



**MINUTES OF THE  
EL SEGUNDO PLANNING COMMISSION  
REGULAR MEETING  
September 14, 2017**

**A. Call to Order**

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

**B. Pledge of Allegiance**

Commissioner Hoeschler

**C. Roll Call**

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

**D. Public Communications**

None.

**E. Consent Calendar**

None.

**F. Call Items from Consent Calendar**

None.

**G. Written Communications**

Chair Baldino stated for the record that an email was received on August 10, 2017 from Mr. Sweeny regarding agenda item H-1.

**H. New Business – Public Hearing**

**H-1. ENVIRONMENTAL ASSESSMENT NO. EA-1200; CONDITIONAL USE PERMIT NO. CUP 17-03 AND SITE PLAN REVIEW NO. SPR 17-01. NEW RETAIL CENTER ON EL SEGUNDO BOULDEVARD PROJECT (EE)**

Consultant John Ramirez presented the staff report. He noted that at the request of the applicant, some changes were made to the Resolution. A copy of a stikeout version was provided to the dais.

Vice-chair Newman and Commissioner Wingate asked questions about circulation and queu capacity for the proposed drive-through restaurants; the proposed location for Raytheon's security gate; and the removal of trees.

Planning Manager Gregg McClain responded to the questions and stated that though the proposed drive through restaurants met code, because it is a conditionally permitted use, there is opportunity for further discretion.

Ms. Newman recommended further specification to condition number 49 regarding security cameras.

Ms. Wingate asked whether the proposed bicycle lanes would go in both directions.

Planning Manager Gregg McClain responded that they would.

Chair Baldino asked about the deletions of Condition numbers 92 and 93. The requirement for a traffic study for the new intersection had been removed, since it was not considered a significant change from the already-ratified EIR. He expressed concern about the additional congestion that would be caused on El Segundo Blvd. as a result, asked for explanation as to why a new intersection was not considered a significant change to the EIR, and whether the intersection would be good for the City and its residents or just the development.

Mr. McClain explained that the Conditions are being deleted because they had already been met. He stated that Condition 95 (renumbered to Condition 93) addressed Mr. Baldino concerns about congestion. He stated that the consensus among Planning and Public Works staff is that the presence of a new driveway would not have an effect on congestion, but that a signal could. Therefore, within the Condition on congestion, a traffic study is required after installation of the signal to determine whether the westbound left-turn option will need to be removed in order to restore traffic flow, or whether the timing between signals would need to be adjusted.

Commissioner Nicol shared Mr. Baldino concern and asked what the benefit was, since there are two existing intersections that provide access to the site.

Mr. McClain responded that the proposed intersection is at the request of the applicant, and that Planning staff had worked with the Public Works Department along with traffic consultants to make the design work. However, he said, the Commission is able to ask the applicants about the intersection's purpose and make the decision.

Mr. McClain presented several slides, which outlined several required improvements to the public right of way, open space, payments to the City.

Ms. Wingate asked about the other stricken Conditions, specifically the one requiring shower facilities for employees.

Mr. McClain responded that the condition was not appropriate for the employment density of a grocery store.

Ms. Wingate inquired about the required walkway.

Mr. McClain replied that because the walkway fell under the scope of phase two, the condition would be included then.

Ms. Wingate inquired about the preferential parking for carpools and vanpools.

Mr. McClain replied that though this would be applied at future phases, the condition was not appropriate for phase one.

Commissioner Hoeschler asked about Condition 89 that mentioned the pedestrian refuge at the El Segundo Blvd. median on Nash.

Mr. McClain deferred to the applicant.

Mr. Nicol asked whether a crosswalk was proposed as part of the new intersection.

Mr. McClain state that a crosswalk was not proposed as it would create vehicle congestion.

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

Lionel Urie with Mar Ventures presented a summary of the project, and addressed some of the concerns that had been raised by the Commissioners.

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

Commissioner Nicol stated that he did not believe that the proposed intersection between Continental Blvd. and Nash St. created an impact.

Vice Chair Newman stated that it is a shame that they had not seen more of a contribution from Raytheon. She stated that although it will be a great project, the proposed intersection was premature.

Commissioner Wingate stated that it looked like a great project and that it appeared that vehicular access would work out, even with a traffic signal.

Commissioner Hoeschler stated that although he is not a fan of drive-troughs, the project looked good and that he is glad to see it move forward. He stated that he was convinced by applicants argument in favor of the intersection.

Chair Baldino also expressed distaste for drive-troughs, but stated that any queue overflow would be contained on-site. He stated that although initially he was unsure about the proposed traffic signal, he was glad to see that traffic studies had been done, and that staff had done a good job of monitoring them and ensuring continued enforcement in the case that changes need to be made. He stated that Mar Ventures and Continental Development has done an admirable job in working with the City to make the project work. He stated that he supported the project as proposed, save a revision proposed by Commissioner Newman regarding security cameras.

Assistant City Attorney David King stated that staff would revise Condition number 49 accordingly.

**MOTION: Move to approve Resolution 2826, with a revision to Condition No. 49 at the request of Commissioner Newman and amendments to other Conditions at the request of the applicant (redlined).**

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

**Motion carried by the following vote:**

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

**I. Continued Business**

None.

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

Planning and Building Safety Director Sam Lee stated that City Hall hours of operations had changed: beginning the week of October 16, 2017, City Hall would be open every other Friday.

**K. Upcoming Agenda Items and Schedule**

Mr. McClain stated that the next Planning Commission meeting would be on October 3<sup>rd</sup> at 5:30 p.m.

**L. Planning Commissioners' Comments**

Commissioner Wingate announced that the El Segundo Auxiliary of Children's Hospital would hold its annual wine festival on the following Saturday from 5:00 p.m. to 7:30 p.m. at the International Garden Center on Sepulveda Blvd.

Commissioner Nicol invited the public to the Richmond Street Fair Saturday, September 23<sup>rd</sup>.

**M. Adjournment**

Chair Baldino adjourned the meeting at 7:55 p.m.

PASSED AND APPROVED ON THIS 14<sup>TH</sup> DAY OF SEPTEMBER 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