

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

**January 12, 2017**

Chair Baldino called the El Segundo Planning Commission meeting to order at 5:30 p.m. in the El Segundo City Hall Council Chambers, 350 Main Street, El Segundo, California.	<b>CALL TO ORDER</b>
Commissioner Wingate led the Pledge of Allegiance.	<b>PLEDGE TO FLAG</b>
PRESENT: NICOL, NEWMAN, BALDINO, NISLEY, WINGATE	<b>ROLL CALL</b>
ABSENT: none	
None.	<b>PUBLIC COMMUNICATIONS</b>
Chair Baldino presented the Consent Calendar.	<b>CONSENT CALENDAR</b>
None.	<b>CALL ITEMS FROM CONSENT</b>
Vice Chair Newman moved, seconded by Commissioner Nicol, for the Planning Commission to receive and file the Planning and Building Safety Director's approval of the December 8, 2016 minutes, Environmental Assessment No. EA-1169 and Environmental Assessment No. EA-1170. Motion carried 5-0.	<b>MOTION</b>
None	<b>WRITTEN COMMUNICATION</b>
Chair Baldino presented Agenda Item H-4, Environmental Assessment No. EA-1064, and Zone Text Amendment No. ZTA 14-01. Address: R-1 Zoned property citywide. Applicant: City of El Segundo	<b>NEW BUSINESS: EA 1064, ZTA 14-01. AMENDMENTS TO R-1 STANDARDS.</b>
Principal Planner Eduardo Schonborn and Planning Manager Gregg McClain presented the staff report.	
Vice Chair Newman asked for a report on the applicability and implications of the new standards in skinny and pie-shaped lots, as previously requested.	
Mr. McClain stated that staff has opted to propose that the new FAR standards apply only to lots wider than 25 feet. Regarding the pie-shaped cul-de-sac lots, he confirmed that the new FAR standards would not be a burden to property owners, and that the lady who had addressed the concern had come to agree.	
Commissioner Nicol asked why the floor area of second story of accessory dwelling units (ADUs) is not to be included in second-story FAR calculations.	
Mr. McClain responded that this was done in an effort to discourage the conversion of garages to ADUs, and that such floor area would count toward the overall FAR limit.	

Mr. Crowley stated that he was on the Planning Commission when the current R-1 standards were adopted in 2006 and that the knowledge that had led to those changes had been forgotten. He stated that the Commission is not to represent the real estate agents and developers but the neighbors. He said that the 2006 R-1 changes attempted to reduce four specific impacts: 1) the obstruction of light, 2) reductions in air flow, 3) lack of privacy, and 4) noise. He stated that his recommendation is the same as it was in 2006, that the City require that the massing of second stories be allowed only in the center of lots, away from the side property lines. Mr. Crowley also expressed his opposition to the proposal that a third on-site parking space be required only when the residential floor area reach 3,500 square feet. he believed the threshold should be kept at the current 3,000 square feet.

Commissioner Nicol stated that that the R-1 subcommittee discussed Mr. Crowley's concerns, and had agreed that the proposed changes represent the best option. He said that many developers do not like the idea of limiting the floor area of second stories, and that second stories will be smaller as a result of the changes. He also noted that people can park on their driveways even though they do not count as required on-site parking, and that research has shown that there will be less demand for parking in the future. He made clear that Mr. Crowley's concerns were valid and were discussed at length among the members of the R-1 subcommittee.

Commissioner Nisley stated that he would be in favor of keeping the threshold for requiring a 3-car garage at 3,000 square feet of floor area, rather than raising it to 3,500 square feet.

Commissioner Nicol asked Commissioner Nisley if we could require people to park in their garages.

Commissioner Nisley answered that we could not, but that more parking space would lessen the problem - because people have stuff and it's got to go somewhere.

Chair Baldino replied that requiring an additional parking spot for general storage does not resolve the problem that the requirement is intended to solve. He also stated that he appreciated Mr. Crowley's concerns. He stated that part of the subcommittee's discussion included concern for growing families that would like to expand their living area. He stated that the previous R-1 standards required more expensive engineering that many families would not be able to afford. Chair Baldino stated that he believed that zoning standards should be simple to understand, and that he believed that the proposed changes achieved this goal. He expressed his support for the proposed changes in that is better than what it replaces, and that it is in the best interest of those who live in town. He thanked the subcommittee for their work.

Vice Chair Newman also thanked the subcommittee and expressed support for the proposed changes. She thanked Mr. Crowley for his comments.

Commissioner Nicol moved, seconded by Commissioner Wingate, for the Planning Commission to approve Environmental Assessment No. 1064 and Zone Text Amendment No. ZTA 14-01. Resolution No. 2810. Motion carried 5-0. **MOTION**

Chair Baldino presented Agenda Item H-5: Environmental Assessment No. EA-1173, Administrative Use Permit No. AUP 16-14, and Conditional Use Permit No. CUP 16-06. Address: 2321 E. Rosecrans Avenue, Suite 1225 Applicant: Jason Smith Property Owner: Continental Atrium Corporation

**NEW BUSINESS:  
EA 1173, AUP 16-04 &  
CUP 16-06.  
EXPANSION OF  
OUTDOOR DINING  
AREA**

Assistant Planner Maria Baldenegro presented the staff report.

Commissioner Wingate asked if the seating area would have a solid cover.

Ms. Baldenegro replied that it would not.

**Jason Smith, Applicant**

Mr. Smith stated that the project team has no objections to the conditions and that they are available for questions.

Chair Baldino asked about the restaurant.

**Derrick Brissette, Kona Grill Southwest District Manager**

Mr. Brissette described the project and stated that they were excited to open a new location of Kona Grill in the City.

Commissioned Newman moved, seconded by Commissioner Nisley, for the Planning Commission to approve Environmental Assessment No. 1173, Administrative Use Permit No. AUP 16-14 and Conditional Use Permit No. CUP 16-06. Resolution No. 2807. Motion carried 5-0.

**MOTION**

None.

**CONTINUED  
BUSINESS**

None.

**OTHER BUSINESS**

None.

**REPORT FROM  
PLANNING AND  
BUILDING SAFETY  
DIRECTOR**

Chair Baldino adjourned the meeting at 6:39 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 12TH DAY OF JANUARY 2017.

None.

**PLANNING  
COMMISSIONERS  
COMMENTS**



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



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