

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

May 22, 2008

Vice-Chair 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**

Commissioner Rotolo led the Pledge of Allegiance to the Flag. **PLEDGE TO FLAG**

PRESENT:WAGNER, ROTOLO, FUENTES, and FELLHAUER **ROLL CALL**

ABSENT: FRICK

None. **PUBLIC COMMUNICATIONS**

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

Commissioner Fellhauer moved, seconded by Commissioner Fuentes, to approve the May 08, 2008, Minutes as submitted. Motion carried (4-0). **MOTION**

Vice-Chair Wagner presented Agenda Item E-2, Environmental Assessment No. 789 and Administrative Use Permit No. 08-01 project. Applicant: Fori & Paula Owurowa. Address: 700-A Allied Way (Plaza El Segundo). Owner: PES Partners, LLC

Commissioner Fellhauer moved, seconded by Commissioner Fuentes to approve Environmental Assessment No. 789 Administrative Use Permit No. 08-01. Motion carried (4-0). **MOTION**

None. **CALL ITEMS FROM CONSENT**

None. **WRITTEN COMMUNICATIONS**

Vice-Chair Wagner presented Agenda Item H-3; Environmental Assessment No. EA-790 Subdivision No. 08-02. Applicant: SUBTEC – Bob Vargo. Owner: 1300 East Walnut, LLC; Address: 1300 East Walnut Avenue. **NEW BUSINESS - PUBLIC HEARING**

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

Assistant City Attorney Berger stated he had some suggested language changes for Resolution No. 2634 first on Stamped Page 2 to Subsection "2-C" Factual Findings to read as follows, "The subject site is a rectangular lot, measuring 16,138 square feet." Subsection "F" Factual Findings would read as follows, "The size of each new lot must be 8,069 square feet." Mr. Berger requested the

following changes to the Conditions of Approval. Condition No. One would read as follows, "Before the City issues building permits and approves a final map, the applicant must demolish the existing single-family residence pursuant to a demolition permit." Condition No. Two would read as follows, "Before the City issues building permits, the applicant must maintain the site clear of debris, trash, and weeds in accordance with ESMC Chapter 7-4." Condition No. Four would read as follows, "The applicant must replace the curb and sidewalk" and the rest of the sentence would remain as is. Condition No. Five would read as follows, "The applicant must replace the existing 4" sewer lateral with 6" diameter sewer lateral." The second sentence would read as follows, "The applicant must also provide a 6" sewer lateral for the newly established lot." Condition No. Six would read as follows, "The applicant must replace the existing sewer main segment in Walnut Avenue measured from the sewer main connection in front of the property furthest from the intersection at California Street" and the rest will remain as is. Condition No. Seven would read as follows, "The applicant must provide a potable water service lateral and a water meter for the new lot." Condition No. Eight would read as follows, "The applicant must identify" and the rest of the sentence will remain as is. Mr. Berger stated that Condition No. Nine is not needed as it is handled under Condition Ten through Fifteen. Condition No. Sixteen would read as follows, "The tentative parcel map expires 24 months after initial approval" and the rest of the sentence would remain as is.

Cheryl Vargo, representing applicant

Ms. Vargo stated that she was present to any questions or comments and that the applicant agreed to the conditions of approval as amended.

Commissioner Rotolo moved, seconded by Commissioner Fellhauer to approve Environmental Assessment No. 790 Subdivision No. 08-02, Resolution 2634 to allow the subdivision of a 16,138 square foot parcel into two lots in the Single-Family R-1 Zone at 1300 East Walnut Avenue with the Conditions of Approval as revised by the City Attorney and staff in this meeting. Motion carried (4-0).

MOTION

None.

**PUBLIC HEARING
CONTINUED BUSINESS**

None.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Planning Manager stated that there would be items scheduled for the June 12, 2008 and June 26, 2008 meetings.

**PLANNING
COMMISSIONERS
COMMENTS**

None.

OTHER BUSINESS

Vice-Chair Wagner made a motion to adjourn the meeting. Motion carried (4-0).

MOTION

The meeting adjourned at 7:12 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 22nd DAY OF MAY 2008.

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

Cheryl Frick, Madame Chair
Planning Commission
City of El Segundo, California

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