

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

January 26, 2017

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

Vice Chair Newman led the Pledge of Allegiance.

PLEDGE TO FLAG

Present: Newman, Baldino, Nisley, Wingate

ROLL CALL

Absent: Nicol

None.

**PUBLIC
COMMUNICATIONS**

Chair Baldino presented the Consent Calendar.

**CONSENT
CALENDAR**

Vice Chair Newman pulled agenda Item E-1

**CALL ITEMS FROM
CONSENT**

Chair Baldino presented Agenda Item E-1, Environmental Assessment No. EA-1169 and Adjustment ADJ No. 1606. Address 127 Penn Street. Applicant: 127 Penn LLC, c/o Mark Harrigan. Property Owner: 127 Penn LLC.

**DIRECTOR
DECISIONS FOR
ADMINISTRATIVE
ADJUSTMENT.
EA-1169**

Planning Manager Gregg McClain presented the staff report.

Chair Baldino asked whether the number of required parking spaces met code.

Mr. McClain responded that the project did comply with the number of required parking spaces.

Vice Chair Newman asked about the requested reduction of the required back-up space.

Mr. McClain responded that the alley is only 14 feet wide. He added that some of the required parking spaces are located in the front of the property, which better accommodates larger vehicles.

Commissioner Wingate stated that she had driven by, and confirmed that the alley is very narrow.

None.

PUBLIC COMMENTS

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-1169 and Adjustment ADJ No. 1606. Motion carried (4-0).

MOTION

None.

**WRITTEN
COMMUNICATIONS**

Chair Baldino presented Agenda Item H-2, 6-Month review of Environmental Assessment No. EA-1131, Administrative Determination No. AD 15-02 and Administrative Use Permit AUP No. 15-01, and Parking Demand Study No. PDS 15-03. Address: 909 E. El Segundo Boulevard. Applicant: Robert Rubens II, on behalf of Hemilane Inc. Property Owner: Michael Katz.

**NEW BUSSINESS for
EA-1131; AD 15-02;
AUP 15-01; PDS 15-03**

Principal Planner Eduardo Schonborn presented the staff report.

Vice Chair Newman asked what the building's person capacity was.

Mr. Schonborn stated that is subject to the California Building Code.

Chair Baldino asked if there had been any complaints to Fire or Police Departments.

Mr. Schonborn stated that there had not been.

Commissioner Wingate asked about the total number of employees allowed per times of day.

Mr. Schonborn stated that the operation of the distillery was limited to 4 employees during the day, and 3 at in the evening when the tasting room was opened. He clarified that the request at hand was for an increase in the allowance of daytime employees, from 4 to 6. He added that the additional 2 would also be required to come via alternative means of transportation.

Vice Chair Newman asked if there would still be adequate parking if the increase in allowed number of employees would be approved.

Mr. Schonborn replied that there would be, and that there was a shared parking agreement with a neighboring property.

Chair Baldino stated that he had driven to the property and that the on-site spaces are all marked, but that there were no signs for additional parking at the off-site lot. Nor were there signs identifying the off-site additional spaces as being reserved for the business. Chair Baldino then asked Mr. Schonborn why the conditions regarding live music were so specific.

Mr. Schonborn responded that this was done in an effort to be cautious, especially since this is the first business of its type in the area. He stated that the allowance of live music was intended to allow ambience music, and stated that staff wanted to ensure that this business did not evolve into a nightclub-type place, or draw large crowds.

Mr. Robert Rubens II; applicant/owner

Mr. Rubens stated that he would like the condition that limited live music be relaxed to allow several band members rather than soloists only. Rubens also requested a wall to delineate parking areas. He added that the request to allow more employees was during the day for the distillery, which does not operate at the same time as during the tasting room.

Mr. Rubens then read two letters one from the adjacent business owner that shares the parking lot and the property owner. Both letters supported the changes made to the conditions about increased staff and live entertainment.

He also addressed the concerns regarding parking.

Chair Baldino asked about the signage on the site.

Mr. Rubens said that he is going to replace the banners with a permanent sign and add directional signage for off-site parking.

Chair Baldino commented that the live music request should not be limited by type/taste, but by potential noise/parking issues. He then brought up a concern about how the 2 additional requested employees will get to Rubens without a car.

Vice Chair Newman asked where the employees park, whether they park on-site or on the street.

