

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

August 14, 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
Vice-Chair Wagner 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
Commissioner Rotolo moved, seconded by Vice-Chair Wagner, to approve the July 24, 2008, Minutes, as amended. Motion carried (5-0).	MOTION
None.	CALL ITEMS FROM CONSENT
Planning Manager Christensen stated a revision was made to Resolution No. 2643 and a copy was on the dais for New Business Item H-3 for EA-787.	WRITTEN COMMUNICATIONS
Chair Fellhauer presented Agenda Item H-2, Environmental Assessment No. 795 and Conditional Use Permit No. 08-04. Applicant: Sprint PCS Assets, LLC. c/o Kathy O'Connor-Phelps SRES, Inc. Address: 445 S. Douglas Street.	NEW BUSINESS - PUBLIC HEARING EA-795 and CUP 08-04
Contract Senior Planner Louis Morales presented the staff report (of record.)	
<u>Michael Blackwell, Sprint representative</u>	
Mr. Blackwell stated that he was available for questions.	
Commissioner Rotolo commented that the added palm tree to the side of Douglas Street was a nice addition.	
Commissioner Rotolo moved, seconded by Vice-Chair Wagner, to approve Environmental Assessment No. 795 and Conditional Use Permit No. 08-04, Resolution No. 2639. Motion carried (5-0).	MOTION
Chair Fellhauer presented Agenda Item H-3, Environmental Assessment No. 787 and Conditional Use Permit No. 08-01 project. Applicant: Earl Rubenstein. Address: 610 Lairport Street.	NEW BUSINESS - PUBLIC HEARING EA-787 and CUP 08-01
Principal Planner Samaras presented the staff report (of record.) and added that the applicant had concerns regarding Condition of Approval No. 1 relating to the weekend start time of 10 a.m., Condition No. 36-E listing the permitted uses for	

an outdoor multiple-use area, and Condition No. 38 that limited the number of events.

Planning Manager Christensen stated that the revised Conditions of Approval that were distributed to the Planning Commissioners on the dais also included a Condition of Approval No.35 from the Fire Department which was received after the packet was delivered and the applicant was made aware of the condition.

Stanley Zimmerman, Principal Sponsor & Owner, The Automobile Driving Museum

Mr. Zimmerman stated that they resurrected the semi-abandoned site located behind the museum by purchasing it, paving it, installing drainage systems, and had eliminated a public nuisance, which in effect benefited the museum's growth in addition to setting a good example of what can be done in the City of El Segundo. He added that he hoped to increase the number of cars at the museum from 135 to 150 some day. He introduced his Executive Director, Laurie Lewis, who further expanded on the museum statistics stating that after being in the City of El Segundo for 1.4 years, they have had 6,300 people visit the museum. She stated that they have extended their welcome to numerous organizations and special and charitable events. She stated that they have 57 volunteers presently and are excited about their growth.

Mr. Zimmerman resumed to further explain their concern regarding the three conditions of approval. He stated that they were fine with Condition No. 1; He stated that; Condition No. 36-E with the 500 sq. ft. area for sales limitation would drastically affect the museum's existence as the car clubs participating in the car shows at the museum. He stated that they cannot otherwise afford to function without the ability to exchange or sell auto parts. He requested more flexibility and asked that it be either deleted or possibly be restated to read only 25% of the area designated for car parts; and lastly; He suggested that Condition No. 38, be removed as it would limit the number of events and consequently they would have to deny non-profit organizations, and the outdoor theatre would be limited to one a week.

Earl Rubenstein, Curator & Architect, The Automobile Driving Museum

Mr. Rubenstein stated that on the original format for Condition No. 28 to setup for the museum ventilation referenced the 2001 code; presently, the 2007 code has changed; however, the museum is an existing non-conforming building that was done in 2005 and requested that it remain referencing the 2001 building code for the ventilation system.

Commissioner Rotolo commented how great it was to have the car museum, and gave his suggestions on each of three conditions of approval in question.

Chair Fellhauer asked staff about Mr. Rubenstein's comments about the building code.

Planning Manager Christensen reiterated that the 2001 building code was in effect at the time the museum project was processed and no interior construction that would trigger building codes is proposed with the current museum modification; however, if there was further modification at some point in the future, whatever applicable codes are in effect at that point in time would be applied.

