

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

June 26, 2008

Chair Frick 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**

Chair Frick led the Pledge of Allegiance to the Flag. **PLEDGE TO FLAG**

PRESENT: FRICK, WAGNER, ROTOLO, FUENTES, and FELLHAUER **ROLL CALL**

ABSENT:

None. **PUBLIC COMMUNICATIONS**

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

None. **CALL ITEMS FROM CONSENT**

Vice Chair Wagner moved, seconded by Commissioner Fellhauer, to approve the June 12, 2008, Minutes as submitted. Motion carried (5-0). **MOTION**

Planning Manager Kimberly Christensen read into the record several items pertaining to Agenda Item H-4, including a letter dated June 23, 2008 from Myron Harpole, Chairman, Hacienda Hotel, an E-mail dated June 26, 2008, at 1:47 pm, from John Parsons, an Errata Sheet for the draft Mitigated Negative Declaration, revised Conditions of Approval with minor language changes provided in strike-out underline format, and Revised Ordinance provided in two formats (clean and strike-out/underline). **WRITTEN COMMUNICATIONS**

Chair Frick presented Agenda Item H-2, Environmental Assessment No. 785 and Subdivision No. 08-03, and Smoky Hollow Specific Plan Site Plan Review No. 08-01 project. Applicant: CRS, LLC, (Matt Crabs). Address: 215 California Street. **NEW BUSINESS - PUBLIC HEARING**

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

Planning Manager Christensen stated that there is a correction on stamped page 27 of the Planning Commission Resolution No 2637 Conditions of Approval to Condition No. 7 reads that "The project must comply with ESMC Chapter 11B for accessibility requirements" and that it should state that the "The project must comply with (2007) California Building Code Chapter 11B for accessibility requirements". Ms. Christensen requested the Commission makes that modification.

Elizabeth Srour, representing for the applicant

Ms. Srour indicated that the applicant has accepted the modification to the

Conditions of Approval addressed by staff and is present to answer any questions.

Vice-Chair Wagner moved, Commissioner Rotolo seconded to approve Resolution 2637 approving Environmental Assessment No. 785 and Subdivision No. 08-03, and Smoky Hollow Specific Plan Site Plan Review No. 08-01 project, to allow the construction of the 12-unit commercial and or industrial condominium development at 215 California Street as amend with the correction Exhibit "A" Condition No. 7. Motion carried (5-0).

MOTION

Chair Frick presented Agenda Item H-3; Environmental Assessment No. EA-765 (Pedestrian Bridge Project). Address: 2350 East El Segundo Boulevard. Applicant: Aerospace Corporation c/o Daniel S. Barbee Los Angeles Air Force Base c/o Joseph H. Schwarz, Colonel, USAF.

City Attorney Carl Berger states for the record that Commissioner Fuentes needs to recuse herself from participating in Agenda Item H-3 for potential conflict of interest reasons. She left the Council Chambers.

Contract Planner Louis Morales presented the staff report (of record.) Mr. Morales states that there is a correction to Resolution No. 2635 to Condition No. 22 of the Condition of Approval.

Vice Chair Wagner questioned staff where east of the bridge does El Segundo Boulevard drop from ten lanes to nine lanes.

Mr. Morales' answer that the reduction in lanes will occur approximately hundred and fifty feet beyond the bridge. He stated that the reason is that the ten lanes from the bridge going west of the intersection includes two left turn pockets for the west bound traffic that will be heading southbound on Douglas. He stated that it will not be needed on the other portion because the street tends to be narrow in some areas and wider in others.

Michael Laughlin, with Psomas

Mr. Laughlin thanked staff for all their participation on the project and states that he is available for any questions.

Commissioner Rotolo questioned if the logos shown on the drawings are proposed signage.

Gilbert Fisher, representative of the Aerospace Corporation

Mr. Fisher replied to the question that Aerospace wishes to add this signs to the bridge but understands that is processed through another application.

