

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

February 12, 2009

Chair Fellhauer called the El Segundo Planning Commission meeting to order at 7:04 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California.	CALL TO ORDER
Chair Fellhauer led the Pledge of Allegiance to the Flag.	PLEDGE TO FLAG
PRESENT: FELLHAUER, BALDINO, FUENTES, and ROTOLO	ROLL CALL
ABSENT: WAGNER	
None.	PUBLIC COMMUNICATIONS
Chair Fellhauer presented the Consent Calendar.	CONSENT CALENDAR
None.	CALL ITEMS FROM CONSENT
Commissioner Baldino moved, seconded by Commissioner Fuentes, to approve the January 22, 2009, Minutes, as amended. Motion carried (4-0).	MOTION
None.	WRITTEN COMMUNICATIONS
Chair Fellhauer presented Agenda Item H-2, Environmental Assessment No. EA-804 and Adjustment No. 08-03. Applicant: Linda Bush Sosa. Owners: Mattel, Inc. Address: 333 Continental Boulevard.	NEW BUSINESS – PUBLIC HEARING for EA-804 and ADJ 08-03
Planning Manager Kimberly Christensen presented the staff report (of record.)	

Linda Sosa, representative for Mattel

Ms. Sosa stated that the signs are located on the main entrance into the parking structure for the facility. She stated that they would get changed for the international toy fair. Ms. Sosa is requesting on Mattel's behalf to keep the signs up and change them on an annual basis to fit with the theme of the year.

Chair Fellhauer asked Ms. Sosa how often the toy fair occurred.

Ms. Sosa stated that the international toy fair occurs twice a year and that Mattel plans to change the signs once a year.

Chair Fellhauer commented that Mattel has been a wonderful community partner and commends them for that. However, she is concerned that the square footage of the sign that the code allows is 5 percent of the building facade to be

covered and this is exceeding that amount. Ms. Fellhauer stated her concern that if Mattel is granted this adjustment will every other business that has a parking structure in that area request the same type of variance or adjustment and what would that area begin to look like.

Commissioner Rotolo commented that this is a wonderful statement of Mattel and is what is corporate about El Segundo. He stated that these signs are not visible from Grand Avenue. Mr. Rotolo states that he attends frequent events at the Doubletree Hotel throughout the year. He believed that this is a creative statement for Mattel to display these signs.

Commissioner Baldino stated that the signs are attractive and he has attended Mattel on several occasions and is in favor of it.

Director Greg Carpenter stated that he had concerns as well but the applicant hasn't requested using any other elevation for signs. He stated that the Commission is able to add a condition that states in exchange for approving these two signs on this side of the building that they will not be placed on the other three sides of the building.

Attorney Gregg Kovacevich stated that the motion is to receive and file this report subject to conditionally limited signs, and to pass the recommendation onto City Council about the concern of the Commissioners.

MOTION

Commissioner Rotolo moved, seconded by Commissioner Baldino to receive and file Environmental Assessment No. 804 and Adjustment No. 08-03 as amended with conditions. Motion carried (3-1).

PUBLIC HEARING CONTINUED BUSINESS for EA-781 and SUB 07-09

Chair Fellhauer presented Agenda Item I-3; Environmental Assessment No. EA-781 and Subdivision No. 07-09. Applicant: Countrywide Development (Tarek Ibrahim). Owner: Ryan Barnhart, Derek Fowler; Address: 301-305 W. Palm Avenue.

Assistant Planner Bryan Fernandez presented the staff report (of record.)

Elizabeth Srour, representing the applicant/property owner

Ms. Srour explained that the two buildings each contain two-story units located over semi-subterranean garages. She highlighted the attractive and open design of the parking and driveway area; stated that this project is in full compliance with the City's codes. She added that the applicant concurs with the conditions of approval and is available to answer any questions.

Commissioner Rotolo inquired of Ms. Srour what the CC&R's would state regarding the use of the guest parking spaces.

Ms. Srour stated that the CC&R's defines the responsibilities of the owners of the associations and defines the common area that are set aside for each owner.

Florence Gurlitz, El Segundo resident at 227 W. Palm Ave.

Ms. Gurlitz stated that she has been a resident for the past 19 years. She is primarily concerned about the impact of the traffic on Palm Avenue. She believes that there is going to be severe safety concerns from the construction of

this project and the school kids at Richmond school.

Ms. Srour acknowledged Ms. Gurlitz concerns and the safety of the children. She stated that the vehicles will depart from the property in a forward direction and that the building is separated by a 25-foot turn around which is required by code. Ms. Srour stated that there are standards regarding construction.

Greg Levoy, El Segundo resident at 227 W. Palm Ave.

Mr. Levoy stated that he is concerned about overall privacy into the bedroom window and about the environmental impact from the dust, debris, lights, and the lack of light that will result from the 26-foot structure. He comments that for the last 20 years the view of the sand dunes and the ocean breeze on occasion will now be changed with this project.

Ms. Srour replied that there by a recessed entries and a 6-foot fence for privacy that is defined by code between the two properties.

Kathy Young, El Segundo resident at 227 W. Palm Ave.

Ms. Young stated that she enjoys the view from her upstairs bedroom and how it overlooks the sand dunes. She is concerned about looking into someone elses bedroom window or a wall that will definitely have an impact on her staying in the building or neighborhood.

Director Greg Carpenter addresses the Commission regarding the project and the resident concerns. He stated that there are a number of conditions of approval that deal with structure impact and that staff is available to address concerns.

Planning Manager Kimberly Christensen clarified for Commissioner Rotolo about the earlier question regarding the CC&R's. She stated that there is a restriction in Condition 4E prohibiting storage in parking stalls.

Commissioner Rotolo asked staff if that will be a reasonable condition to restrict the guest parking.

Ms. Christensen said yes and clarified Mr. Rotolo statement regarding the CC&R's, in that he wants them to state that guest parking spaces must be assigned one per unit.

Commissioner Rotolo states that is correct.

Ms. Christensen commented that in order to meet the City's Municipal Code requirements there is a certain minimum number that have to be allocated for parking and they cannot be used for anything else but guest parking. She stated that the applicant is choosing to add additional guest parking spaces. Staff is able to add to Condition No. 4 a statement to clarify that the guest parking spaces must be assigned one per owner.

MOTION

Commissioner Rotolo moved, seconded by Commissioner Baldino to approve Environmental Assessment No. 781 and Subdivision No. 07-09 as recommend by staff with the conditions of approval as presented with one additional condition that requires one guest parking space be assigned to each unit in the CC&R's, and to adopt Resolution No. 2650. Motion carried (4-0).

**REPORT FROM
PLANNING AND
BUILDING SAFETY**

Director Greg Carpenter stated that there will be one item for the February 26th meeting for a commercial industrial condominium project and the first meeting on March 12th will include the appointing of a Chair and Vice Chair.

DIRECTOR

**PLANNING
COMMISSIONERS
COMMENTS**

Commissioner Rotolo wished everyone a Happy Valentine Day.

Chair Fellhauer appreciated the public coming out to speak on items that affect their residences.

OTHER BUSINESS

None.

MOTION

ADJOURNMENT

Chair Fellhauer adjourned the meeting. Motion carried (4-0).

The meeting adjourned at 8:12 p.m.

PASSED AND APPROVED ON THIS 12th. DAY OF FEBRUARY 2009

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

Marie Fellhauer, Madame Chair
Planning Commission
City of El Segundo, California

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