



MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

September 27, 2018

A. Call to Order

The meeting was called to order at 5:35 p.m.

B. Roll Call

Present: Chair Baldino
Vice Chair Newman
Commissioner Keldorf
Commissioner Hoeschler

Absent Commissioner Wingate

C. Pledge of Allegiance

Commissioner Hoeschler led the pledge.

D. Public Communications

None

E. Consent Calendar

1. Consideration and possible other action regarding approval of the September 13, 2018 Planning Commission Meeting Minutes.

**MOTION: Approve the minutes from previous meeting E1.
Moved by Vice Chair Newman, second by Commissioner Keldorf.**

**Motion carried by the following vote (4-0):
Ayes Baldino, Newman, and Keldorf, Hoeschler
Absent Wingate**

F. Call Items from Consent Calendar

None.

G. Written Communications

None.

H. New Business – Public Hearing

2. **Ordinance Amending City's Current Prohibition of Marijuana Related Land Use.**

Address: Citywide

Applicant: City of El Segundo

Principal Planner Paul Samaras gave a brief staff report, mentioning that the City is making amendments to the Zoning Code in regards to prohibit all commercial marijuana activity to the extent permitted by State Law.

Chari Baldino disclosed that he went to Tyson Ranch and met Ed Calhoun, General Council for Tyson Holistic.

Chair Baldino began the discussion by mentioning that he wants to be sure that the code will not have such a broad definition that it will block accessory uses (for example, packaging and design.) Assistant City Attorney David King addressed Chair Baldino and mentioned that the ordinance will only be triggered if there is Cannabis physically at the facility.

Chair Baldino opened public communication.

Edward Calhoun introduced himself as the General Council for Tyson Holistic. They are an office space located in El Segundo that works to acquire land and building facilities elsewhere for their marijuana related business, and design packaging and other advertising for their product. He said that Tyson Holistic does not have objections on the ordinance with the exception of the "storage" portion of the definition. He argues that any business that meets that definition would be going against the definition, as it could apply to anything used to process, store, or grow marijuana. He mentions that if this definition applies, then it will mean that those businesses are all defined as a "cannabis storage" facility, and thus would be considered illegal.

Vice Chair Newman asked why Tyson Holistic would be worried about the storage portion, if they are just creative office responsible for designing the packaging, not the product. Mr. Calhoun responded that it is broad enough to cover almost everything, especially boxes.

The commission had a discussion on whether the definition is actually too broad, and Assistant City Attorney David King told the commission that they need to give direction to staff on what they feel needs to be included or excluded.

Chair Baldino said that the general consensus is that the residents do not want marijuana shops in town and they do not want to smell it, but the commission does not want to prevent people from developing other uses for it. Brenda noted that they are being asked to assess whether they want any marijuana related anything in town, businesses, use, production of paraphernalia, boxes, marketing, etc. She said she is fine with the ordinance as it is, and did not feel the need to change anything in the ordinance.

There was a discussion on making a note in the definition that would allow for Research and Development.

Chair Baldino Closed Public Communication.

The commissioners held a discussion on their options and how to adjust the definition and their direction to give to staff. It was decided that staff would work on the definition further, and bring it back to the Commission at the October 11, 2018 meeting. It was recommended that staff amend the definition of cannabis accessories, while also making the distinction between Industrial Hemp and Cannabis more clear to ensure that CBD is not prohibited. Staff also agreed to look into the potential of allowing research on the uses of Medical marijuana.

MOTION: Continue ZTA 17-07 to amend El Segundo Municipal Code (ESMC) Chapter 15-13B to prohibit all to next Regularly Scheduled meeting (October 11, 2018) with the direction to staff to review the definition and look into topics discussed.

**Moved by Vice Chair Newman, second by Commissioner Hoeschler
Motion carried by the following vote (4-0):**

**Ayes Baldino, Newman, Keldorf, Hoeschler
Absent Wingate**

3. Zone Text Amendment to allow and regulate Short term Rentals in the City's residential zoning districts. (ES).

Consideration and possible action regarding approval of Environmental Assessment No. EA-1180 and Zone Text Amendment No. ZTA 17-01 to allow short-term rentals through a Short-Term Rental Unit Permit process in the City's residential zoning districts.

MOTION: Continue Environmental Assessment EA 1180 and Zone Text Amendment (ZTA) 17-01 to the next Regularly Scheduled meeting.

**Moved by Vice Chair Newman, second by Commissioner Keldorf
Motion carried by the following vote (4-0):**

**Ayes Baldino, Newman, Keldorf, Hoeschler
Absent Wingate**

4. Wireless Communication Facility Regulations. (MB)

A zone text amendment to update definitions and establish comprehensive regulations for wireless communication facilities in the City. If the Planning Commission recommends approval of the regulations, the City Council will consider the proposed ordinance at an upcoming meeting. The project Applications are the following: Environmental Assessment No. EA-1189 and Zone Text Amendment No. ZTA 17-03.

MOTION: Continue Environmental Assessment EA 1189 and Zone Text Amendment (ZTA) 17-03, Wireless Communication Facility Regulations to a date uncertain.

**Moved by Chair Baldino, second by Commissioner Hoeschler
Motion carried by the following vote (4-0):**

**Ayes Baldino, Newman, Keldorf, Hoeschler
Absent Wingate**

I. Continued Business—Public Hearing.

None.

J. Report from Planning and Building Safety Director or designee

None.

K. Planning Commissioners' Comments

Baldino mentioned he enjoyed their debate.

L. Adjournment—the meeting was adjourned at 6:40 pm. The next meeting scheduled for October 11, 2018, 5:30 pm.

PASSED AND APPROVED ON THIS 11TH DAY OF OCTOBER 2018.



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



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