



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

June 8, 2017

A. Call to Order

The meeting was called to order at 5:31 p.m.

B. Pledge of Allegiance

Commissioner Wingate

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 AUGUST 11, 2016

E-2. MINUTES FOR THE MEETING OF AUGUST 25, 2016

E-3. MINUTES FOR THE MEETING OF OCTOBER 27, 2016

MOTION: Approve the Consent Calendar.

Moved by Vice Chair Newman, seconded by Commissioner Nisley

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

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

F. Call Items from Consent Calendar

None

G. Written Communications

None

H. New Business – Public Hearing

(Out of Sequence)

H-6. ENVIRONMENTAL ASSESSMENT NO. EA-1187, AND SUBDIVISION NO. SUB 17-02 FOR (VESTING TENTATIVE PARCEL MAP NO. 75019) TO SUBDIVIDE AN EXISTING LOT INTO TWO PARCELS AT 929 SHELDON STREET. (OUT OF SEQUENCE)

Assistant Planner Maria Baldenegro presented the staff report.

CHAIR BALDINO OPENED PUBLIC COMMUNICATION

Mike Edwards, representative of the applicant, stated that the applicant is in agreement with the conditions.

CHAIR BALDINO CLOSED PUBLIC COMMUNICATION

Discussion included 1) the exception to the minimum lot width that the code provides; 2) the size and style of the homes to be built.

MOTION: Approve Resolution 2817.

Moved by Commissioner Nicol, seconded by Commissioner Wingate.

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

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

H-4. ENVIRONMENTAL ASSESSMENT NO. EA-1135 (ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING REPORTING PROGRAM); GENERAL PLAN AMENDMENT NO. 16-01; ZONE CHANGE NO. ZC 16-01; SPECIFIC PLAN NO. SP 16-02; ZONE TEXT AMENDMENT NO. ZTA 16-04; SITE PLAN REVIEW NO. 16-01; LOT LINE ADJUSTMENT NO. SUB 16-03; CONDITIONAL USE PERMIT NO. CUP 16-05; AND ADMINISTRATIVE USE PERMIT NO. AUP 16-09 AT 400 SOUTH SEPULVEDA BOULEVARD.

Principal Planner Eduardo Schonborn presented the staff report.

Michael Baker International environmental consultant Rita Garcia presented.

Discussion included 1) the traffic study.

CHAIR BALDINO OPENED PUBLIC COMMUNICATION

Mr. Jason, resident of El Segundo expressed concern about the traffic study, and about the precedent of using open space as a revenue-generator.

Tom Courtney, resident of Manhattan Beach, spoke in opposition to the project.

John Gutt, resident of El Segundo, expressed concern about traffic and parking.

Josh Albert, resident of El Segundo, expressed concern about traffic and parking.

Rod Spackman, representative of Chevron, spoke about the grant deed restrictions that Chevron had placed on the land when it was dedicated.

CHAIR BALDINO CLOSED PUBLIC COMMUNICATION

MOTION: Continue the item to the June 22, 2017 Planning Commission meeting.

Moved by Commissioner Wingate, 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. EA-1161 AND ZONE TEXT AMENDMENT NO. ZTA 16-03, TO AMEND VARIOUS SECTIONS OF TITLE 15 OF THE EL SEGUNDO MUNICIPAL CODE.

Principal Planner Paul Samaras presented the staff report.

Discussion included 1) parking requirements for financial institutions; 2) clearance triangles at alley exits; 3) the screening of utilities; and 4) landscaping requirements.

CHAIR BALDINO OPENED PUBLIC COMMUNICATION. THERE BEING NO COMMENTS, CHAIR BALDINO CLOSED PUBLIC COMMUNICATION.

MOTION: Approve Resolution 2819.

Moved by Commissioner Nicol, seconded by Commissioner Wingate.

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

Ayes **Baldino, Newman, Nicol, Nisley, Wingate**

Noes **None**

I. Continued Business

None.

J. Other Business

None.

K. Report from Planning and Building Safety Director

Planning and Building Safety Director Sam Lee briefed the Commissioners on the City Council's recent meeting where accessory dwelling units were discussed. He also thanked Principal Planner Paul Samaras and Planning Manager Gregg McClain on their work on the code cleanup ordinance (Agenda item H-5).

L. Planning Commissioners' Comments

Commissioner Wingate and Chair Baldino thanked the Planning staff for their work.

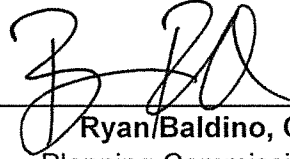
M. Adjournment

Chair Baldino adjourned the meeting at 7:15 p.m.

PASSED AND APPROVED ON THIS 08TH DAY OF JUNE 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