

**MINUTES OF THE MEETING  
OF THE PLANNING COMMISSION  
OF THE CITY OF EL SEGUNDO, CALIFORNIA  
July 22, 2010**

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.	<b>CALL TO ORDER</b>
Vice Chair Fellhauer led the Pledge of Allegiance to the Flag.	<b>PLEDGE TO FLAG</b>
PRESENT: BALDINO, BARBEE, NEWMAN, FELLHAUER and WAGNER	<b>ROLL CALL</b>
None.	<b>PUBLIC COMMUNICATIONS</b>
Chair Wagner presented the Consent Calendar.	<b>CONSENT CALENDAR</b>
Chair Wagner pulled Item E-1 to correct the minutes so that the Roll Call reflects that Commissioner Barbee was absent in addition to Commissioner Newman rather than Commissioner Baldino.	<b>CALL ITEMS FROM CONSENT</b>
Commissioner Baldino moved, seconded by Vice Chair Fellhauer, approval of the June 10, 2010 Minutes as amended. Approved as amended (5-0).	<b>MOTION</b>
None.	<b>WRITTEN COMMUNICATIONS</b>
Chair Wagner presented Agenda Item H-2. Environmental Assessment No. EA-867 and Administrative Use Permit No. 10-03 To allow the sale of beer and wine for off-site consumption (Type 20 ABC License) at an existing gas station that includes a market (Union 76). Applicant: Veronica Becerra. Property Owner: Airport Five Star, Inc. Address: 601 North Sepulveda Blvd. Business Name: Union 76 Gas Station	<b>NEW BUSINESS – EA-867 and AUP 10-03</b>
Chair Wagner recused himself from participating in Agenda Item H-2 for potential conflict of interest due to the proximity of his residence to the site. He left the Council Chambers.	
Assistant Planner Maria Baldenegro presented the staff report (of record.)	
<b><u>Veronica Becerra, representative for the applicant</u></b>	
Ms. Becerra gave a brief statement about the project and stated that she is available to answer questions.	
Commissioner Baldino moved, seconded by Commissioner Barbee to Receive and File the decision of the Director of Planning and Building Safety for Environmental Assessment No. EA-867 and Administrative Use Permit No. 10-03. Approved (4-0).	<b>MOTION</b>
Chair Wagner returned to the dais.	

Chair Wagner presented Agenda Item H-3. Environmental Assessment No. EA-807 and Subdivision No. 08-09. Applicant: Craig Maples, CAM Construction. **NEW BUSINESS – EA-807 and SUB 08-09**  
Property Owner: George Renfro III, Successor Trustee of the Neva C. Renfro 1995 Trust. Address: 710 Sycamore Avenue.

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

Vice Chair Fellhauer would like the record show that the applicant agreed to the irrevocable offer to dedicate property as part of the conditions of approval requiring a dedication of 5 feet of the frontage of each lot to be able to widen the street from 40 to 50 feet which will not impact the property.

**Craig Maples, CAM Construction representing George Renfro**

Mr. Maples gave a brief statement about the project and stated that he is available to answer questions.

Ms. Fellhauer inquired if the use of the proposed parcel are for single-story dwellings.

Mr. Maples replied no and that this is a conceptual floor plan that was requested by the City.

Commissioner Newman raised the question as to how long will it take to complete the project.

Mr. Maples stated that he believes that the grading will take about 4 to 6 weeks. He stated that the construction schedule will depend upon the owner's desire and ability to complete development.

**Francis Powell, resident**

Ms. Powell shared her concerns regarding her backyard wall. She stated that dirt has been pushed up against it over the years and she was wondering if a retaining wall will be added upon completion to the project.

**Kathryn Hyzekian, resident**

Ms. Hyzekian had concerns regarding her ocean view from the rear first and second floor of her home that is possibly in jeopardy of being lost due to the purposed project. She is hoping that some type of agreement can be reached.

**Bill Johnson, resident**

Mr. Johnson expressed that when he moved to his residence back in 1984 he had a great view until Hyperion came and took some of it away. He stated that now it is jeopardized again by the new project. He also stated that the grading has changed over the years due to the repeated dumping of dirt on the site.

**Victor Topar, resident**

Mr. Topar has lived at his residence for over 23 years and he shared the same concerns about protecting his ocean view and the impact of the grading that will cause a lot of dust and debris to occur in his backyard and home.

**Tyler Hyzekian, resident**

Mr. Hyzekian expressed concern that his ocean view that he loves is in jeopardy of being lost due to Lot 6 being built and is concerned about the grading process.

**Matthew Samuel, resident**

Mr. Samuel stated that the reason that he purchased his home was because of the beautiful ocean view. He is concerned about losing it and that the dust impacts from the dirt removal will cause additional damage to his pool and home.

**Mike Skovern, resident**

Mr. Skovern shared his concerns about the ocean view that he loves and could possibly be losing due to the development along with the dust that is going to take place due to the grading.

Chair Wagner thanked the residents for coming out and expressing their concerns regards tonight's item. He pointed out that the Planning Commission does not oversee the building and grading of R-1 property and clarified that it is regulated by Federal, State and local El Segundo codes. Chair Wagner suggested getting to know the Planning and Building Safety Department as well as Craig Maples and to sit down and discuss concerns. He believes it might result in some type of agreement.

Ms. Fellhauer asked if Ms. Powell's retaining wall will be addressed with the grading.

Planning and Building Safety Director Greg Carpenter stated that it will be a civil matter that Ms. Powell will need to take up between herself and the owner.

Vice-Chair Fellhauer moved, seconded by Commissioner Newman to approve **MOTION** Resolution No. 2678, approving Environmental Assessment No. EA-807 and Subdivision No. 08-09. Approved (5-0).

None.

**PUBLIC HEARING  
CONTINUED BUSINESS**

Planning and Building Safety Director Carpenter stated that one item is scheduled for the August 12<sup>th</sup> meeting, a Conditional Use Permit application for outdoor dining for the Northrop Grumman building at 101 North Continental Boulevard. Additionally, Director Carpenter stated that the El Segundo Unified School District has hired a consultant, Mar Ventures, to obtain planning entitlements for a senior housing/assisted living development project. He indicated that the consultant has held a couple of community meetings to provide a presentation of the conceptual project and obtain feedback. Director Carpenter inquired if the Commission would like a presentation, and indicated that it would be an information item only with no action. He indicated that he would like to schedule the presentation for the Commission's August 12<sup>th</sup> meeting if they were in agreement. The Commission agreed that they would like to receive the presentation at their August 12<sup>th</sup> meeting.

**REPORT FROM  
PLANNING AND  
BUILDING SAFETY  
DIRECTOR**

Commissioner Baldino and Chair Wagner welcomed Commissioner Barbee to the Commission.

**PLANNING  
COMMISSIONERS  
COMMENTS**

None.

**OTHER BUSINESS**

Chairman Wagner adjourned the meeting. Motion carried (5-0).

**MOTION**

The meeting adjourned at 8:11 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 12th DAY OF AUGUST 2010.

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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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