

**MINUTES OF THE MEETING  
OF THE PLANNING COMMISSION  
OF THE CITY OF EL SEGUNDO, CALIFORNIA**

**August 13, 2009**

Chairman Wagner called the El Segundo Planning Commission meeting to order at 7:00 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California. **CALL TO ORDER**

Chairman Wagner led the Pledge of Allegiance to the Flag. **PLEDGE TO FLAG**

PRESENT: WAGNER, FELLHAUER and NEWMAN **ROLL CALL**

ABSENT: BALDINO and FUENTES

None. **PUBLIC COMMUNICATIONS**

Chair Wagner presented the Consent Calendar. **CONSENT CALENDAR**

None. **CALL ITEMS FROM CONSENT**

Vice Chair Fellhauer moved, seconded by Commissioner Newman, to approve the July 23, 2009, Minutes. Motion carried (3-0). **MOTION**

Planning Manager Kimberly Christensen stated there are five items that have been provided on the dais to the Commission, which are Agenda Item H-2: Handout for Housing Element PowerPoint presentation; Agenda Item H-3: Continuance Letter for Hampton Inn & Suites dated August 13, 2009; Agenda Item H-4: Revised Conditions of Approval; Agenda Item H-4: Letter from the Los Angeles World Airports dated August 10, 2009, and The Commissioner "A Publication of the American Planning Association" handout. **WRITTEN COMMUNICATIONS**

Chair Wagner presented Agenda Item H-2, Environmental Assessment No. EA-722 and General Plan Amendment No. 07-1 (Housing Element Update). Review of the Amendment to the Housing Element and Initial Study/Negative Declaration and recommendation that the City Council adopt and forward the amended Housing Element to Housing and Community Development (HCD) Department for review and certification. Applicant: City of El Segundo. Address: Citywide. **NEW BUSINESS for EA-722, and GPA 07-1**

Planning Manager Kimberly Christensen presented the staff report of record and introduced the two consultants Al Warot and Dean Sherer with Willdan, who have assisted the City with the Housing Element Update.

**Al Warot and Dean Sherer, Willdan, City's consultants**

Al Warot and Dean Sherer provided a PowerPoint presentation to the Commission that gave an overview of the Housing Element Update and indicated that they were available to answer questions.

Vice Chair Fellhauer inquired about the Minor Home Repair Program described

in Section 8 of the Housing Element, and asked how was it determined that 10 units would be rehabilitated during the current program period (what is it based on.)

Planning Manager Kimberly Christensen stated that the number is estimate based on past trends.

Commissioner Newman asked what the due date is for the document to be submitted.

Ms. Christensen stated that the City was supposed to submit the document by July 1, 2008 but many cities were delayed in submitting the document to the state. She indicated that staff would like to deliver it to the state for their review as soon as possible.

Chair Wagner commented that this is his second review of the Housing Element and the document is very informative. Mr. Wagner has concerns regarding the statement on page 4-1 that states that "68 percent of the City's housing units are greater than 30 year of age"; and that he thinks it conflicts with information on page 6-10.

Ms. Christensen stated that she will make sure that the discrepancies get corrected.

Vice Chair Fellhauer moved, seconded by Commissioner Newman to approve Environmental Assessment No. 722 and General Plan Amendment No. 07-1 to adopt Resolution No. 2661. Motion carried (3-0). **MOTION**

Chair Wagner presented Agenda Item H-3, Environmental Assessment No. EA-799, Conditional Use Permit No. 08-06 and Administrative Use Permit No. 08-04. to allow construction of a four-story, 84,112 square-foot, 150-room hotel (Hampton Inn and Suites by Hilton), subdivision of a 2.68-acre lot for airspace condominium purposes, and the sale of alcoholic beverages. Applicant: OTO Development, LLC. Property Owner: Grand Avenue Parking L.P. Address: 1950-1960 East Grand Avenue. Business Name: Hampton Inn and Suites by Hilton. **NEW BUSINESS – PUBLIC HEARING for EA-799, CUP 08-06, and AUP 08-04**

Planning Manager Kimberly Christensen stated that staff received a letter dated August 13, 2009 from the applicant requesting that the projected be continued to a date uncertain and that it be re-noticed for a future date.

