

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

**July 14, 2016**

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.	<b>CALL TO ORDER</b>
Commissioner Wingate led the Pledge of Allegiance to the Flag.	<b>PLEDGE TO FLAG</b>
PRESENT: BALDINO, NEWMAN, NICOL, and WINGATE	<b>ROLL CALL</b>
ABSENT: NISLEY	
None.	<b>PUBLIC COMMUNICATIONS</b>
Chair Baldino presented the Consent Calendar.	<b>CONSENT CALENDAR</b>
None.	<b>CALL ITEMS FROM CONSENT</b>
Commissioner Nicol moved, seconded by Vice Chair Newman, to approve the May 12, 2016 Meeting Minutes. Motion approved (4-0).	<b>MOTION</b>
Commissioner Nicol moved, seconded by Vice Chair Newman, to approve the June 9, 2016 Meeting Minutes. Motion approved (4-0).	<b>MOTION</b>
None.	<b>WRITTEN COMMUNICATIONS</b>
Chair Baldino presented Agenda Item H-3, Environmental Assessment No. No. EA-1143, Zone Text Amendment No. ZTA 16-01, Conditional Use Permit No. CUP 16-01, Administrative Use Permit No. AUP 16-01, Administrative Adjustment No. ADJ 16-04, and Off-Site Parking Covenant No. MISC 16-05. Address: 2171-2191 Rosecrans Avenue (Cozymel's Mexican Grill). Property Owner: Rosecrans Continental Way LLC. Applicant: Continental Development Corporation.	<b>NEW BUSSINESS for EA-1143; ZTA 16-01;ADJ 16-04; MISC 16-05 (Cozymel's)</b>
Contract Senior Planner Eduardo Schonborn presented a PowerPoint presentation of the staff report (of record.)	
Chair Baldino inquired if the project has any time restrictions on the use of the parking lot loading spaces.	
Mr. Schonborn stated that no restrictions are in place at this time being that there is not a tenant currently in the space.	
Mr. Baldino inquired what area of the City the zone text amendment will affect.	
Mr. Schonborn stated it will affect the MU-S zone located in the south east corner of the city.	

Vice Chair Newman expressed concern about the initial study finding that traffic had less than significant impact. She also expressed concern regarding security on the site.

City Attorney David King addressed the Commission regarding Vice Chair Newman concerns. He stated that Stamped Pages No. 45-46 of the Resolution include conditions that were imposed by "Police and Fire Department". It stated that "security cameras shall be installed in all new commercial/retail establishments".

**Bob Turniski, Continental Development, applicant**

**PUBLIC  
COMMUNICATION  
(OPEN)**

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

Mr. Baldino stated that he liked the abundance of bike racks. He asked if there will be an expansion throughout Continental Development sites to make it more of a campus feel.

Mr. Turniski responded affirmatively. He added that in addition to the pedestrian transportation we have lockers and showers facility.

**PUBLIC  
COMMUNICATIONS  
(CLOSED)**

Chair Baldino reopened public communication.

**PUBLIC  
COMMUNICATION  
(RE-OPEN)**

Mr. Turniski stated that the current facility has a parking agreement with 860 Apollo parking garage similar to the off-site parking covenant required in the proposed conditions of approval.

Mr. Baldino asked if there is any agreement with the tenants to instruct their staff to park in the off-site parking structure to avoid taking up spaces on the surface lot.

Mr. Turniski stated that all the employees in the retail facilities along Rosecrans will park on the rooftop of the 860 Apollo garage to assure maximum amount of surface stalls for patrons.

Ms. Newman stated that it will be important to set a time parameter for deliveries.

Mr. Turniski stated that in all leases for all retail tenants hours of deliveries are restricted to before 10:00 am.

Chair Baldino closed public communications.

**CLOSED PUBLIC  
COMMUNICATIONS  
(CLOSED)**

Commissioner Nicol moved, seconded by Commissioner Wingate, for the Planning Commission to approve Resolution No. 2798 approving Environmental Assessment No. EA-1143, Zone Text Amendment No. ZTA 16-01, Conditional Use Permit No. CUP 16-01, Administrative Use Permit No. AUP 16-01, Administrative Adjustment No. ADJ 16-04, and Off-Site Parking Covenant No. MISC 16-05. Motion carried (4-0).

**MOTION**

Chair Baldino presented Agenda Item H-4, Environmental Assessment No. EA-1155, Conditional Use Permit No. CUP 16-02, and Wireless Communications Facility Permit No. WCFP 16-01. Address: 1904 E. El Segundo Boulevard (southeast corner of El Segundo Boulevard and Sepulveda). Property Owner: Southern California Edison (SCE).

**NEW BUSSINESS for  
EA-1155; CUP 16-02;  
ADJ 16-04; MISC 16-05**

Contract Senior Planner Eduardo Schonborn presented a PowerPoint presentation of the staff report (of record.)

Commissioner Wingate inquired if there is an 8 foot wall around the tower.

Mr. Schonborn stated that there is not.

**Mike Crawford, Synergy Development Service, representative for Verizon Wireless**

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

Mr. Baldino asked if the purpose is primarily to increase coverage due to the Raytheon office project expansion.

Mr. Crawford stated that he did analysis of the surrounding area to best meet the needs for the area.

Commissioner Wingate moved, seconded by Commissioner Nicol, for the Planning Commission to approve Resolution No. 2799 approving Environmental Assessment No. EA-1155, Conditional Use Permit No. CUP 16-02, and Wireless Communications Facility Permit No. WCFP 16-01. Motion carried (4-0).

**MOTION**

Chair Baldino presented Agenda Item H-5, Environmental Assessment No. EA-1156, Administrative Use Permit AUP No. 16-05, and Conditional Use Permit No. CUP 16-03 Address: 733 & 735 North Douglas Street. Property Owner: Efthemios Tsiboukas. Applicant: Ocean Market Grill No. 2 c/o Alberto Juarez.

**NEW BUSSINESS for  
EA-1156; AUP 16-05;  
CUP 16-03**

Contract Planning Technician Russell Toler presented a PowerPoint presentation of the staff report (of record.)

**Laura Mayer, project manager, Mar Ventures representative**

Ms. Mayer gave a brief statement regarding the project and stated that she is available for questions.

Mr. Baldino asked if there are other Ocean Market Grill locations.

Ms. Mayer stated that another location in Long Beach.

Commissioner Nicol moved, seconded by Commissioner Wingate for the Planning Commission to approve Resolution No. 2797 approving Environmental Assessment No. EA-1156, Administrative Use Permit AUP No. 16-05, and Conditional Use Permit No. CUP 16-03. Motion carried (4-0).

**MOTION**

None.

**PUBLIC HEARING-  
CONTINUED  
BUSINESS**

Planning and Building Safety Director Sam Lee introduced to the Commission our new Planning Manager Gregg McClain from City of Hawthorne. He thanked Paul Samaras for stepping up for almost 7 months being the Acting Planning Manager.

**REPORT FROM  
PLANNING AND  
BUILDING SAFETY  
DIRECTOR**

Commissioners thanked Paul Samaras for his help with Downtown Subcommittee work and welcomed Gregg McClain.

**PLANNING  
COMMISSIONERS  
COMMENTS**

None.

**OTHER BUSSINESS**


None.

**ADJOURNMENT**

Chair Baldino adjourned the meeting.

The meeting adjourned at 6:24 p.m.

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**