

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

September 8, 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.	CALL TO ORDER
Mr. Baldino led the Pledge of Allegiance.	PLEDGE TO FLAG
PRESENT: NICOL, NEWMAN, BALDINO, NISLEY, WINGATE	ROLL CALL
ABSENT: NONE	
NONE	PUBLIC COMMUNICATIONS
Mr. Baldino presented the Consent Calendar.	CONSENT CALENDAR
Commissioner Nicol pulled Agenda Item E-1-A, EA 1166 and Administrative Use Permit No. AUP 16-11.	CALL ITEMS FROM CONSENT
Contract Senior Planner Louis Morales presented a Staff Report on EA 1166 and AUP No. 16-11. Address: 204 Main St. Applicant: Kristian Krieger. Property owner: HJM International, LLC.	
Representative of the Applicant Mr. Cox gave a brief overview of the proposed restaurant.	
Mr. Baldino pointed out a change to Items 32 and 33, which changed the name of the indemnifier.	
Vice Chair Newman moved, seconded by Commissioner Wingate, to Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1166 and Administrative Use Permit No. 16-11. Motion carried (5-0).	MOTION
Mr. Baldino stated that a letter from Ken and Allison Wilson regarding EA 1154 had been received and distributed to the Commission.	WRITTEN COMMUNICATIONS
Chair Baldino presented Agenda Item H-2, Environmental Assessment No. 1154, Specific Plan Amendment No 16-01, Subdivision No. 16-01, Development Agreement 16-01. Address: 540 East Imperial Avenue. Applicant: D.R. Horton Homes CA2. Inc. Property Owner: El Segundo Unified School District.	NEW BUSSINESS for EA-1154; SPA 16-01; SUB 16-01; DAA 16-01
Contract Senior Planner Trayci Neison presented a PowerPoint presentation of the staff report.	
D.R. Horton division president (applicant) John Scull presented a PowerPoint presentation.	
Nick Monya of William Hezmalhalch Architects presented a video of the project's	

renderings.

Mr. Baldino disclosed that he and commissioner Nicol had met with Nick Biro of D.R. Horton to discuss the project, and on another occasion he and Council member Carol Pitzruk had met with Mr. Biro to discuss the project. He also stated that he had attended the town hall meeting on August 17, 2016 to hear from residents and see the D.R. Horton presentation.

Mr. Nicol disclosed that had met with Mr. Biro to discuss the project on Thursday, June 9, 2016 and was given a project plan booklet identical to what was made publicly available.

Mr. Baldino asked staff what exactly is going to be negotiated with respect to the affordable housing element – whether it is about *how* it is to be implemented or *if* it is to be implemented.

Ms. Nelson replied that the affordable units will exist, and that what is to be negotiated is the terms: how long they will be held as affordable units, who will set up the program, etc.

Commissioner Wingate inquired about the width of the entrance road off of Walnut Avenue, and whether 26 feet is sufficient for fire and police access.

Ms. Nelson stated that both Fire and Police were okay with the width, provided that street parking be restricted to one side only.

Ms. Newman asked if it is only because of the project's size that the City is able to require that some of the new units be affordable.

Ms. Nelson replied that the inclusion of affordable units dates back to the original Development Agreement, though the City does not have a mechanism for requiring affordable housing in every project.

Commissioner Nisley inquired why option 1 of the 540 Imperial Specific Plan was not implemented.

Ms. Nelson replied that a two-year time limit was written into the original Specific Plan in which only option 1 would be allowed. That period has passed and so option 2 of the 540 Imperial Specific Plan is now allowed.

Mr. Nisley asked why option 1 was not utilized and whether it was due to a lack of bidders.

Mr. Baldino stated that the original plan of the School District was to lease the property in order to generate perpetual revenue. The plan was to lease the land to someone to construct and operate a senior living facility, since there is a shortage of senior housing in the City. Although there were some bids, none of the bidders were able to come up with an economically viable plan.

Mr. Nicol asked how much an affordable unit would cost in this project.

Ms. Nelson stated that the commission would have to ask the developer. She stated that the law dictates that affordable units must be built in the same way, which is why the affordable units in the project are integrated with the rest of the units, rather than being in a separate building.

Mr. Baldino stated that the City has no mechanism to require affordable housing. He stated that he was interested about what steps can be taken to give priority to those that are already part of the El Segundo community.

Ms. Nelson stated that there still are no specifics as to how such a program will work, though there is a requirement that there be a marketing program within the City for El Segundo residents to have early knowledge.

Mr. Baldino asked the applicant about what was planned to be done to mitigate rodent problems during demolition.

Mr. Biro stated that before demolition a perimeter fence would be installed and the structure would be fumigated. He stated that this is a standard procedure in such demolitions.

