

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

June 9, 2016

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| Chair Baldino 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 Nisley led the Pledge of Allegiance to the Flag. | PLEDGE TO FLAG |
| PRESENT: BALDINO, NEWMAN, NICOL WINGATE, and NISLEY | ROLL CALL |
| ABSENT: NONE | |
| None. | PUBLIC COMMUNICATIONS |
| Chair Baldino presented the Consent Calendar. | CONSENT CALENDAR |
| None. | CALL ITEMS FROM CONSENT |
| Commissioner Nicol moved, seconded by Vice Chair Newman, to approve the May 26, 2016 Meeting Minutes. Motion approved (5-0). | MOTION |
| None. | WRITTEN COMMUNICATIONS |
| None. | NEW BUSSINESS |
| Vice Chair Newman and Commissioner Nisley both have recused themselves from participating in Agenda Item I-2 for potential conflict of interest – both of them having businesses within 500 feet of the subject property. | CONTINUED BUSINESS – PUBLIC HEARING for EA-1106; SUB 15-01 for VTPM No. 73563 |
| Chair Baldino presented Agenda Item I-2, Environmental Assessment No. EA-1106 and Subdivision No. SUB 15-01 for Vesting Tentative Parcel Map (VTPM) No. 73563. | |
| Address: 215-275 Main Street. Property Owner: Bradley J.M. Conroy and Amy J. Conroy, Trustees of the Conroy Family Trust, Steven Taylor and Natalie Mense Taylor, Trustees of the Steven Taylor and Natalie Mense Taylor Revocable Living Trust; Iron Hammer Properties, L.P., a California Limited Partnership; Magnum, L.P., a California Limited Partnership; Steve Leisner, Trustee of the Steve Leisner GST Trust and Eddie Leisner, Trustee of the Eddie Leisner GST Trust, as Tenants in Common. | |
| Assistant Planner Maria Baldnegro presented a PowerPoint presentation of the staff report (of record.) | |
| Commissioner Nicol inquired as to why is this item before the Commission tonight. | |
| Mrs. Baldenegro stated that property lines are being straddled by buildings, which | |

goes against the Subdivision Map Act.

Vice Chair Baldino asked Mrs. Baldenegro why the applicant is not required to provide additional parking.

Mrs. Baldenegro replied that the Downtown Specific Plan allows changes in use without having to meet parking requirements.

Commissioner Wingate asked if additional parking would have to be provided if square footage were added.

Mrs. Baldenegro replied that they would have to.

Commissioner Nicol asked whether parking is required based on the existing square footage as well as an addition of just an addition.

Mrs. Baldenegro replied that required parking is based on the addition only.

Mr. Nicol asked if in-lieu fees would apply in the situation of an addition.

Mrs. Baldenegro replied that yes, a developer could pay in-lieu fees to meet the parking requirement in the Downtown Specific Plan.

Moni Dosanjh, Representative of Applicant

**PUBLIC
COMMUNICATION**

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

Mr. Baldino asked whether there is something in the lease agreement requiring employees to park offsite.

Mr. Dosanjh replied that there is language in the lease agreement regarding this and that he will speak with property management about better enforcing this.

Mr. Baldino stated that there is a van from the flower truck that often parks illegally, making it difficult to enter and exit the parking lot.

Mr. Dosanjh replied that he will speak with property management about better enforcing this.

MOTION

Commissioner Wingate moved, seconded by Commissioner Nicol, for the Planning Commission to approve Resolution No. 2793 approving Environmental Assessment No. EA-1106 and Subdivision No. SUB 15-01 for Vesting Tentative Parcel Map (VTPM) No. 73563. Motion carried (3-0).

Vice Chair Newman and Commissioner Nisley both returned back to the dais.

Chair Baldino presented Agenda Item I-3, Environmental Assessment No. EA-1148 and Adjustment No. 16-01. Address: 535 Indiana Street. Property Owner: Mirko Vukotic. Applicant: Jan Bartosik.

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

Assistant Planner Raneika Brooks presented a PowerPoint presentation of the staff report (of record.)

Commissioner Newman inquired how we get around ADA requirements.

Mrs. Brooks stated that the applicant has moved the required open space to the basement next to the parking. By removing this piece of land, the property became two 2-unit buildings instead of one 4-unit building and therefore no longer triggers the ADA requirements in question.

Mr. Baldino asked if there had been any discussion about removing required landscaping to make more room for required parking.

Mrs. Brooks replied that the Code does not currently provide the option of removing required landscaping to make room for required parking, but that Staff is working on amendments that would provide this option.

Mr. Baldino asked whether the Commission has the authority to allow the removal of required landscaping to make room for required parking.

Assistant City Attorney David King stated that this item is within the purview of the Planning and Building Safety Director. Normally the Director would make an Administrative Adjustment, which would then come before the Commission as a receive-and-file item. Planning and Building Safety Director Sam Lee thought it more efficient to go straight to the Commission. Staff's proposal is to amend the Code to allow the Planning and Building Safety Director to make Administrative Adjustments regarding landscaping.

Mr. Baldino stated that this allowance should be made not only in R1 but also in Smokey Hollow.

Acting Planning Manager Paul Samaras stated that this is Code amendment is being added to the list of clean-up items that will be presented to the Commission in August or September. If this Code amendment can be adopted during construction it is possible that the Applicant can submit modified plans in which the landscaping requirement need not be met.

Mr. Nicol asked if the grass between bricks in a driveway counts as driveway or landscaping, and whether we would want to encourage that.

Mr. Samaras replied that the Code does allow for double-counting required components of sites in that way, nor was it on the list of things to look into, but Staff can if the Commission so desires.

Mr. Nicol disclosed that he has discussed this project at length with the Applicant, along with the Planning and Building Safety Director and Staff.

Mr. Baldino stated that he owns a townhome with tight parking spaces similar to the ones proposed, and that whatever can be done to help the Applicant make the parking spaces more usable will help with street parking and everything else in the area.

Commissioner Nicol moved, seconded by Commissioner Nisley, for the Planning Commission to approve Resolution No. 2796 approving Environmental Assessment No. EA-1148 and Adjustment No. 16-01. Motion carried (5-0).

**PLANNING
COMMISSIONERS
COMMENTS**

MOTION

REPORT FROM

None.

**PLANNING AND
BUILDING SAFETY
DIRECTOR**

Commissioner Nicol congratulated all of the graduates. The upcoming Artwalk and Beach Cleanup were also announced.

**PLANNING
COMMISSIONERS
COMMENTS**

Chair Baldino adjourned the meeting.

OTHER BUSSINESS

The meeting adjourned at 604 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 14TH DAY OF JULY 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