Mr. Rubens replied that the day-shift employees park on-site and on the street, whereas the night shift employees usually park only on the street.

Chair Baldino asked if the request for a wall should be included in the amended resolution.

Mr. McClain said that the wall can be approved independently.

Mr. Brad Koppel, owner of property to the west of the applicant

Mr. Koppel shared his concern regarding Ruben's patrons parking in his parking lot. He would like to see if the commission could require that the entrance be available for both ingress and egress.

Vice Chair Newman voiced her concern about the ingress/egress and asked why the drive aisle is one-way.

Mr. Schonborn responded that the drive aisle is one-way because of a condition in the Howie's' CUP for that pre-dates Ruben's approvals.

Mrs. Debbie Koppel business owner

Ms. Koppel addressed the commission with her concerns regarding ingress/egress. She stated she had not been notified about the changes to the entrance to her property resulting from Rubens' business.

Chair Baldino stated that the ingress/egress request was not agendized, so it cannot be part of the current amendment.

Mr. Schonborn stated that he will follow up with Howie's CUP.

Vice Chair Newman stated that she liked the suggestion about not making the live music so restrictive. She wanted staff to follow up regarding the maximum capacity of Rubens and that there should be another 6-month review to monitor the impacts.

Mr. Rubens stated that his capacity is 49 people.

City Attorney David King said that Condition number 11 will not use the phrase "tasteful music."

Chair Baldino stated that types of businesses like Rubens are going to be the future of Smoky Hollow. He also stated that Mr. Rubens has tried really hard to make his project work by coordinating parking with neighbors and attending other El Segundo social functions. He stated that he was cautious about allowing an increase in employees without the provision of additional parking. He stated that he thought it too hard to enforce verification of the employees' mode of travel to work.

No other commissioners had any comments.

Chair Baldino moved, seconded by Commissioner Nisley, for the Planning Commission to approve Environmental Assessment No. EA-1131, Administrative Determination No. AD 15-02, Administrative Use Permit AUP No. 15-01, and Parking Demand Study No. PDS 15-03. With the modification of Condition No. 11 to state that, "live music, disc jockey, or pre-recorded background music may be provided. The music must not exceed the noise and vibration requirements of ESMC 7-2.1." Another condition was added that another update be provided by staff to the Planning Commission in 6-months. Motion carried (4-0).

MOTION

None.

**CONTINUED
BUSINESS**

Chair Baldino presented Agenda Item J-3, Initial Scoping Meeting – The Continental Grand Campus Specific Plan. EA-986, Specific Plan No. SPA 12-03, General Plan Amendment No. GPA 12-02, Zone Change No. ZC 12-02, Zone Text Amendment No. ZTA 12-02, Development Agreement No. DA 12-02

**OTHER BUSSINESS –
EA-986 (MATTEL)**

Contract Senior Planner Trayci Nelson gave a brief overview about the Mattel Project.

Luci Hise-Fisher, consultant with the environmental consulting firm PCR Services Corporation, gave a presentation of the Mattel project.

Patrick Perry, outside counsel for Mattel

PUBLIC COMMENTS

Mr. Perry provided additional background of the project. He stated that the current proposal is to secure the rights that were in place when Mattel acquired the property in the 1990s. He stated that these rights were secured in 1984 or 1985 through a Development agreement that had expired in 2012. He stated that the current proposal is to be allowed build a tower at 1955 East Grand Avenue to at an FAR of 2.0 as in the original vision and as allowed in the original approval.

Commissioner Wingate asked if there was any intent to take advantage of such an allowance if granted.

Mr. Perry referred to the project timeline found within the Initial Study.

Sarah Sheehy, representative of Applicant

Ms. Sheehy clarified that Mattel had no immediate plans to build, although the ability to expand is a priority.

Planning & Building Safety Director Sam Lee briefly discussed two projects that Planning staff is working on: Top Golf and the update to the R-1 development standards. He announced that these projects will have public hearings in the upcoming weeks.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Vice Chair Newman and Chair Baldino thanked those who had put together the El Segundo Centennial Ball.

**PLANNING
COMMISSIONER
COMMENTS**

Chair Baldino adjourned the meeting.


ADJOURNMENT

The meeting adjourned at 6:42 p.m.

PASSED AND APPROVED ON THIS 26TH DAY OF JANUARY 2017.



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



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