Chair Wagner opened the public hearing, and continued the item to a date uncertain to be re-noticed.

Commissioner Newman moved, seconded by Vice Chair Fellhauer opened the public hearing, and continued the item to a future meeting to be re-noticed for Environmental Assessment No. 799, Conditional Use Permit No. 08-06 and Administrative Use Permit No. 08-04. Motion carried (3-0). **MOTION**

Chair Wagner presented Agenda Item H-4, Environmental Assessment No. EA- **NEW BUSINESS – PUBLIC HEARING for**

819, General Plan Amendment (GPA 08-02), Zone Change (ZC 08-01), Lot Line Adjustment (LLA 09-04), and Off-Site Parking Covenant (MISC 09-01) Applicant: **EA-819, GPA 08-02, ZC 08-01, LLA 09-04 and MISC 09-01**  
The Boeing Company. Property Owner: The Boeing Company. Address: 900, 950 and 960 Sepulveda Blvd. and 901 and 915 Selby Street.

Planning Manager Kimberly Christensen stated that there is a revised resolution and the City received a letter dated August 12, 2009 from the Los Angeles World Airports, both of which are provided on the dais.

Principal Planner Masa Alkire presented the staff report (of record.)

Chair Wagner inquired about the population that would occupy the buildings for day time use currently versus upon completion of the project.

**Robert Ohls, representative for Boeing**

Mr. Ohls stated that it is approximately 250 people today with a range of occupations and that the proposed expansion will increase it to about 700. He gave a brief statement about the project and stated that he is available to answer questions.

Commissioner Newman stated that she is concerned about the design for monument signs and wants to ensure that they are consistent with what's already happening in El Segundo.

Vice Chair Fellhauer commented that this is a LEED project and how Boeing has gone above and beyond what is required.

**MOTION**

Vice Chair Fellhauer moved, seconded by Commissioner Newman to adopt Resolution No. 2662 with the revised conditions, recommending approval of Environmental Assessment No. 819 General Plan Amendment (GPA 08-02), Zone Change (ZC 08-01), Lot Line Adjustment (LLA 09-04), and Off-Site Parking Covenant (MISC 09-01). Motion carried. (3-0).

Chair Wagner presented Agenda Item I-5, Environmental Assessment No. EA-842 and Administrative Determination. 09-02 Consideration and possible action to approve an administrative determination regarding the application of gross and net floor area ratio definitions and at-grade parking within the Smoky Hollow Specific Plan Area. Applicant: Stephen Pugh. Property Owner: Stephen Pugh. Address: 123 Eucalyptus Drive.

**PUBLIC HEARING -  
CONTINUED BUSINESS  
for EA-842, and AD 09-02**

Principal Planner Masa Alkire presented the staff report (of record.)

**Earl Rubenstein, architect, representative for the applicant**

Mr. Rubenstein gave a brief statement about the applicant's development project and the administrative determination request. He stated that he is available to answer questions.

**MOTION**

Vice Chair Fellhauer Newman moved, seconded by Commissioner Newman, to approve Environmental Assessment No. 842 and Receive and File and Administrative Determination No. 09-02. Motion carried (3-0).

**REPORT FROM**

Director Carpenter stated that the August 27, 2009 meeting would be cancelled but that items are scheduled for the September 10, 2009 meeting.

**PLANNING AND  
BUILDING SAFETY  
DIRECTOR**

Commissioner Newman wished everyone a good summer. She wanted to thanked the city staff on an amazing job, good communication, and stated she enjoys working along side them.

**PLANNING  
COMMISSIONERS  
COMMENTS**

None.

**OTHER BUSINESS**

Chairman Wagner adjourned the meeting. Motion carried (3-0).

**MOTION**

The meeting adjourned at 8:36 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 13th DAY OF AUGUST 2009

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**Greg Carpenter, Secretary** of  
the Planning Commission  
and Director of The  
Planning and Building Safety  
Department

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**David Wagner, Chairman**  
Planning Commission  
City of El Segundo, California

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