



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

**July 27, 2017**

**A. Call to Order**

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

**B. Pledge of Allegiance**

Commissioner Wingate

**C. Roll Call**

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

**D. Public Communications**

None

**E. Consent Calendar**

**E-1. MINUTES FOR THE MEETING OF JANUARY 26, 2017**

**E-2. ENVIRONMENTAL ASSESSMENT NO. EA 1190 AND ADMINISTRATIVE ADJUSTMENT NO. ADJ 17-03 TO ALLOW A DEVIATION FROM THE MAXIMUM CURB CUT WIDTH FOR A PROPERTY AT 777 SOUTH AVIATION BOULEVARD IN THE LIGHT INDUSTRIAL (M-1) ZONE.**

**MOTION: Approve item E-2.**

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

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

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

**F. Call Items from Consent Calendar**

Chair Baldino pulled item E-1. He inquired about the six-month update required for the conditional approval of Rubens Distillery.

**MOTION: Approve item E-1.**

**Moved by Chair Baldino, seconded by Commissioner Wingate.**

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

**Ayes**            **Baldino, Newman, Nicol, Wingate, Hoeschler**

**Noes**            **None**

**G. Written Communications**

None

**H. New Business – Public Hearing**

**H-3. ENVIRONMENTAL ASSESSMENT NO. EA-1150 AND ZONE TEXT AMENDMENT NO. ZTA 16-02.**

Assistant Planner Raneika Brooks presented a staff report.

Commissioner Wingate inquired about the sign abandonment provisions.

Commissioner Hoeschler inquired about the directory sign definition.

Mr. Hoeschler pointed out that there is no definition for directional signs.

**CHAIR BALDINO OPENED PUBLIC COMMUNICATION**

Toni Reina of Continental Development Corporation requested clarifications on some provisions. Ms. Reina inquired what the approval process would be for a single or two tenant building.

Ms. Brooks stated that building permits for single or two-tenant buildings could be approved at the counter, if a complete building permit application is received.

Additionally, Ms. Reina expressed about the wording for directional and directory signs and the limit on monument signs to a single sign permit site.

Planning Manager Gregg McClain recommended that staff add language including a distinction between directional sign and directory sign.

Ms. Reina's expressed concern about the number and frontage limits on monument signs.

**CHAIR BALDINO CLOSED PUBLIC COMMUNICATION**

Recommendations to staff: 1) Amend the language for Directional ground mounted sign 500 foot distance. 2) Limitation on the square foot area for monument signs. 3) Change the limit for large signs discretionary review from 1000 to 500 square feet. 4) The Commission supports the 8-foot height threshold for requiring an AUP for monument signs.

**MOTION: Continue item to August 10, 2017 meeting with recommendations to staff.**

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

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

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

**H-4. ENVIRONMENTAL ASSESSMENT NO. EA-1180 AND ZONE TEXT AMENDMENT NO. ZTA 17-01, TO AMEND VARIOUS SECTIONS OF TITLE 15 OF THE EL SEGUNDO MUNICIPAL CODE. APPLICANT: CITY OF EL SEGUNDO. ADDRESS: R-1 ZONED PROPERTY CITY WIDE.**

Principal Planner Eduardo Schonborn presented the staff report. Council directed planning staff to find a method to allow Short Term Rentals, get public input on the matter, make the permit process easier and collect the appropriate tax.

Discussion regarding the survey, permitting, rental regulation ensued, with focus on minimum nights stays, limitations of renting, code enforcement and complaints, and collection of tax. Commissioner Nicol expressed concerns and suggested staff study duplexes and condos further. The commission recommended that staff bring this back to the next meeting with a more in depth review of how much money it might bring in, and more clarity on the regulations that are being proposed.

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

**MOTION: Continue the item to the August 10, 2017 meeting.**

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

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

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

**I. Continued Business**

None.

**J. Other Business**

None.

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

None.

**L. Planning Commissioners' Comments**

Commissioner Nicol confirmed that the planned Farmers' Market petting zoo had been cancelled.

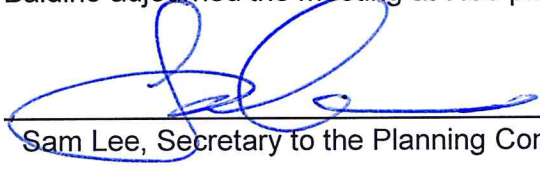
Chair Baldino thanked staff for their hard work in updating the sign code.

Vice Chair Newman asked about the status of the Raytheon project. Mr. McClain responded that staff expects to receive an application before the next Planning Commission meeting.

**M. Adjournment**

Chair Baldino adjourned the meeting at 7:50 p.m.

Approved

 Sam Lee, Secretary to the Planning Commission      10/23/17  
Date