



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
REGULAR MEETING**

April 27, 2017

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Pledge of Allegiance

Commissioner Nisley

C. Roll Call

Present: Chair Baldino
Vice Chair Newman
Commissioner Nicol
Commissioner Nisley
Commissioner Wingate

D. Public Communications

None

E. Consent Calendar

E-1. MINUTES FOR THE MEETING OF JANUARY 28, 2017

E-2. MINUTES FOR THE MEETING OF APRIL 28, 2017

E-3. MINUTES FOR THE MEETING OF MAY 26, 2017

MOTION: Approve items E-1 and E-3.

Moved by Commissioner Wingate, seconded by Commissioner Nicol.

Motion carried by the following vote (5-0):

Ayes	Baldino, Newman, Nicol, Nisley, Wingate
Noes	None

F. Call Items from Consent Calendar

Chair Baldino pulled item E-2 – April 28, 2016 Planning Commission Meeting Minutes. He noted that he had been absent on that date and so his name should be removed.

MOTION: Approve item E-2.

Moved by Chair Baldino, seconded by Commissioner Wingate.

Motion carried by the following vote (5-0):

Ayes **Baldino, Newman, Nicol, Nisley, Wingate**
Noes **None**

G. Written Communications

None

H. New Business – Public Hearing

- H-4. REVISION A TO ENVIRONMENTAL ASSESSMENT NO. 1143, CONDITIONAL USE PERMIT NO. CUP 16-01, ADMINISTRATIVE USE PERMIT NO. AUP 16-01, AND OFF-SITE PARKING COVENANT NO. MISC 16-05; AND POSSIBLE ADOPTION OF AN ADDENDUM TO THE PREVIOUSLY-APPROVED MITIGATED NEGATIVE DECLARATION AT 2171-2191 ROSECRANS AVENUE. (EE)**

Principal Planner Eduardo Schonborn presented the staff report.

Discussion included 1) loading zones; 2) trash storage; 3) parking; 4) the traffic study.

CHAIR BALDINO OPENED PUBLIC COMMUNICATION

Representative of the applicant, Bob Tarnopski, answered questions about parking and the types of restaurants that would be moving in.

CHAIR BALDINO CLOSED PUBLIC COMMUNICATION

MOTION: Approve Resolution 2798.

Moved by Commissioner Nicol, seconded by Vice Chair Newman.

Motion carried by the following vote (5-0):

Ayes **Baldino, Newman, Nicol, Nisley, Wingate**
Noes **None**

- H-5. ENVIRONMENTAL ASSESSMENT NO. 1103 (MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM), VARIANCE NO 15-01, PARKING DEMAND STUDY NO. 15-01, AND MISCELLANEOUS PERMIT NO. 15-01 AT 1700 EAST IMPERIAL AVENUE. (TN)**

Contract Senior Planner Trayci Nelson presented a staff report.

Discussion ensued regarding the parking study.

CHAIR BALDINO OPENED PUBLIC COMMUNICATION

Steve Tomko, architect for the project, answered questions from the commissioners.

Dominique Lobjois, resident, commented on the noise in the Boeing parking lot from trash pickup and tree removal. She asked for clarification regarding the proposed wall.

Phyllis Langdon, resident, expressed concern about traffic.

Gustave Stroes, Resident, expressed concern about traffic. He also had comments regarding noise and trash being generated from the site.

Resident complained of noise and traffic caused by Boeing.

Mr. Tomko addressed the concerns.

CHAIR BALDINO CLOSED PUBLIC COMMUNICATION

MOTION: Approve Resolution 2816.

Moved by Commissioner Wingate, seconded by Commissioner Nisley.

Motion carried by the following vote (5-0):

Ayes	Baldino, Newman, Nicol, Nisley, Wingate
Noes	None

H-6. ENVIRONMENTAL ASSESSMENT NO. EA-1179, ADJUSTMENT NO. ADJ 17-01, AND SUBDIVISION NO. SUB 16-10 FOR VESTING TENTATIVE PARCEL MAP NO. VTPM 74713 AT 231 VIRGINIA STREET. (MB)

Assistant Planner Maria Baldenegro noted a number of small revisions to the staff report and its attachments and then presented it.

CHAIR BALDINO OPENED PUBLIC COMMUNICATION

Craig Maples, applicant, stated that he was in favor of the conditions.

