



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

**July 13, 2017**

**A. Call to Order**

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

**B. Pledge of Allegiance**

Vice Chair Newman

**C. Roll Call**

Present: Chair Baldino  
Vice Chair Newman  
Commissioner Wingate  
Commissioner Hoeschler  
Teleconference: Commissioner Nicol

**D. Public Communications**

None.

**E. Consent Calendar**

**E-1. MINUTES FOR THE MEETING OF NOVEMBER 11, 2016**

**E-2. MINUTES FOR THE MEETING OF JANUARY 12, 2017**

**E-3. ENVIRONMENTAL ASSESSMENT NO. EA-1188, SMOKY HOLLOW SITE PLAN REVIEW NO. SHSPR 17-01, ADJUSTMENT NO. 17-02: A REQUEST FOR A SMOKY HOLLOW SITE PLAN REVIEW TO ALLOW FOR AN INTENSIFICATION OF USE FROM LIGHT MANUFACTURING TO OFFICE. THE PROJECT ALSO INCLUDES COVENANT TO TIE TWO LOTS TOGETHER AS ONE BUILDING SITE AND AN ADJUSTMENT REQUEST TO REDUCE THE DRIVEWAY WIDTH FROM 20' TO 19' IN ONE AREA AND TO 14'-2" IN ANOTHER AREA AT 201 – 205 NEVADA STREET.**

**MOTION: Approve the Consent Calendar.**

**Moved by Vice Chair Newman, seconded by Commissioner Wingate.**

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

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

**F. Call Items from Consent Calendar**

None

**G. Written Communications**

None

**H. New Business – Public Hearing**

None

**I. Continued Business**

**I-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.**

Planning Manager Gregg McClain presented the staff report.

Chair Baldino disclosed the following items:

- Since the June 8, 2017 Planning Commission meeting he has had about ten conversations with residents concerning the project.
- June 17, 2017 he visited a Top Golf in Wood Dale, Illinois.
- July 7, 2017 he discussed Top Golf over lunch with Planning Director Sam Lee, Planning Manager Gregg McClain, and new Planning Commissioner Jay Hoeschler.
- July 12 he played a round at The Lakes at El Segundo.
- July 13, 2017 he had a phone conversation with Recreation and Parks Director Meredith Petit about the details of running the golf course.
- He had reviewed the ground lease agreement with its attachments.

Commissioner Hoeschler disclosed the following items:

- He reviewed the testimony from the June 8, 2017 Planning Commission meeting.
- He reviewed the draft EIR.
- He visited The Lakes and had talked to the course pro.
- He had visited a Top Golf facility in Scottsdale, Arizona six months prior.
- He has played at the Lakes before.
- He had discussed Top Golf over lunch with Planning Director Sam Lee, Planning Manager Gregg McClain, and Planning Commissioner Chair Ryan Baldino.

Vice Chair Newman disclosed the following items:

- She has been to the Lakes before.
- She has been to another Top Golf facility before.

- She has had several conversations with residents regarding Top Golf.
- She had a phone conversation with Lily Craig.

Commissioner Wingate disclosed the following items:

- She was present at the June 8, 2017 meeting.
- She had reviewed the project documents.
- She has been to the Lakes in the past.

Commissioner Nicol disclosed the following items:

- He has had many conversation with the pros at The Lakes.

#### **CHAIR BALDINO OPENED PUBLIC COMMUNICATION.**

Steve Shaul, Development Director at Center Cal, and his colleagues gave a presentations.

Benjamin Plaut, Manhattan Beach resident, spoke in opposition to the project.

Ryan Crespy, El Segundo resident, spoke in favor of the project.

Bob Edgars, El Segundo resident, spoke in opposition to the project.

Debora Guise, Manhattan Beach resident, spoke in opposition to the project.

Dave Atkinson, El Segundo resident, spoke in favor of the project.

Michael DeAngelo, Redondo Beach resident, spoke in opposition to the project.

Rod Spackman, manager of public and government affairs for Chevron in southern California, spoke about the property's deed restrictions.

Bob Edgars, El Segundo resident, asked questions about parking and the deed restrictions, and made suggestions.

Chuck Shriner, Manhattan Beach resident, spoke in opposition to the project.

#### **CHAIR BALDINO CLOSED PUBLIC COMMUNICATION.**

Chair Baldino requested that the Director of the Recreations and Park Department, Meredith Petit address the Commission to answer a few questions.

Chair Baldino asked for details on whether the existing programs would continue, Meredith said yes.

A question was asked in regards to the way the finances are handled with the golf course, Meredith mentioned that all finances coming in and out of the property are placed in a golf course enterprise fund. Chair Baldino inquired whether that money goes to the city, and Meredith responded that the enterprise fund was set up by the city to be self-sustainable and pay for itself over time, while also bringing in enough money to pay off the original 5 million dollar loan that it borrowed from the city's general fund and has not been able to pay off to date. The operations do not sustain that payment back to the city.

Chair Baldino asked Meredith to confirm that since the course has been operational, they have not been able to pay back the 5 million dollar loan, and Meredith confirmed.

Commissioner Hoeschler asked whether the golf course currently makes money aside from the debt service on the loan, and Meredith said no, currently it would not make its operating budget, mentioning that it's not putting any money into future capital improvements.

Chair Baldino and Commissioner Hoeschler commented that it operates at a loss and the five million dollars was never repaid from day one when the course was built 25 years ago.

Commissioner Newman asked whether Parks and Rec had discussed who would be taking the new golf course management contract, and whether the funds would cover the updates. Meredith said that while the course may operate at a loss, the money brought in by the Top Golf lease would cover the golf courses losses and could pay off the original loan.

Commissioner Wingate asked whether there would be a chance that the city gets its money back for the original investment if Top Golf goes in and is successful, and Meredith said yes.

Bob Matson, traffic consultant with Michael Baker International, answered questions regarding the traffic analysis done for the Environmental Impact Report.

The Commissioners gave their final comments.

**MOTION: Move to approve Resolution 2820, recommending the City Council approve the Environmental Impact Report, make certain environmental findings pursuant to the California Environmental quality act, and adopt a mitigation monitoring and reporting programs for the Lakes Specific Plan and Top Golf project**

**Moved by Commissioner Wingate, seconded by Commissioner Hoeschler.**

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

<b>Ayes</b>	<b>Baldino, Newman, Nicol, Wingate, Hoeschler</b>
<b>Noes</b>	<b>None</b>

**MOTION: Move to approve the Resolution 2821, for the General Plan Amendment No. 16-01; Zone Change N. 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.**

**Moved by Commissioner Wingate, seconded by Commissioner Hoeschler.**

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

<b>Ayes</b>	<b>Baldino, Newman, Nicol, Wingate, Hoeschler</b>
<b>Noes</b>	<b>None</b>

**J. Other Business**

None.

**K. Report from Planning and Building Safety Director**

Planning and Building Safety Director Sam Lee welcomed Commissioner Hoeschler, and thanked Chair Baldino for his comments at the most recent City Council meeting. He also announced that the Top Golf project will be agendized for the August, 15, 2017 City Council meeting. Mr. Lee introduce to the Planning Commission our new Police Chief Bill Whalen and Randy Collins our new Emergency Management Coordinator.

**L. Planning Commissioners' Comments**

The Commissioners welcomed new Commissioner Jay Hoeschler.

**M. Adjournment**

Chair Baldino adjourned the meeting at 7:58 p.m.

PASSED AND APPROVED ON THIS 13<sup>TH</sup> DAY OF JULY 2017



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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