

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

May 27, 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. **CALL TO ORDER**

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

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

None. **PUBLIC COMMUNICATIONS**

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

None. **CALL ITEMS FROM CONSENT**

Commissioner Baldino moved, seconded by Chairman Wagner, to approve the April 8, 2010, Minutes. Motion carried (4-0). **MOTION**

None. **WRITTEN COMMUNICATIONS**

Chair Wagner presented Agenda Item H-2. Environmental Assessment No. EA-865, Coastal Development Permit No. 10-01, Conditional Use Permit No. 10-02, and Variance No. 10-02. Applicant: City of El Segundo. Property Owner: Chevron USA Inc. Address: 105 Vista Del Mar **NEW BUSINESS – EA-865; CDP 10-01, CUP 10-02 and VAR 10-02**

Principal Planner Masa Alkire presented a PowerPoint presentation and the staff report (of record.)

Commissioner Newman asked for an explanation about the wastewater and why connection to a sewer line is delayed for two years.

Stephanie Katsouleas, Director of Public Works

Ms. Katsouleas stated that currently there is no facility to connect to a sewer line. Public Works has a few options to choose from. The cheapest option is waiting for NRG to come online to install an above ground pipe inside the Chevron fence to the NRG property. The second option is more expensive. It involves adding a lift station up to Vista Del Mar and then trenching down Vista Del Mar to connect into Hyperion. Ms. Katsouleas stated that Chevron agreed to allow the pipe on their property. NRG agreed to accept the flow. Staff decided to put in a holding tank for until NRG comes on line.

Vice Chair Fellhauer shared her concern regarding the pan tilt zoom camera location. She stated that this camera should monitor patrons entering and leaving the facilities and should be required as a condition along with adding a condition requiring that the bathroom stalls doors are raised so that the patron's feet are

visible for safety concerns.

Mr. Alkire stated that a condition of approval is in the proposed resolution that is recommended by the Police Department includes one pan tilt zoom camera along with the location requirement.

Planning and Building Safety Director Greg Carpenter commented that there will be individual bathrooms and that all stall doors open out to the parking lot side of the building.

Assistant City Attorney Karl Berger addressed the Commission suggesting that Condition No. 8 be modified to read as follows "cameras be installed at the life guard station in accordance with El Segundo Police Department instructions including without limitation viewing of the bathroom doors."

Commissioner Newman has concerns about safety and congestion given the location of the facility next to the bike path.

Commissioner Baldino understands that the funding for construction is being donated but inquired about who is handling the maintenance of the facility.

Mr. Alkire replied that the City does have the maintenance obligation.

Ms. Katsouleas stated that the City will be conducting a full review of the maintenance options before the project is presented to the City Council.

Mr. Berger suggested adding a new Condition 16 to address Ms. Fellhauer's concerns regarding the safety of the bathroom by suggesting language to read as follows: "Any subsequent remodeling of the building must obtain approval of the Police Chief or designee."

Ms. Fellhauer stated that she would like the language to reflect that any remodel include a requirement that the bathroom doors allow visibility of feet.

Mr. Wagner commented that the Beach Bathroom/Lifeguard Station project was a vision of Jim Boulgarides when he was on the City Council and he thinks it will be great for the City.

Vice Chair Fellhauer moved, seconded by Commissioner Baldino to approve **MOTION** Resolution No. 2677 approving Environmental Assessment No. EA-865, Coastal Development Permit No. 10-01, Conditional Use Permit No. 10-02 and Variance No. 10-02 as amended (modified Condition No. 8 and added Condition No. 16). Motion carried (4-0).

Chair Wagner presented Agenda Item H-3. Environmental Assessment No. EA-859 and Variance No. 10-01. Applicant: The Boeing Company – Robert Ohls. Property Owner: Aerospace Center – Bruce Rabin. Address: 650 North Sepulveda Boulevard **NEW BUSINESS – EA-859 and VAR 10-01**

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

Commissioner Baldino recused himself from participating in Agenda Item H-3 for potential conflict of interest due to the proximity of his residence to the site. He left the Council Chambers.

Commissioner Newman asked if the equipment could be located on top of the

building.

Mr. Alkire stated that this would not meet Edison standards because high voltage lines would need to run up the building.

Vice Chair Fellhauer inquired if screening could be placed on top of the equipment area as an additional precaution from explosives being placed in the enclosure area.

Robert Ohls, Boeing representative of Boeing

Mr. Ohls stated that explosives are a very important concern to Boeing; however the safety issue with the type of switch gear that is being discussed is mainly associated with the people who will be working closely on it, as staff pointed out. He clarified that there will be no chemicals or other material that would augment any type of explosive.

Ms. Fellhauer was curious to know about that the type of switch gear and if a metal grate could be put on top.

Mr. Ohls stated that he will need to verify with Edison regarding caution of the equipment being metal, electrical along maintenance of the equipment might have safety issue.

