman presented Agenda Item H-2, Environmental Assessment No. EA-1148 and Adjustment No. 16-01. Address: 535 Indiana Street. Property Owner: Mirko Vukotic. Applicant: Jan Bartosik.

**NEW BUSINESS -
PUBLIC HEARING for
EA-1148; ADJ 16-01;**

Planning and Building Safety Director Sam Lee stated that item H-2 would be continued to the next meeting on May 26, 2016.

None.

**CONTINUED
BUSINESS**

Mr. Lee stated that the next meeting would be very important since the Commission would be hearing an update from the Downtown Subcommittee.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Mrs. Wingate invited the public to the Children's Hospital Los Angeles fundraiser on Saturday June 4, 2016 at the Jewelry Source.

**PLANNING
COMMISSIONERS
COMMENTS**

Mrs. Newman stated that the Ed Gala would take place on Friday, May 13th at Chevron Park to raise funds for the Education Foundation.

Vice Chair Newman adjourned the meeting.

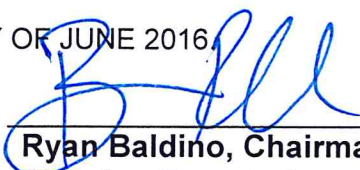
ADJOURNMENT

The meeting adjourned at 6:56 p.m.

PASSED AND APPROVED ON THIS 23RD DAY OF JUNE 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