Mr. Baldino inquired about the purpose of a sentence on page 53 of the agenda packet regarding the payment of school fees.

Mr. Nicol stated that those fees are contestable.

Mr. Baldino asked if D.R. Horton has any intention to contest the payment of school fees.

Mr. Scull stated that they do not.

David Eadington, resident, 759 E. Walnut.

Mr. Eadington stated that he and his wife live adjacent to the project site.

He asked about D.R. Horton's plans to mitigate dust during construction and plans for fumigation, since he and his wife have asthma.

He also asked about noise abatement since he and his wife both work from home.

Further he asked about security during construction, along with any potential impacts construction might have on the structural integrity of their home.

Mr. Baldino pointed to Condition No. 78, which limits the hours of construction, to Condition No. 59 regarding security, and to a condition that a phone number be posted that residents may call if there are any issues during construction.

Assistant City Attorney David King pointed to the Mitigation Monitoring and Reporting Program that is already in place for the project and that to the fact that AQMD rules must be complied with.

Mr. Baldino explained that the EIR has already been written, and that the Mitigation Measures are built into that.

Tracy Miller Zarnuky, resident, 501 Oregon St.

Ms. Zarnuky called attention to D.R. Horton's request to build under the California Green Code rather than be LEED certified.

Marc Marion, resident, 921 McCarthy Ct.

Mr. Marion expressed concern for the potential rats during demolition, for the impact that the project will have on his sunlight, and for the sump that lies between the project site and his property.

Marcia Marion, resident, 921 McCarthy Ct.

Ms. Marion asked if the houses closest to her property would have two stories.

Mr. Baldino stated that they would have one story in the front and two stories in the back, due to the topography of the site.

Keith Wilson, resident, 905 McCarthy Ct.

Mr. Wilson inquired about new street lighting, traffic impacts, and planned noise abatement during construction.

Cindy Andrew, resident, 944 Sheldon St.

Ms. Andrew asked about the height of the multi-family units and how that would impact her view.

Ms. Newman stated that she would like to see renderings of the project from the neighbor's perspectives.

Nick Biro, D.R. Horton

Mr. Biro stated that staff is trained to be conscious of air quality impacts, and to stop work if winds pick up.

Ms. Newman asked how long construction would take.

Mr. Biro stated that it would take 2 years. Regarding noise abatement, he stated that a phone number would be posted on site for neighbors to call in the case that any issues arise.

Ms. Newman asked what the neighbor at 944 Sheldon St. would see past her backyard wall.

Mr. Biro replied that since the project sits at a lower grade than the houses on Sheldon St. do, she would only be able to see the roof of the new multi-family buildings.

Everett Kank, D.R. Horton

Mr. Kank stated that the Green Code and Energy Code already have high standards, sometimes exceeding what LEED certification requires. He stated that LEED certification is a lot of paperwork, that doesn't ensure any significant additional energy efficiencies.

Ms. Newman asked if there was a marketing benefit to being LEED certified.

Mr. Kank stated that there is a marketing benefit for much larger projects, such as high-rise condo developments.

He stated that the road in the single-family component of the project is narrow in order to calm traffic and abate noise.

Mr. Baldino asked about the wall that would surround the project, and whether it would be solid and therefore effective in abating noise impacts.

Mr. Kank replied that he did not know what type of material would be used, but that it would be solid.

Mr. Baldino asked about landscaping and lighting, and how such elements might protect or affect the neighbors.

Mr. Kank replied that there will be a lighting plan that must comply with City safety standards, but also will mitigate light pollution.

Mr. Baldino asked Mr. Biro if the neighborhood could be notified prior to fumigation.

Mr. Biro

Mr. Biro replied that that could be done.

Mr. Nicol asked if the utilities would be subterranean.

Mr. Biro stated that all utilities are planned to be underground.

Mr. Nisley asked if the project would cut into the slope to the west.

Mr. Biro stated that they would need to excavate the slope, which would result in a retaining wall that would be ten-feet tall at its highest point.

Ms. Newman asked what the residents on Sheldon will see from their backyards once the project is complete, and if they have been notified of this.

Mr. Biro stated that, if standing, residents on Sheldon would be able to see only the roofs of the projects new buildings. He stated that he had met with two of the residents and shown them renderings of what their view will be.

Resident, 934 Sheldon St.

The resident stated that her patio sits much higher than the part of the backyard that the renderings showed the view from.

John Scull, D.R. Horton

Mr. Scull stated that they will meet with each of the adjacent homeowners to work out solutions regarding the new retaining and privacy walls. He also stated that they are willing to modify the wall line if any conflicts arise.

Mr. King stated that the Mitigation Monitoring and Reporting Program is already in place.

Mr. Baldino asked Ms. Nelson and Planning Manager Gregg McClain if homeowners on Sheldon would need to obtain a planning entitlement to have a

wall above six feet built.

