

**MINUTES OF THE MEETING  
OF THE PLANNING COMMISSION  
OF THE CITY OF EL SEGUNDO, CALIFORNIA  
August 12, 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>
Chairman Wagner led the Pledge of Allegiance to the Flag.	<b>PLEDGE TO FLAG</b>
PRESENT: BALDINO, BARBEE, NEWMAN, and WAGNER	<b>ROLL CALL</b>
ABSENT: FELLHAUER	
None.	<b>PUBLIC COMMUNICATIONS</b>
Chair Wagner presented the Consent Calendar.	<b>CONSENT CALENDAR</b>
None.	<b>CALL ITEMS FROM CONSENT</b>
Commissioner Baldino moved, seconded by Commissioner Barbee, approval of the July 22, 2010 Minutes. Approved (4-0).	<b>MOTION</b>
Planning Manager Kimberly Christensen read into the record the revised Resolution with minor corrections for Agenda Item H-3.	<b>WRITTEN COMMUNICATIONS</b>
Chair Wagner presented Agenda Item H-2. Environmental Assessment No. EA-879 and Conditional Use Permit No. 10-09. Applicant: Monica Harley. Property Owner: 101 Continental Partners, LLC. Address: 101 Continental	<b>NEW BUSINESS – EA-879 and CUP 10-09</b>
Contract Planner Trayci Nelson presented the staff report (of record.)	
Contract Planner Trayci Nelson stated that there are a few minor corrections to the revised resolution. She stated that the revision to Stamped Page 015 Section 1-A should read as follows: On "June 22, 2010", Paul Groh on behalf of Northrop Grumman instead of "March 31, 2008". She stated that Stamped Page 018 Section 5-C second paragraph should read as follows: The proposed condition use complies with the applicable provisions of ESMC Chapters 15-23 and 15-27 since proper notice was provided and proper hearing is scheduled for "August 12, 2010" instead of "August 12, 2012."	
Commissioner Baldino moved, seconded by Commissioner Barbee approval of Resolution No. 2680 with modifications, approving Environmental Assessment No. EA-879 and Conditional Use Permit No. 10-09. Approved (4-0).	<b>MOTION</b>
Chair Wagner presented Agenda Item H-3. Environmental Assessment No. EA-884 and Zone Text Amendment No. 10-05 (Zone Text Amendment to amend Title 15 of the El Segundo Municipal Code and establish a chapter regulating assembly hall uses). Applicant: City of El Segundo. Property Owner: Various. Address: Citywide.	<b>NEW BUSINESS – EA-884 and ZTA 10-05</b>

Commissioner Barbee moved, seconded by Commissioner Newman to continue **MOTION** Resolution No. 2678 for Environmental Assessment No. EA-884 and Zone Text Amendment No. 10-05 to the August 26, 2010 meeting. Approved (4-0).

None.

**PUBLIC HEARING  
CONTINUED BUSINESS**

Planning and Building Safety Director Carpenter stated that there are three items scheduled for the August 26<sup>th</sup> meeting,

**REPORT FROM  
PLANNING AND  
BUILDING SAFETY  
DIRECTOR**

None.

**PLANNING  
COMMISSIONERS  
COMMENTS**

Future development of Imperial School Site presentation

**OTHER BUSINESS**

Director Carpenter introduced the project and indicated that the City would be processing applications for the school district's project over the next several weeks.

### **Bill Messori, Mar Ventures**

Bill Messori, of Mar Ventures and representative of the El Segundo Unified School District, presented a PowerPoint presentation to the Commission regarding the future development of the Imperial School Site. Mr. Messori introduced the development team for the project: Alex Rose, Continental Development; Allan Mackenzie, Mar Ventures; Bob Tarnofsky, Continental Development; Lisa Krantz, Wallin, Kreiss, Reisman and Krantz; and Laura Milldrum, Mar Ventures.

Commissioner Barbee inquired if the applicant had the opportunity to speak with each of the neighbors that are east and west of the project to discuss the future plans.

Mr. Messori stated that there was a meeting at one of the residents' homes and an invitation was sent out. He stated that he was not sure if all neighbors were in attendance.

### **Mark Marion, resident, 921 McCarthy Court**

Mr. Marion stated that he met with Mr. Messori regarding the future project with the adjacent neighbors to share their concern for the project. Mr. Marion stated that a few of his neighbors that are closest to the site did not attend the meeting.

Commissioner Newman asked what constitutes a senior rental.

Mr. Messori replied that it's for individuals 55 or above in age.

### **Scott Goldfarb, resident, 936 Sheldon Street**

Mr. Goldfarb stated that he would like to meet with the consultant and discuss concerns just as it was done for the McCarthy Court residents.

Chair Wagner asked Mr. Messori if all Sheldon Street residents were included in

the 300 square foot radius notification of the community meeting that was held on June 6<sup>th</sup>.

Mr. Messori stated that a flyer notification was sent out along with tonight's Planning Commission meeting workshop regarding the project.

**Claudia Darlington, resident, 926 Sheldon Street**

Ms. Darlington commented that out of her neighbor's on Sheldon Street she was the only one who received notification of meetings.

**Chris Bergman, resident, 935 McCarthy Court**

Mr. Bergman had a few concerns that he would like to be addressed: 1) the purposed use of assisted living; 2) concern whether it fits into the context of the neighborhood; 3) impact on city services; and 4) impacts to the property value when buying a new home because of the zone changes.

**Eric Frandzen, resident, 912 Sheldon Street**

Mr. Frandzen stated that he has been a resident for over 25 years and is concerned about his view blockage being lost.

**Marcia Marion, resident, 921 McCarthy Court**

Ms. Marion inquired if the applicant would consider making the height lower than 3 stories.

**Claudia Darlington, resident, 926 Sheldon Street**

Ms. Darlington shared her concerns that the density of the project (150 new rentals) will take away the character of the area and it will begin to look like a mall.

**Janice Spengler, resident, 920 McCarthy Court**

Ms. Spengler stated that with 300 hundred more units added to the area it will cause more problems with the parking already impacted by the dog park.

**Scott Goldfarb, resident, 936 Sheldon Street**

Mr. Goldfarb stated that he was concerned about the parking impacts that would occur also.

**Wanda Frandzen, resident, 912 Sheldon Street**

Ms. Frandzen stated that he was concerned about the density and the height of the building not being a 3-story building.

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

**MOTION**

The meeting adjourned at 7:52 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 12th DAY OF AUGUST 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 08-12 Minutes.doc