

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

April 13, 2017

Chair Baldino called the El Segundo Planning Commission meeting to order at 5:38 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California.	CALL TO ORDER
Commissioner Nicol led the Pledge of Allegiance.	PLEDGE TO FLAG
NICOL, NISLEY, BALDINO, NEWMAN, and WINGATE	ROLL CALL
None.	PUBLIC COMMUNICATIONS
Mr. Baldino presented the Consent Calendar.	CONSENT CALENDAR
Mr. Baldino pulled item E-1 – Environmental Assessment No. EA 1165 and Administrative Use Permit No. AUP 16-10. Address: 400 Main St. Applicant: Vilma Delgado. Property owner: John Doukakis	CALL ITEMS FROM CONSENT
Commissioner Newman recused herself from participating in Agenda Item E-1 for potential conflict of interests relating to the proximity of her property to the project site.	
Assistant Planner Raneika Brooks presented a staff report.	
<u>Vilma Delgado, Applicant</u>	
Mr. Baldino asked about the displayed ABC license suspension notice.	
Ms. Delgado explained that the license was revoked due to nonpayment.	
Mr. Baldino asked the Applicant if she had received any other citations or complaints from the ABC while maintaining the current license.	
Ms. Delgado replied that she has not.	
Mr. Nicol asked if the requested license was for hard liquor.	
Ms. Delgado replied that it was for beer and wine only.	
Commissioner Wingate moved, seconded by Mr. Nicol to receive and file Environmental Assessment No. EA 1165 and Administrative Use Permit No. AUP 16-10 (Passed 4-0).	MOTION
None.	WRITTEN COMMUNICATIONS

Mr. Baldino presented item H-2 – Environmental Assessment No. EA 1183, Subdivision No. SUB 17-01 for Tentative Parcel Map No. TPM 74306. Address: 129 Palm Ave. Applicant: Harry Wu. Property owner: Palmes Star LP. **NEW BUSINESS: EA 1183, SUB 17-01**

Assistant Planner Maria Baldenegro presented a staff report.

Harry Wu

Mr. Baldino complimented Mr. Wu on the design of the townhomes, both for their physical appearance and for meeting code.

Ms. Wingate moved, seconded by Commissioner Nisley to approve Environmental Assessment No. EA 1183, Subdivision No. SUB 17-01 for Tentative Parcel Map No. TPM 74306.

Mr. Baldino presented item H-3 – EA 1184 and Specific Plan Amendment 17-01. Address: Downtown Specific Plan. Applicant: Bill Ruane. Property owner: Various. **NEW BUSINESS: EA1184, SPA 17-01**

Due to a potential conflict of interests relating to the proximity of 3 of the Commissioners' properties to the project site, names were drawn in order to determine which would stay on the dais. One needed to stay in order for a majority vote to be achieved. Ms. Newman's name was drawn. Commissioner Nisley and Ms. Wingate recused themselves from the dais.

Contract Planning Technician Russell Toler presented a staff report.

Ms. Newman asked staff if there had been many proposals that seem to have been impeded by the requirement that residential tenants be tenants of the commercial units below.

Mr. Toler stated that there have not been many inquiries about new projects, though the selling of residential units that were built after the adoption of the requirement has caused concern, and is the source of the proposed amendment.

Mr. Nicol stated that he is concerned by the fact that all new construction triggers compliance with current (and higher) parking requirements. He said that this de-incentivizes redevelopment and that nonconforming parking rights should be grandfathered for redeveloped commercial properties.

Mr. Baldino noted that this could be accomplished by requiring no parking for commercial development, but asked whether this was fair to those who have already paid into the parking in-lieu fee program.

Carol Wingate, 539 Richmond St.

**PUBLIC
COMMUNICATION**

Ms. Wingate stated that buildings on the west side of Main Street could easily provide semi- or full-subterranean parking. She stated that the downtown area needs more parking because it is getting more crowded, and that it should be required for both commercial and residential uses.

Mr. Baldino asked staff whether under the proposed amendment parking would be required for new construction only, or for conversions as well.

Planning Manager Gregg McClain explained that the conversion of upper floor commercial space to residential space would constitute a change in use, and therefore trigger parking requirement. He noted, however, that a reduction in commercial area could work out in favor of the property owner doing such a conversion.

Ms. Newman expressed concern over requiring no parking at all for new residential units. She stated that the in-lieu fee of \$17,500 didn't seem like too much when considering the total cost of a second story addition.

