

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

April 28, 2016

Vice Chair Newman 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.

CALL TO ORDER

Mr. Nisley led the Pledge of Allegiance.

**PLEDGE TO THE
FLAG**

PRESENT: NICOL, NEWMAN, NISLEY, WINGATE

ROLL CALL

ABSENT: BALDINO

None.

**PUBLIC
COMMUNICATIONS**

Vice Chair Newman presented the Consent Calendar.

**CONSENT
CALENDAR**

None.

**CALL ITEMS FROM
CONSENT**

None.

**WRITTEN
COMMUNICATIONS**

Commissioner Nicol moved, seconded by Commissioner Nisley motion to continue Agenda items H-1 and H-3 due to lack of quorum. (4-0).

NEW BUSINESS

Planning and Building Safety Director Sam Lee notified the Commissioners that the continued items would be on the Agenda for the May 26, 2016 Planning Commission meeting.

Vice chair Newman presented Agenda item H-2, Environmental Assessment No. EA-1131, Administrative Determination No. AD 15-02, Administrative Use Permit No. AUP 15-01, and Parking Demand Study No. PDS 15-03. Address: 909 E. El Segundo Blvd. Applicant Robert Rubens III on behalf of Hemilane Inc. Property owner: Michael Katz.

**EA-1131, AD 15-02,
AUP 15-01, AND PDS
15-03**

Principal Planner Eduardo Schonborn presented the staff report.

Commissioner Wingate asked why the street curb adjacent to the property is painted green.

Mr. Lee stated that the curb is painted green for the neighboring storage facility for ease of loading and so that vehicles are not parked there all day, and that he is working with the Public Works Director to see what can be done.

Ms. Wingate asked about circulation and parking for the business.

Mr. Schonborn pointed to Condition No. 21 of the proposed Resolution as the way that staff has mitigated potential circulation and parking impacts.

Rob Rubens III, Applicant

Mr. Rubens read several letters from neighbors in favor of the new business. He requested a modification to the proposed Conditions of Approval to increase the number of employees to work in the tasting room.

Mr. Schonborn stated that the restriction on the number of employees is written in Condition No. 10, and was a result of the Parking Demand Study.

Ms. Newman asked Mr. Rubens if he would be in favor of a Condition that prohibited on-site employee parking in order to allow more employees during business hours.

Assistant City Attorney David King stated that the Planning Commission could modify the Conditions of Approval to allow more employees to work the tasting room provided that the existing parking agreement that provides adequate off-site employee parking remains in place.

Mr. Nicol asked if four employees would be sufficient to operate on the production side.

Mr. Rubens stated that six would be ideal.

Mr. King stated that the Conditions could be modified to allow two employees in the tasting room and to reference the existing parking agreement with the applicant's neighboring property. He stated that at the time of the six month review by the Planning Commission (as required in the Conditions of Approval), the issue of employees and parking could be revisited at which point the allowed number of employees could be increased or decreased.

Mr. Rubens asked if the limit for employees in the tasting room could be raised to 3.

Ms. Newman said that that would be reasonable.

Mr. Nicol said concurred, given the fact that hard alcohol would be served and the capacity of the tasting room was set at twenty nine people.

Ms. Wingate concurred.

Mr. King stated that condition would be modified based on the discussion.

Ms. Wingate inquired about signage.

Mr. Rubens stated that in keeping with the speakeasy theme, the building was planned to be left unmarked.

Will Danes, nonresident

Mr. Danes spoke in favor of the project.

Michael Rooks, resident

Mr. Rooks spoke in favor of the project.

Mr. Nicol stated that he would like to see the process improved so that applicants did not have to spend money on parking studies.

The other Commissioners agreed and commended the applicant on the progress that his business has been making.

Ms. Wingate moved, seconded by Mr. Nicol to approve Environmental Assessment No. EA-1131, Administrative Determination No. AD 15-02, Administrative Use Permit No. AUP 15-01, and Parking Demand Study No. PDS 15-03 subject to the Conditions listed in exhibit "A" with the revisions discussed incorporated into the Resolution by reference. (Passed 4-0)

Mr. Lee announced that the Aloft Hotel has been opened.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

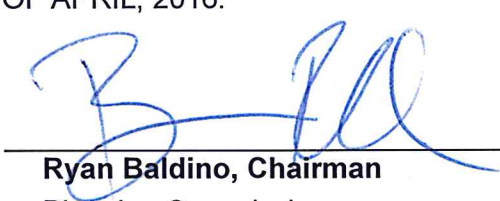
Ms. Newman adjourned the meeting at 6:43 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 28TH DAY OF APRIL, 2016.



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



Ryan Baldino, Chairman
Planning Commission
City of El Segundo, California