Commissioner Rotolo commented that he likes the future possibility of having a two left hand turn pocket south onto Douglas Street.

Commissioner Rotolo moved, seconded by Commissioner Fellhauer to approve Resolution 2635 approving Environmental Assessment No. 765 to allow Aerospace Corporation to construct a pedestrian bridge over El Segundo Boulevard from 2350 East El Segundo Boulevard to the Los Angeles Air Force Base property located at 483 North Aviation Boulevard, as amended with the

MOTION

correction to Condition No. 22. Motion carried (4-0).

Commissioner Fuentes returned to the dais.

Chair Frick presented Agenda Item H-4; Environmental Assessment No. EA-769, Zone Change No. 07-01, Smoky Hollow Site Plan Review No. 07-04, and Specific Plan Amendment No. 08-02 (Military Entrance Processing Station Project). Applicant: Mar Canyon Grand LLC. Address: 1700 East Grand Avenue.

Commissioner Rotolo recused himself from the remainder of the Planning Commission meeting because of a potential conflict relating to Item H-4.

Contract Senior Planner Trayci Nelson presented the staff report (of record.)

Char Frick opens public communications.

Lieutenant Colonel Dave Philips, MEPS Commander for Los Angeles

Lt. Colonel Philips acknowledged Colonel Mariano C. Campus, Jr. the USAF MEPS Commander for the entire country along with Captain Keith Barton from the western sector in the Council Chambers. Mr. Philips gave a brief PowerPoint presentation to explain the history and function of MEPS.

Vice Chair Wagner asked the fiscal impact of 7.7 million dollar and if that is over period of time.

Lt. Colonel Philips clarified that is the annual impact to the communities.

Commissioner Fuentes questioned whether has MEPS has ever had protesters outside the facility and if any other location has been explored such as Ontario or Orange County.

Lt. Colonel Philips replied that he has never seen a protester. He believes that it has been explored two other times previously. He stated that it has never, viable to be pushed out to Ontario because of the volume of recruits processed being the nation largest and with the large number of flights needed.

Allan Mackenzie, Applicant

Mr. Mackenzie presented a brief PowerPoint presentation with an overview of the site history, the project, the applicant's community outreach efforts, and the community benefits that the project will provide. He stated the project sponsorship owners are Mar Canyon Grand LLC (Ownership entity for Mar Ventures, Inc.) Mr. Mackenzie stated that he is currently looking to complete the Military Entrance Processing Station 1700 East Grand Avenue as a 32,980 square-foot two-story office/medical facility. Mr. Mackenzie state that the owners will be donating \$500, 000 to the City's aquatics program.

Lisa Broderick, Boeing Company with Space Intelligence System

Ms. Broderick is an employee of Boeing and a member of the El Segundo Chamber of Commerce. She states that she has been briefed on this project and wanted to express her support of the project. She felt and that it will bring more jobs to the City along with more medical personnel at that it will bring more

security to El Segundo.

Jim Rosa, Retired Military Commander

Mr. Rosa stated is a retired military Commander of 25 years. He stated that his last duty was as the Commander of Los Angeles MEPS from 2001-2003. He states in the last 10 years there hasn't been any crime the facility. Mr. Rosa live in San Pedro and currently works for the Los Angeles Air Force Base for the past 10 years. He stated how it will be good for the community and that he is in support of the MEPS project in the City of El Segundo.

Sally Martin, resident of El Segundo

Ms. Martin is not in favor of the MEPS project. She is concerned about the protestors and that there has been protestors at various MEPS sites that our posted on the internet. Ms. Martin disagreed with the location of the project and feels very strongly about potential terrorist attacks.

Ron Swanson, President & CEO of S&S Hardware on 111 East Grand

Mr. Swanson is a supporter of the project. He commented on the fact that Mar Ventures was providing a generous donation to aquatics in El Segundo.