Ms. Wingate reiterated that parking should be required for both commercial and residential uses.

Matt Crabbs

Mr. Crabbs expressed his belief that a zero parking requirement for new residential units would not cause problems, and that the in-lieu fee probably would not deter much development. He stressed the importance ensuring that the second stories that do go up are of an acceptable aesthetic quality.

Mr. Baldino asked Mr. Crabbs if he thought a zero parking requirement would spur development.

Mr. Crabbs responded that it could incentivize some development, but due to the difficulty of adding second floors within the Plan area, new development is more practical.

Mr. Baldino asked whether the City wanted to err on the side of encouraging residential units in order to help revitalize downtown or to err on the side of being overly protective of parking issues. He stated that he was torn between requiring 0 and 1 space per residential unit.

Mr. Nicol asked if 0.5 per residential unit was an option.

Mr. Baldino said that the requirement could be 0.5 spaces required per unit, which would mean that only 1 space would be required for the development of 2 residential units.

Ms. Newman asked staff if the property in question had adequate parking.

Mr. Toler responded that 19 spaces were provided, though based on the commercial square footage, only 17 were required.

Mr. Nicol expressed his recommendation that 0.5 spaces be required per residential unit, with the first unit waived of any parking requirement. The developer would have the option to pay the in-lieu fee. Mr. Nicol stated that based on Mr. Crabbs comments, he did not believe that such a fee would deter development.

Ms. Newman expressed her recommendation of requiring 0.5 spaces per residential unit without the first being waived.

Mr. Baldino summarized that the Commission was in agreement that residential units should not be required to be owner-occupied, and that the amendment should only be applied to new units so that existing properties would not be adversely affected. He directed staff to prepare two versions of an Ordinance that reflect the Commission's opinion, each with one of the proposed parking options, which would be decided on at the following Planning Commission meeting.

Ms. Newman moved, seconded by Mr. Nicol to continue item H-3 – EA 1184 and Specific Plan Amendment 17-01 to the following meeting (passed 3-0). **MOTION**

Mr. Nisley and Ms. Wingate rejoined the dais.

None.

**CONTINUED
BUSINESS**

None.

OTHER BUSSINESS

Planning and Building Safety Director Sam Lee stated that he appreciated the night's discussion and that he would like to get the Downtown Subcommittee together again so that they could talk about the issues of parking and nonconformities within the downtown area.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

He also spoke in favor of the parking in-lieu fee program, stating that he believed that its unpopularity is due to misunderstanding. He stated that the collected funds go into an account that is used to provide community parking within the downtown area. He reminded the commission that the recent Richmond Street improvements, which added street parking downtown, was partially funded by the in-lieu fee program funds. Mr. Lee said that there are not a lot of in-lieu funds coming in because of the allowance of the interchange of permitted commercial uses without businesses having to provide additional parking. He requested that staff prepare a presentation on the program.

Mr. Nicol asked why the City doesn't provide parking in order to see the types of businesses that they want to see thrive. He stated that requiring businesses to provide their own on-site parking can be a deterrent to new

business.

Mr. Baldino asked Mr. Lee on the status on making the City Fire Department parking lot more accessible to the public.

Mr. Lee stated that he would check with the fire chief.

Mr. Baldino asked about the status on the proposed changes to requirements regarding Accessory Dwelling Units.

Mr. McClain said that a staff report would be presented at the following meeting.

Mr. Baldino encouraged everyone to sign up for the community Run for Education which would be on April 22.

**PLANNING
COMMISSIONERS
COMMENTS**

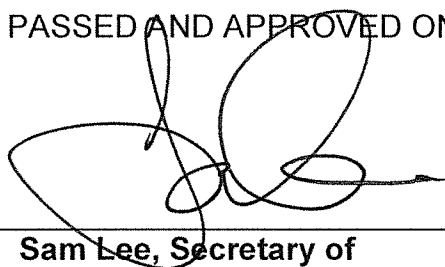
Mr. Nicol announced that Ed! Gala tickets were on sale for Friday May 12th.

Chair Baldino adjourned the meeting.

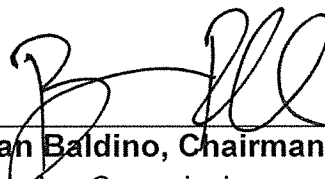
ADJOURNMENT

The meeting adjourned at 6:52 p.m.

PASSED AND APPROVED ON THIS 13TH DAY OF APRIL 2017.



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