Ms. Christensen stated that staff's primary concern regarding the change on Condition 36-E regarding incidental sales of merchandise with the special events was that the front parking lot remain available to house museum visitors and that the paved multi-purpose area for special events not be overflowing onto the street and using all the street parking in the neighborhood; Condition No. 38 regarding the activity frequency for motion picture events was triggered off of the once-a-week. Ms. Christensen stated that the motion picture event concept and staff realized there would be some weeks the museum might want to hold more than once-a-week events which was the reason for the two-per-week verbiage, but certainly the Commission can modify that condition. She stated that the only concern staff would have is that the Commission not modify the Condition to allow an increase in unlimited special events on weekdays because they did not do a traffic study and parking analysis that would address peak-hour operations which is the reason the events are limited to evenings and weekends.

Ms. Christensen suggested that Condition No. 36-E be modified to read "Incidental sale of automobile related merchandise shall be restricted to the area during special events".

Assistant City Attorney Carl Berger stated that the first sentence could be eliminated in that the condition relates only to the multi-purpose use area that is already defined.

Commissioner Rotolo moved, seconded by Vice Chair Wagner, to approve Environmental Assessment No. 787, and Conditional Use Permit No. 08-01 and Resolution 2643 as amended to include, Item 28 to read: refer to the 2001 California Building Code for ventilation; Item 36-E first sentence to be removed; Item 38, second sentence stating "these events will not require a Conditional Use Permit nor an Amplified Sound Permit" to be added to Item 37 and eliminate Item 38 altogether, and the remaining items to be renumbered. Motion Carried (5-0).

MOTION

Chair Fellhauer presented Agenda Item I-4, Environmental Assessment No. 797 and Variance No. 08-02. Applicant: El Segundo Chevron Refinery c/c David Gonzales. Address: 324 West El Segundo Boulevard.

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

Assistant Planner Maria Baldenegro presented the staff report (of record.)

Lilly Craig, representative for Chevron Refinery

**PUBLIC
COMMUNICATION**

Ms. Craig introduced herself and stated that the Project Manager, Charlie Powers, was present to answer any questions.

Michael Smith, resident, Manhattan Beach

Mr. Smith commented that the tower would be a serious eyesore from Manhattan Beach and questioned the use of hydrochloric acid, if people would notice a difference, and if there would be an increase in trees located at the site.

Ms. Craig assured Mr. Smith that the tower was over 3,000 feet from the perimeter of the property and if looking at the skyline, there would be no difference. She stated that the refinery has an aggressive landscaping program and frequently plants additional greenery.

Charlie Powers, Project Manager, Chevron Refinery

Mr. Powers responded to Mr. Smith's inquiry on the hydrochloric acid stating that it is not a chemical used in El Segundo and no one would notice any difference.

Vice-Chair Wagner stated that the highest visible point was 420 ft above sea level and the tower would be 94 ft. below that due to its elevation where it presently is.

Commissioner Rotolo commented it will not be noticed and the landscape maintenance personnel do lots of pruning.

Vice-Chair Wagner moved, seconded by Commissioner Baldino, to approve Environmental Assessment No. 797 and Variance No. 08-02, Resolution No. 2640. Motion (5-0).

MOTION

Planning Manager Christensen stated that the August 28, 2008, Planning Commissioner meeting would be cancelled, and that the next Planning Commissioner meeting will be held on September 11, 2008. She added that the Commission should have received a separate packet of a draft Mitigated Negative Declaration that will be presented at a later hearing for an upcoming project.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Commissioner Baldino stated he would not be able to attend the September 11, 2008, Commission meeting due to another obligation.

**PLANNING
COMMISSIONERS
COMMENTS**

Vice Chair Wagner stated that there were 9 35-gallon bags of toys collected for the Fire Department's Sparks of Love Toy-Drive with the help of Kiwanis, El Segundo Police Department personnel, and Santa Claus participation that was held at the Automobile Driving Museum.

None.

OTHER BUSINESS

Chair Fellhauer adjourned the meeting.

ADJOURNMENT

The meeting adjourned at 8:11 p.m.

PASSED AND APPROVED ON THIS 14th DAY OF AUGUST 2008.

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

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