

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

**October 13, 2011**

Chair Wagner called the El Segundo Planning Commission meeting to order at 5:30 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California.	<b>CALL TO ORDER</b>
Vice Chair Fellhauer led the Pledge of Allegiance to the Flag.	<b>PLEDGE TO FLAG</b>
PRESENT: WAGNER, FELLHAUER BALDINO, BARBEE and NEWMAN	<b>ROLL CALL</b>
None.	<b>PUBLIC COMMUNICATIONS</b>
Chair Wagner presented the Consent Calendar	<b>CONSENT CALENDAR</b>
None.	<b>CALL ITEMS FROM CONSENT</b>
Vice Chair Fellhauer moved, seconded by Commissioner Newman, to approve the September 22, 2011 Minutes. Motion carried (5-0).	<b>MOTION</b>
Chair Wagner presented Agenda Item E-2, Environmental Assessment No. EA-936 and Adjustment No. 11-05. Applicant: John Labib. Address: 209 East El Segundo Boulevard. Property Owner: Labib Properties 209 El Segundo LLC.	<b>EA-936 and ADJ 11-05</b>
Vice Chair Fellhauer moved, seconded by Commissioner Newman for the Planning Commission Received and Filed the Planning and Building Safety Director's approval for Environmental Assessment No. EA-936 and Adjustment No. 11-05. Motion carried (5-0).	<b>MOTION</b>
Planning Manager Kimberly Christensen read into the record one item pertaining to Agenda Item H-3, revised Resolution No. 2706 in both a strike-out/underlined and unmarked format.	<b>WRITTEN COMMUNICATIONS</b>
Chair Wagner presented Agenda Item H-3, Environmental Assessment No. 923, Conditional Use Permit No. 11-06 and Adjustment No. 11-06 Applicant: Charlotte Bell Address: 1501-1509 East El Segundo Boulevard. Property Owners: N & B El Segundo Properties LLC.	<b>NEW BUSINESS – PUBLIC HEARING for EA-923, CUP 11-06 and ADJ 11-06</b>
Assistant Planner Bryan Fernandez presented the staff report (of record.)	
Planning and Building Safety Director Greg Carpenter clarified that City funding for El Segundo Boulevard improvements are either going to be from a grant or an actual loan. The City will be responsible to payoff the loan and will not pass a bond to pay the cost through property taxes.	
<b><u>Elisabeth Srour, representative for the applicant</u></b>	
Ms. Srour gave a brief statement regarding the project and that she stated that she is available to answer any questions.	

**Charlotte Bell, owner of Yellow Brick Road**

Ms. Bell gave a brief statement regarding the project and she stated that she is available to answer any questions.

Vice Chair Fellhauer inquired about the cost of the improvements.

Planning Manager Kimberly Christensen stated that Public Works staff estimated that the fee will be around ten dollars per square foot making it approximately \$15,000 for the sidewalk improvements.

Commissioner Newman asked the applicant how the rubber floor is cleaned and how odor is kept under control.

Ms. Bell stated that they mop the floors as well as use a chlorine based product that is use to clean swimming pools but without the chlorine smell.

Ms. Newman shared her concerns for the applicant having to take ownership of the improvements. She asked staff if funding from the City is not available within a year will the applicant be financially responsible to make the necessary upgrades beyond a year.

Ms. Christensen stated that the improvements will need be completed within a year and/or follow up with staff to request a modification to conditions to bring the project back to the Commission.

Ms. Srour stated that it was brought to the applicant's attention that the Kansas side of the facility does not comply with the requirements and is not eligible for the City's tentative funding. She stated that the applicant will be asked to take on a substantial burden for the improvement.

Ms. Christensen stated that that is correct that the Kansas side is not eligible for City funding and that the applicant will have to pay the cost for the off-site improvements outside the bounds of El Segundo Boulevard.

Ms. Fellhauer asked whether or not the applicant is able to use a reasonable contractor with a more generous cost for the Kansas side improvement if the City get applicable amount of funding.

Planning & Building Safety Director Greg Carpenter stated that the applicant will not be able to use a city contractor due to laws and regulations that the City will be held to, however, it is possible to contract an already mobilized contractor in the City who will provide a more feasible rate for the applicant.

**MOTION**

Vice Chair Fellhauer moved, seconded by Commissioner Baldino to adopt Resolution No. 2706 as amended, approving Environmental Assessment No. 923, Conditional Use Permit No. 11-06, and Adjustment No. 11-06. Approved (5-0).

**PUBLIC HEARING  
CONTINUED BUSINESS**

None.

**REPORT FROM  
PLANNING AND**

Planning and Building Safety Director Greg Carpenter stated that one item is scheduled for the October 27<sup>th</sup> meeting.

**BUILDING SAFETY  
DIRECTOR**

Commissioner Baldino notified the public that the Ed Foundation is having “Moms Night Out” to help raise money to further education.

**PLANNING  
COMMISSIONERS  
COMMENTS**

None.

**OTHER BUSINESS**

Chair Wagner adjourned the meeting. Motion carried (5-0).

**MOTION**

The meeting adjourned at 6:16 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 13th DAY OF OCTOBER 2011.

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**Greg Carpenter, Secretary** of  
the Planning Commission  
and Director of The  
Planning and Building Safety  
Department

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**David Wagner, Chairman**  
Planning Commission  
City of El Segundo, California