

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

July 14 2011

Chair Wagner called the El Segundo Planning Commission meeting to order at 5:30 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California. **CALL TO ORDER**

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

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

None. **PUBLIC COMMUNICATIONS**

Chair Wagner presented Agenda Item E-1, Environmental Assessment No. EA-890 – 540 East Imperial Avenue Specific Plan Project. Applicant: Mar Ventures, Inc. Address: 540 E. Imperial Avenue (Imperial Avenue School). Property Owner: El Segundo Unified School District (ESUSD). **PUBLIC SCOPING MEETING**

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

Ruta Thomas , consultant, Atkins

Ms. Thomas gave a PowerPoint presentation about the project and stated that she is available to answer questions.

Beth Morada, resident, 525 Lomita Street

Ms. Morada had a few concerns that she would like to be addressed: 1) commented that over 19 years ago a condo project was developed behind her residence that has a shared driveway that has caused conflict with neighbor; 2) would like to see assisted living constructed on Kansas and Grand in a commercial zone; and 3) the senior assisted living that is being developed is not going to be affordable.

Trish Strauss, resident

Ms. Strauss shared her that she did not agree with the EIR that the recreation impact is less than significant. She would like to keep the green space and ball field so that the residents can enjoy it.

Laura Freeman, resident

Ms. Freeman stated that that the senior assisted living use is needed. She stated that the age limit is too high at 65 and it needs to be reduced to 55.

Carrie Beck, resident

Ms. Beck agreed that assisted living is a good use. She believed the branding of the city includes taking care of our seniors.

Claudia Darlington, resident

Ms. Darlington stated that the assisted living project is not affordable and will need to have an affordable component for the seniors. She raised concerns regarding aesthetics, geology, noise pollution, and the importance of air quality and green space.

Recess at 6:29 p.m.

Chair Wagner presented the Consent Calendar.

CONSENT CALENDAR

None.

**CALL ITEMS FROM
CONSENT**

Commissioner Barbee moved, seconded by Vice Chair Fellhauer, to approve the June 23, 2011, Minutes. Motion carried (5-0).

MOTION

Planning Manager Kimberly Christensen read into the record revised Item I-4 Resolution 2698.

**WRITTEN
COMMUNICATIONS**

Chair Wagner presented Agenda Item I-3, Environmental Assessment No. EA-836. Applicant: City of El Segundo. Address: 301 Maryland Street, 530 East Imperial Avenue and 219 West Mariposa Avenue

**NEW BUSINESS –
PUBLIC HEARING for
EA-836**

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

Abe Leader, project manager for Rincon Associates

Mr. Leader gave a brief PowerPoint presentation on the project.

Serine Ciandella, consultant, Kimley Horn & Associates

Ms. Ciandella gave a brief PowerPoint presentation on the project to discuss the traffic study for the sites. She stated that she is available to answer questions.

Chair Wagner open public communications.

Michael Hammond, resident, 433 Maryland Street

Mr. Hammond shared his concerns about the parking. Grand has single-car garages and limited parking. He stated that it is impossible to park on Lomita and Maryland. He had concerns about where buses will park in the lot and how cars from 62 spaces in the lot at Hilltop will exit onto Grand from one driveway.

Father Alexi, Pastor of St. Andrew Church

Father Alexi stated that he lives across from the Plunge. He stated that it is impossible to be able to park and to enter and exit out of his garage on Mariposa in the afternoons. Father Alexi stated that the stop sign across is completely ignored and that one day someone get injured. He also said that the Commission should consider making the street one-way and have diagonal parking.

Charles Calleja , resident, 317 Lomita Street

Mr. Calleja asked about the aesthetics of 2-story parking structure across from his residence. He believed that the parking will have a big impact. He raised the question if anyone thought about placing senior living as well as a swim stadium

on the Imperial Site that will be much more affordable.

Beth Morada, resident, 525 Lomita Street

Ms. Morada shared her concerns about parking and stated that 112 parking spaces at Hilltop and 96 spaces at Imperial are not needed.

Debbie Sherman, resident, 345 Lomita Street

Ms. Sherman stated that she believes that the Hilltop Park project will have a severe impact for the residents; noise, traffic, parking is horrific. She inquired about permit parking for the residents and also how many will be allowed.

Chair Wagner closed public communications.

Chair Wagner clarified that the decision before the Planning Commission tonight is to approve the EIR and not designate which site should be selected.

Vice Chair Fellhauer stated that the Imperial Site is a better choice for an aquatics facility as well as senior housing. She agreed that the parking on Hilltop is a big issue.

Commissioner Baldino thanked the residents for coming out and sharing their comments and concerns.

City Attorney Elizabeth Calciano clarified that the Commission is recommending certification of the EIR.

Chair Wagner reopened public communications.

Mr. Charles stated that the EIR is flawed and that he believes that all avenues have not been looked at.

Vice Chair Fellhauer asked whether or not approving the EIR will cause a problem for modification for further development on the project.

Public Works Director Stephanie Katsouleas informed the Commission that she addressed these concerns back in 2008 when the City Council thought that the three sites were a viable solution.

Chair Wagner closed public communications.

Ms. Christensen clarified information from the discussion that there is not a proposed parking structure on the Hilltop site. She stated that parking is in an at-grade parking lot and that an existing parking structure will also be used.

Commissioner Newman asked if senior assisted living and an aquatics facility were ever suggested at the Imperial School site.

Planning and Building Safety Director Greg Carpenter stated that the plans that the school district generated were to have a revenue generating project on the site and they do not desire having an aquatics facility on their property.

Commissioner Baldino moved, Commissioner Barbee seconded to approve Resolution No. 2699 to recommend that City Council certify the Environmental **MOTION**

Impact Report with a Statement of Overriding Considerations for the Aquatics Site Feasibility Alternatives Project with potential municipal swimming pool locations at 301 Maryland Street; 530 East Imperial Avenue; and 219 West Mariposa Avenue; and that the existing reservoir structure at 301 Maryland Street not be designated a local cultural resource for Environmental Assessment No.836. Motion carried (4 -1). Fellhauer (Nay)

Chair Wagner presented Agenda Item I-4, Environmental Assessment No. EA-921 and Precise Plan Amendment No. 11-01. Applicant: Continental Rosecrans Nash LLC – Toni Reina. Property Owners: Continental Rosecrans Nash, LLC – Alex J. Rose. Address: 2041 Rosecrans Avenue, 831 and 871 South Nash Street Applicant (s).

**NEW BUSINESS –
PUBLIC HEARING for
EA-921 and PPA 11-01**

Principal Planner Paul Samaras presented the staff report (of record.) Additionally, Mr. Samaras corrected the grammatical errors in the conditions of approval and the name of the applicant.

Vice Chair Fellhauer moved, seconded by Commissioner Newman to approve Environmental Assessment No. 921 and Precise Plan Amendment No. 11-01. Motion carried (5-0).

MOTION

None.

**PUBLIC HEARING
CONTINUED BUSINESS**

Planning and Building Safety Director Greg Carpenter stated that one item is scheduled for the July 28th meeting.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Chair Wagner stated that he will be absent for the July 28, 2011 meeting.

**PLANNING
COMMISSIONERS
COMMENTS**

Vice Chair Fellhauer gave a brief explanation regarding her decision on the Aquatic Sites Feasibility Project EIR.

None.

OTHER BUSINESS

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

MOTION

The meeting adjourned at 7:57 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 14th DAY OF JULY 2011.

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

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