



**MINUTES OF THE  
EL SEGUNDO PLANNING COMMISSION &  
BUILDING SAFETY BOARD OF APPEALS  
Joint Meeting**

**April 26, 2018**

**A. Call to Order**

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

**B. Pledge of Allegiance**

Commissioner Nicol

**C. Roll Call**

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

**D. Public Communications**

**CHAIR BALDINO OPENED PUBLIC COMMUNICATION.**

Mona Eisman, 415 Concord St., commented on the issue of short-term rental party houses. She stated that a neighbor of hers rents out his/her home on a short-term basis, and that loud parties occur 3-5 times per week. She requested that the Commission establish a schedule for action, since she hadn't heard anything on the issue since it was last discussed at a City Council meeting in November, 2017.

**CHAIR BALDINO CLOSED PUBLIC COMMUNICATION.**

Chair Baldino asked staff about the progress of the ordinance that is intended to address the issue.

Planning Manager Gregg McClain responded that the draft ordinance is ready to go before City Council, but that it was requested by the Police Department that it go in tandem with their social host ordinance which had only recently been drafted. He stated that the ordinances were tentatively scheduled for the June 5, 2018 City Council meeting.

Assistant City Attorney David King clarified the intent of the social host ordinance, and reminded the Commission that the 'party house problem' was an open code enforcement case as well.

**E. Suspend Building Safety Board of Appeals Meeting**

**MOTION: Modify the order of the Agenda so that Item M would be first item of New Business.**

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

**Motion carried by the following vote (5-0):  
Ayes Baldino, Newman, Nicol, Wingate, Hoeschler**

**F. Consent Calendar**

**F-1 Environmental Assessment 1222: Administrative Use Permit 18-02. Request for the approval for a roof-mounted sign greater than 500 square feet (GM).**

**G. Call Items from Consent Calendar**

Chair Baldino pulled item F-1.

Planning Manager Gregg McClain provided a brief description of the proposed sign.

**MOTION: Receive and file Environmental Assessment 1222: Administrative Use Permit 18-02.**

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

**Motion carried by the following vote (5-0):  
Ayes Baldino, Newman, Nicol, Wingate, Hoeschler**

**H. Written Communication**

None

**K. The Planning Commission meeting suspended and the Building Safety Board of Appeals reconvened.**

**M. New Business – Public Hearing – Building Safety Board of Appeals**

**M-4 Appeal of Building Official's Determination that a Plan Check is Expired.**

Planning Manager Gregg McClain explained that both the planning approval and building permit for the project had expired, and that, by constraint of the language of the code, the Director and Building Official had voided the applicant's site plan review and permit, respectively. He explained that the applicant has the opportunity to appeal the Building Official's decision to void the permit, and that based on the Board's decision, the Planning Director could cancel the voidance of the site plan review as well.

## **CHAIR BALDINO OPENED THE PUBLIC HEARING**

Frank Glynn, Applicant, gave a history of the project and went over the difficulties that were encountered that caused the delay. He said that the plan check corrections had been resolved and that the plans had been resubmitted to the Planning and Building Safety Department. He admitted that it was an oversight on his part in allowing the permit to lapse, but requested that the Board overturn the Building Official's rejection of the request for an extension to the building permit.

Vice Chair Newman asked whether it is the intention of the property owner to still build according to the plans.

Mr. Glynn responded that the property is in escrow and that the potential buyer does intend on building according to the plans.

Commissioner Wingate asked whether the plans still include triple-tandem parking.

Mr. Glynn answered that if the present request were denied, then the entire site would have to be redesigned, and subject to the parameters of current code. He stated that if the request is granted, then the building would be subject to the code that was in place at the time of initial submittal.

Commissioner Nicol stated that if the Commission denied the request, and the applicant were to build under the upcoming Smoky Hollow Specific Plan once adopted, the result may not be much different.

## **CHAIR BALDINO CLOSED THE PUBLIC HEARING**

Chair Baldino said that to deny the request would amount to economic waste with little change in outcome.