Resident complained of available street parking in the area.

CHAIR BALDINO CLOSED PUBLIC COMMUNICATION

MOTION: Approve Resolution 2811.

Moved by Commissioner Nicol, seconded by Vice Chair Newman.

Motion carried by the following vote (5-0):

Ayes	Baldino, Newman, Nicol, Nisley, Wingate
Noes	None

I. Continued Business

I-7. ENVIRONMENTAL ASSESSMENT NO. 1177 AND ZONING TEXT AMENDMENT NO. 16-06. CONSIDERATION AND POSSIBLE ACTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING TITLES 8 AND 15 OF THE EL SEGUNDO MUNICIPAL CODE (ESMC) RELATED TO THE CITY'S REGULATION OF ACCESSORY DWELLING UNITS. (PS)

Principal Planner Paul Samaras presented a staff report.

CHAIR BALDINO OPENED PUBLIC COMMUNICATION

Mathine Klein, resident, spoke in favor of the proposed ordinance.

Kimberly Cole, resident, spoke in favor of ADUs, but expressed issues with the ordinance as proposed.

Alberto Capiro, homebuilder, spoke in favor of the proposed ordinance.

Craig Carr, resident, spoke in favor of the proposed ordinance, with suggested modifications.

Ms. Patricia, resident, spoke in favor of the proposed ordinance.

Cathy Riley, resident, spoke in favor of the proposed ordinance.

Mr. Roland, resident, spoke in favor of the proposed ordinance.

Resident at 1123 E. Acacia, spoke in favor of the proposed ordinance, with suggested modifications.

Erin Shuns, resident, spoke in favor of the proposed ordinance.

Tahj Isa, architect, spoke in favor of the proposed ordinance.

Resident at 115 W. Maple, had questions about the proposed ordinance.

Kirk Brown, real estate agent, expressed concern about the ordinance as proposed.

CHAIR BALDINO CLOSED PUBLIC COMMUNICATIONS

The commissioners discussed the details of the ordinance and suggested changes.

MOTION: Continue the item to the May 11, 2017 meeting.

Moved by Vice Chair Newman, seconded by Commissioner Wingate.

Motion carried by the following vote (5-0):

Ayes **Baldino, Newman, Nicol, Nisley, Wingate**
Noes **None**

- I-8. Environmental Assessment No. 1184 and Specific Plan Amendment No. SPA 17-01. Amendment to Downtown Specific Plan (DSP) Sections I, VI & VII, regarding residential uses and related language; and height requirements. (RT)**

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. Vice Chair Newman's name was drawn. Commissioner Nisley and Commissioner Wingate recused themselves from the dais.

Contract Planning Technician Russell Toler presented a staff report.

The Commissioners discussed the appropriate parking requirement for residential uses within the DSP.

CHAIR BALDINO OPENED PUBLIC COMMUNICATIONS

Carol Wingate, resident, expressed agreement with the Commissioners that the more conservative option regarding parking should be taken.

CHAIR BALDINO CLOSED PUBLIC COMMUNICATIONS

MOTION: Approve Resolution 2814 with the recommendation that Council address the issues raised.

Moved by Vice Chair Newman, seconded by Commissioner Nicol.

Motion carried by the following vote (3-0):

Ayes **Baldino, Newman, Nicol**
Noes **None**

Commissioner Nisley and Commissioner Wingate rejoined the dais.

J. Other Business

None.

K. Report from Planning and Building Safety Director

None

L. Planning Commissioners' Comments

Chair Baldino asked that the minutes of the Planning Commission meetings be

presented for approval in a timelier manner.

He thanked the Fire Department for moving their trucks from the corner of Grand Avenue and Main Street.

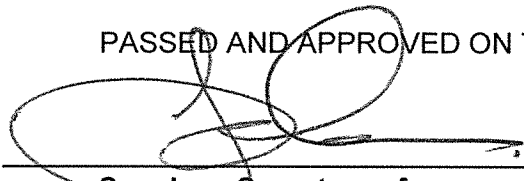
He asked the Police Department to organize a community meeting regarding the traffic problem on Washington Street and Walnut Avenue.

He requested that staff provide a hard copy of plans for projects, when relevant, be available at the dais for each item.

M. Adjournment

Chair Baldino adjourned the meeting at 9:41 p.m.

PASSED AND APPROVED ON THIS 27TH 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