Mr. Fellhauer commented that she would like to see cover over the switch gear as a barrier to an explosive device being thrown into the enclosure as long as it doesn't conflict with the design.

Mr. Ohls stated that as long as it okay with Edison then it will be fine with him.

Mr. Wagner believed that this is a fully enclosed facility pertaining to the switch gear itself.

Mr. Ohls confirmed that the gear is fully enclosed. Also he stated that the connection cables are all underground and are underneath the switch gear itself in a vault.

City Assistant Attorney Karl Berger addressed the Commission regarding their concerns and pointed out this is speculative discussion and that there are no facts supporting security concerns regarding the vault in the record at the meeting. He stated that if the applicant is willing to agree to it voluntarily, it is fine but this is not a condition that the City can impose.

Vice Chair Fellhauer moved, seconded by Commissioner Newman to approve Resolution No. 2675 approving Environmental Assessment No. EA-859 and Variance No. 10-01. Motion carried (3-0).

MOTION

Commissioner Baldino returned to the dais.

Chair Wagner presented Agenda Item H-4. Environmental Assessment No. EA-755 and Zoning Text Amendment 07-02. (Zone Text Amendment to Amend the Off-Street Parking and Loading Spaces Requirements, and applicability of Adjustments.) Applicant: City of El Segundo. Property Owner: Various. Address: Citywide.

**NEW BUSINESS –
EA-755 and ZTA 07-02**

Principal Planner Paul Samaras presented the staff report (of record.)

Commissioner Baldino stated that he recalled discussing the limitation initially in 2009 on the size of a single-family garage. He inquired if the size limit is in the new ordinance.

Planning Manager Kimberly Christensen stated that it is and the limitation is 900 square feet and the proposed language is located on Stamped Page 188.

Toni Reina, representative of the Continental Development Corporation and member of the El Segundo Advisory Committee

Ms. Reina stated that the update of the code is very flexible for the development community in regards to the loading requirements and along with the new flexibility to allow the Director to grant minor exceptions. She stated that she has a few comments and concerns she would like to address: 1) the provision that a minor exception is an improvement to the code and is helpful, but she will like to see additional ways to streamline and condense it down a little more; 2) to clarify the applicability if there is a minor alteration to a use in an office building; 3) parking space location standards in Section 15-5-5(B) to be clarified to only impact public streets and not private streets; and 4) to allow other options besides the use of walls such as landscaping for screening of loading spaces to create more flexibility.

Commissioner Baldino commented on the fact that the flexibility of the use of the new code is really helpful.

Planning and Building Safety Director Greg Carpenter address the Commission in regards to Ms. Reina's concerns. He stated that staff has considered and has built in flexibility into various sections of the parking and loading standards where either the Director or Planning Commission has the ability to exercise judgment in applying the regulations depending on the particular standard. He stated that in regards to the screening of loading spaces there is language that allows for various methods of screening that include review by the Director of Planning and Building Safety. Mr. Carpenter stated that on Page 205 the General Provision section loading standards are allowed to go through the adjustment process as well.

Mr. Wagner stated that the parking ordinance is very comprehensive and a lot of work went in to it. He stated that he is pleased to see the changes to the restaurant standard with regards to the non-dining area parking requirement. He believes it is flexible enough for different applicants to use to meet the required parking.

Chairman Wagner moved, seconded by Vice Chair Fellhauer to approve **MOTION** Resolution No. 2674 approving the Environmental Assessment No. EA-755 and Zoning Text Amendment 07-02 to amend Off-Street Parking and Loading regulations. Motion carried (4-0).

None.

**PUBLIC HEARING
CONTINUED BUSINESS**

Planning and Building Safety Director Carpenter stated that the Council will be appointing a new Planning Commissioner at the June 1, 2010 Council meeting. **REPORT FROM**

He thanked staff and the Assistant City Attorney for a job well done on the Parking and Loading Ordinance and the Beach Bathroom/Lifeguard Station project. Mr. Carpenter stated that the Plaza El Segundo Development Agreement is scheduled for the June 10th Planning Commission Meeting.

**PLANNING AND
BUILDING SAFETY
DIRECTOR**

Assistant City Attorney Karl Berger introduced Attorney Paul Bennett from Jenkins and Hogin.

Vice Chair Fellhauer congratulated the two elected Council members.

Chairman Wagner stated that the Automobile Driving Museum would be holding a car show fundraiser for the Education Foundation on June 6th.

**PLANNING
COMMISSIONERS
COMMENTS**

None.

OTHER BUSINESS

Chairman Wagner adjourned the meeting. Motion carried (4-0).

MOTION

The meeting adjourned at 8:23 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 27th DAY OF MAY 2010.

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

P:\Planning & Building Safety\0 Planning - Old\PLAN-COMMINUTES\2010\2010 05-27 Minutes.doc