

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

July 24, 2008

Chair Fellhauer 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 Fellhauer led the Pledge of Allegiance to the Flag.	PLEDGE TO FLAG
PRESENT: FELLHAUER, WAGNER, ROTOLO, FUENTES, and BALDINO.	ROLL CALL
None.	PUBLIC COMMUNICATIONS
Chair Fellhauer presented the Consent Calendar.	CONSENT CALENDAR
Vice Chair Wagner pointed out that after the agenda item "Election of Chair and Vice Chair," the Minutes stated "Commissioner Wagner" while it should have read "Chair Fellhauer presented New Business."	CALL ITEMS FROM CONSENT
Planning Manager Christensen identified another area in the Minutes below the agenda heading "Consent Calendar" to be changed from "Chair Frick" to "Chair Fellhauer presented the Consent Calendar."	
Vice Chair Wagner moved, seconded by Commissioner Baldino, to approve the July 10, 2008, Minutes, as amended. Motion carried (5-0).	MOTION
Planning Manager Christensen stated a letter was received from Richard Lundquist related to Agenda Item H-2, a copy of the revised Minutes of July 10, 2008 and a study session handout.	WRITTEN COMMUNICATIONS
Chair Fellhauer presented Agenda Item H-2, Environmental Assessment No. 783 and Variance No. 07-05. Applicant: Kenneth E. Hill. Address: 750 South Douglas Street.	NEW BUSINESS - PUBLIC HEARING EA-783 and VAR 07-05
Principal Planner Paul Samaras presented the staff report (of record.)	
Planning Manager Christensen commented that an issue was raised by the Public Works Department was concern that addressed the close adjacency of the property and the building to the Green Line and BNSF railway. She stated that the applicant will have to provide documentation to the satisfaction of Public Works Department through the plan check process that states there's no conflict with how close it is to the property line. The second issue raised by the Public Works Department is the granting of an easement for a stop light at the Douglas and Park Place intersection; Ms. Christensen stated that unfortunately, staff was	

not able to specifically confirm what was being asked of the applicant; however, as advised by the City Attorney's office there is not a direct nexus between the request to add the 5,000 square foot addition and the request to provide an easement so that the City could add the stop light. Thus, Planning staff did not include a condition in the resolution that would place that requirement on the applicant.

Toni Reina, representative of the applicant, Continental Development Corporation

Ms. Reina stated that she was there to answer any questions regarding the letter from Richard Lundquist and that they would be in support of the signal light at the intersection, and the project going forward.

Commissioner Fuentes inquired of Ms. Reina if she had discussed the evergreen shrubs with the applicant.

Ms. Reina replied that they had spoken with Mr. Hill prior to the Planning Commission meeting and he had told her that he did not have any objection.

Commissioner Rotolo inquired of Planning Manager Christensen as to whether the Commissioners would be able to make a recommendation.

Planning Manager Christensen stated that the landscape and irrigation process can be addressed in an informal fashion but the applicant must come to the podium to address their willingness to accept this either as a formal condition or if he would be agreeable to work with staff to the extent that it's feasible.

Kenneth Hill, Property Owner

Mr. Hill stated that he read the whole letter and is in agreement with minimizing the number of trees removed and he would be happy to conform with it.

Commissioner Rotolo stated that rather than making a condition of approval he would, instead, make a recommendation that the Planning Department informally consider the recommendation of Continental Development and the acceptance from the applicant in their review and to work with the applicant.

Commissioner Fuentes moved, Commissioner Baldino seconded to approve Environmental Assessment No. 783 and Variance No. 07-05, Resolution No. 2642 to allow a 4,852 square foot addition and recommended that the Planning Department consider Continental Development's landscaping proposal and work with the applicant in implementing it. Motion carried (5-0).

MOTION

Chair Fellhauer presented Agenda Item H-3, Environmental Assessment No. 797 and Variance No. 08-02 projects. Applicant: El Segundo Chevron Refinery c/o David C. Gonzales. Address: 324 West El Segundo Boulevard.

**NEW BUSINESS -
PUBLIC HEARING
EA-797and VAR 08-
02**

Planning Manager Christensen stated due to technical issues relating to the plans the applicant was not prepared to go forward at this meeting and requested that the Commission continue this item to the next meeting scheduled for August

14, 2008.

Vice Chair Wagner moved, Commissioner Baldino seconded, to continue the public hearing for Environmental Assessment No. 797 and Variance No. 08-02, Resolution No. 2640 to August 14, 2008. Motion carried the public hearing to the August 14, 2008 meeting (5-0).

MOTION

None.

**PUBLIC
COMMUNICATION
PUBLIC HEARING
CONTINUED
BUSINESS**

None.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

None.

**PLANNING
COMMISSIONERS
COMMENTS**

None.

OTHER BUSINESS

Chair Fellhauer recessed the meeting for 5 minutes.

Assistant City Attorney Berger and Planning Manager Christensen presented, reviewed, and discussed information during a two-hour study session covering the Brown Act, Conflict of Interest, Planning Commission Rules, procedural matters, and the CEQA process.

STUDY SESSION

Assistant City Attorney Berger discussed applying ethics to public service including legislative intent, violations, and penalties.

Planning Manager Christensen gave an explanation of what constitutes the General Plan. In addition she discussed the Subdivision Map Act, zoning, and CEQA.

Chair Fellhauer made a motion to adjourn the meeting. Motion carried (5-0).

The meeting adjourned at 8:55 p.m.

MOTION

PASSED AND APPROVED ON THIS 24th DAY OF JULY 2008.

ADJOURNMENT

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

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