Mario Tapitis, resident of 10 years

Mr. Tapits states that after reading Mayor Kelly McDowell's column in the Herald requesting the public view the website regarding MEPS and after carefully viewing of the web-site he is in support of the project.

Seda Williams, resident on Virginia Street

Ms. William is concerned about the congestion that it will have on the corner of Sepulveda and she would like to see a facility that will offer more jobs to the community. Ms. Williams opposed the idea of the MEPS project in El Segundo.

Char Frick closed the public hearing.

Commissioner Fellhauer comments that she had the opportunity to tour the MEPS facility in Los Angeles and meet with Lieutenant Colonel Philips and that she has worked for law enforcement for 12 years. Ms. Fellhauer stated that she patrolled that area of the MEPS facility in Los Angeles for 3 years and never witnessed any problems but isn't speaking on behalf of the police department. She stated that she is not sure what the statistics are.

Vice Chair Wagner questioned what happens to the recruits that do not complete the recruitment process.

Chair Frick question staff what happens to the applicants that doesn't make it through processing.

Planning Manager Christensen replied that the information that was provided to staff as part of the application indicated that there will be transportation by buses to and from the facility whether they pass or failed.

Chair Frick reopened the public hearing.

Lt. Colonel Phillips stated that applicants that are qualified or disqualified are escorted by a recruiter in their government vehicles or sedans and sometimes are accompanied by their parents.

Mr. Wagner questioned regarding the afternoon buses if MEPS has a motor pool and how many passengers does the bus hold.

Lt. Colonel Phillips replied that they contract for one bus that departs at 4:00 pm to the hotel and also at 5:00 pm and again at 6:00 pm that holds 42 to 43 passengers per vehicle.

Ms. Fuentes asked for clarification that the contract is currently with the Radisson Hotel and inquired when it would expire.

Lt. Colonel Phillips replied "yes" and that the contract will need to be renewed in approximate 4 ½ years.

Ms. Frick closed the public hearing again.

Ms. Frick commented that it will be attractive location, she is supportive of the military; and that it will be a great addition for the city.

Commissioner Fellhauer moved, Vice-Chair Wagner seconded to approve Resolution 2638 recommending approval to the City Council Environmental Assessment No. 769, Zone Change (Floating Zone) No. 07-01, Specific Plan Amendment No. 08-02, Smoky Hollow Site Plan Review No. 07-04, to rezone a 4.25 acre parcel to Grand Avenue Commercial to amend the Smoky Hollow Specific Plan to limit the permitted uses to general office and medical-dental office uses only; to allow the construction of a 32,980 square foot commercial office building for a Military Entrance Processing Station Project, at 1700 East Grand Avenue; and to adopt the revised Conditions of Approval and Ordinance. Motion carried (4-0).

MOTION

None.

**PUBLIC
COMMUNICATIONS
PUBLIC HEARING
CONTINUED BUSINESS**

Planning Manager Kimberly Christensen stated that there will be items scheduled for the next two Planning Commission meetings on July 10, 2008 and July 24, 2008. She stated that the Planning Commission meeting for July 10, 2008 will include the election of a new Commission Chair and Vice-Chair. Ms. Christensen wished farewell to Chair Frick, whose term end on June 30, 2008 and thanked her for her service. Ms. Christensen announced the appointment of a new commissioner, Ryan Baldino, a real estate attorney, by the City Council.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Vice Chair Wagner, Commissioner Fellhauer, and Commissioner Fuentes thanked Chair Frick for her time serving on the Planning Commission and stated that she would be missed.

**PLANNING
COMMISSIONERS
COMMENTS**

None.

OTHER BUSINESS

Chair Frick made a motion to adjourn the meeting. Motion carried (4-0).

MOTION

The meeting adjourned at 8:35 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 26th DAY OF JUNE 2008

Gary Chicots, Secretary of
the Planning Commission
and Director of The
Planning and Building Safety
Department

Cheryl Frick, Madame Chair
Planning Commission
City of El Segundo, California

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