**MOTION: Adopt Resolution 1, reversing the decision of the Building Official to deny the Applicant's extension request.**

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

**Motion carried by the following vote (5-0):  
Ayes Baldino, Newman, Nicol, Wingate, Hoeschler**

- N. The Building Safety Board of Appeals suspended and the Planning Commission reconvened.**
- I. New Business – Public Hearing**
  - I-1 Environmental Assessment 1218: Zone Text Amendment 18-01. A Zone Text Amendment to the allowed uses in the Corporate Office (CO) Zone. (ES)**

**MOTION: Continue the item to the May 24, 2018 Planning Commission meeting.**

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

**Motion carried by the following vote (5-0):  
Ayes Baldino, Newman, Nicol, Wingate, Hoeschler**

**I-2 Appeal of Animal Permit Application Denial.**

**MOTION: Continue the item to the May 24, 2018 Planning Commission meeting.**

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

**Motion carried by the following vote (5-0):  
Ayes Baldino, Newman, Nicol, Wingate, Hoeschler**

**J. Continued Business**

**J-3 Chick fil-A Restaurant and drive through. Environmental Assessment 1181: Conditional Use Permit 17-01, Administrative Use Permit 17-07 and Parking Demand Study 17-04. (ES)**

Principal Planner Eduardo Schonborn presented a staff report.

Chair Baldino asked how much area was reduced from the proposed building since the previous proposal.

Mr. Schonborn stated that over 400 square feet had been removed.

Chair Baldino asked how many required parking spaces the project lacks.

Mr. Schonborn stated that while 63 spaces are required, 54 were proposed to be provided.

Marc Violett, traffic engineer with Michael Baker International gave a presentation.

**CHAIR BALDINO OPENED THE PUBLIC HEARING**

Jennifer Daw, Development Manager at Chick fil-A, stated that the new proposals were developed with the feedback previously given by the Planning Commission, and that she was available for questions.

The commissioners expressed their concerns regarding traffic circulation and parking.

Shiela Fowler, representative of Board of Directors for the El Segundo Chamber of Commerce, read a statement of the Chambers' approval of the business.

## **CHAIR BALDINO CLOSED THE PUBLIC HEARING**

Commissioner Wingate expressed concern about traffic and parking, and suggested that the applicant return with an improved design.

Vice Chair Newman stated that she believed there is a better design solution that had yet to be presented.

Commissioner Hoeschler stated that he is not very concerned about traffic backup, or the shortage of on-site parking. He stated that he is generally not a fan of drive-throughs, but understood that it is an important part of the applicant's business model.

Commissioner Nicol stated that the design is not yet ready for his approval. He stated that he believed that the applicant needed to consider demolishing the parking structure and replacing it with surface parking.

Chair Baldino stated that he is not as concerned about the parking deficit as he is about the traffic circulation, and the effect that it would have on safety. He stated that there would most likely not be consensus if the item were voted on.

Planning Manager Gregg McClain asked the commissioners if they would entertain a greater reduction in parking in order to address the expressed traffic/circulation concerns.

Commissioner Nicol stated that he would.

Chair Baldino stated that since there is no street parking on E. Maple Ave., there would be virtually nowhere else for the customers to park. He said that because of this, a greater reduction in on-site parking would be a red flag for him.

Commissioner Nicol responded that the parking deficit is internally resolved through the drive-through option.

Commissioner Wingate stated that she would like to see an increase in parking.

**MOTION: Continue the item to the May 24, 2018 Planning Commission meeting.**

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

**Motion carried by the following vote (5-0):  
Ayes Baldino, Newman, Nicol, Wingate, Hoeschler**

**O. Report from Planning and Building Safety Director or designee**

None

**P. Upcoming Agenda Items and Schedule**

None

**Q. Planning Commissioners' Comments**

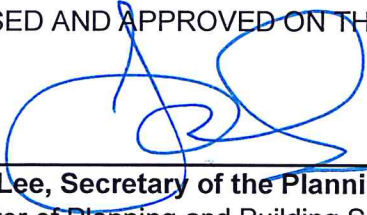
Chair Baldino thanked Commissioner Nicol for his service on the Planning Commission and congratulated him for winning a Council seat.

**N. The Building Safety Board of Appeals resumed jointly with the Planning Commission.**

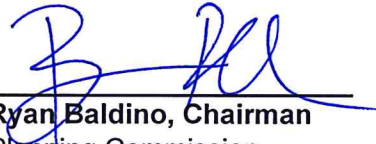
**R. Adjournment**

Chair Baldino adjourned the meeting at 7:41 p.m.

PASSED AND APPROVED ON THIS 26<sup>TH</sup> DAY OF APRIL 2017



**Sam Lee, Secretary of the Planning Commission**  
Director of Planning and Building Safety



**Ryan Baldino, Chairman**  
Planning Commission  
City of El Segundo, CA