Ms. Nelson replied that such flexibility could be added to the Specific Plan so that a homeowner would be able to build a taller wall by right.

Mr. Baldino thanked the school district to have allowed the Challengers' baseball program to use the baseball field.

Ms. Newman expressed concern about the developer not pursuing LEED certification. She also stated that she would like to see the sump behind the homes on McCarthy Ct. taken care of.

Mr. King stated that the Development Agreement only applies to the property in question.

Mr. Nicol stated that he is not concerned that the project deviates from R1 standards, since it is a planned community whose buildings are designed to complement each other.

Mr. Baldino recommended that City Council look at what the public benefit is and to see if there isn't more that could be done by D.R. Horton. Regarding the project, he stated that he believes that it is a good project and a good use of the land. He reiterated that he is only concerned about the public benefit of the project.

Ms. Newman stated that she would like to see a requirement in the Development Agreement that the project be LEED certified.

Mr. Baldino stated that the paperwork involved in certification adds to the cost.

Ms. Newman stated that LEED certification may add great marketing value to the project.

Director of Planning and Building Safety Sam Lee stated that the standards of the California Green Code are getting closer to the standard of LEED with every cycle. He pointed out that voluntary standards of the Green Code can be applied.

Mr. Baldino reopened public communication.

Mr. Kank

Mr. Kank stated that LEED certification amounted to more paperwork, and that the Green Code already ensures a high level of energy efficiency.

Commissioner Wingate moved, seconded by Commissioner Nicol, to approve Environmental Assessment No. 1154, Specific Plan Amendment No 16-01, and Subdivision No. 16-01. Motion carried (5-0).

MOTION

Mr. Baldino presented Agenda Item H-3, Environmental Assessment No. 1135, Specific Plan Amendment No. SPA 16-02, Subdivision No. SUB 16-03, General Plan Amendment No. GPA 16-01, Zone Change No. ZC 16-01, Zone Text Amendment No. ZTA 16-04, Site Plan Review No. SPR 16-01, Administrative Use Permit No. AUP 16-09, and Conditional Use Permit No. CUP 16-05. Scoping meeting to obtain public feedback on the environmental issues to be analyzed in

**NEW BUSINESS -
SCOPING MEETING for
EA-1135, SPA 16-02,
SUB 16-03, GPA 16-01,
ZC 16-01, ZTA 16-04
SPR 16-01, AUP 16-09,
CUP 16-05**

the forthcoming Environmental Impact Report (EIR) for the Lakes Specific Plan and Top Golf facility project. Address: The three properties are generally located at 400 South Sepulveda. Applicant: ES CenterCal, LLC. Property Owner: City of El Segundo, Southern California Edison, and West Basin Municipal Water District.

Principal Planner Eduardo Schonborn presented a PowerPoint presentation of the staff report.

Ms. Mondy, 929 Sheldon Street

Ms. Mondy stated that she would like to see a restroom on the course.

Ms. Wingate stated that she was happy that a traffic study would be done.

Mr. Nicol asked why the EIR was being discussed only now.

Mr. Schonborn replied that the delay is due to the size of the project.

Ms. Newman asked whether the construction of the project would be taken into consideration as well.

Mr. Schonborn replied that it would be.

Mr. Baldino presented agenda item I-4, EA 1064, possible Zone Text Amendment to amend El Segundo Municipal Code §15-4A regulating the Single Family Residential (R-1) Zone.

**CONTINUED
BUSINESS
EA-1064 (R-1 ZONE)**

Mr. Lee stated that the item was presented at the City Council meeting, and that the Council provided staff direction to work with the Commission in forming a subcommittee.

Chair Baldino moved, seconded by Ms. Wingate, to continue Environmental Assessment No. EA-1064 to September 22, 2016. Motion carried (5-0).

MOTION

Mr. Lee thanked Mr. Baldino and Ms. Newman for accepting 4 more years as Commissioners.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Ms. Wingate announced that El Segundo Auxiliary of Children's Hospital would be holding a wine festival on September 17th, and that she would be selling tickets.

**PLANNING
COMMISSIONERS
COMMENTS**

None.

OTHER BUSSINESS

Chair Baldino adjourned the meeting.

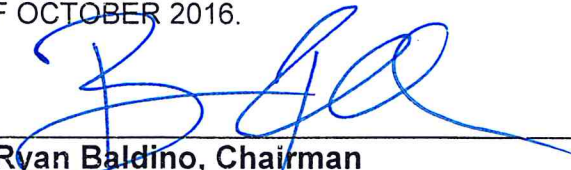
ADJOURNMENT

The meeting adjourned at 8:18 p.m.

PASSED AND APPROVED ON THIS 27TH DAY OF OCTOBER 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