



**MINUTES OF THE
EL SEGUNDO VIRTUAL PLANNING COMMISSION
Special Meeting
November 18, 2021**

A. Call to Order

Vice Chair Newman virtually called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Commissioner Keldorf led the pledge.

C. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Hoeschler
Present: Commissioner Maggay

D. Public Communications

Byron Washam, a resident of El Segundo indicated he wanted to provide comment regarding the PCC project in advance of the next meeting scheduled on December 9th. He indicated there was a statement in the notice regarding a request to waive the dedication on Mariposa, as well as other items dealing with Palm. In reviewing the environmental impact statement, he could not find any reference to that request. Mr. Washam requested it be noted as to what they mean by that statement, prior to December 9th.

E. Written Communications (other than what is included in Agenda packets)

None.

F. Consent Calendar

None.

G. Continued Business – Public Hearing

None.

H. New Public Hearings

1. Pacific Coast Commons Specific Plan and Environmental Impact Report (JW / PS)

Project Address: 475-629 North Pacific Coast Highway

Applicant: Nick Browne, representing BRE EL SEGUNDO HOLDCO LLC

Item was scheduled to be heard at tonight's meeting; however, applicant has requested item be continued to the December 9th meeting. Motion to open the public hearing and continue the item to December 9th passed, 5-0.

2. Professional Sports Headquarters and Training Facility (BM/ES)

Address: 2000 East El Segundo Blvd, El Segundo, CA

Applicant: Lionel Uhry (Representing CDC-MAR and Emily Murray, Esq., representing Raytheon)

Contract Planner Brad Meisner provided a PowerPoint presentation regarding the proposed project. He also highlighted that an errata to the Raytheon and Chargers resolutions had been provided on November 17, 2021.

Bob Tarnovsky, Senior Vice President of Real Estate at Continental Development: Clarified entitlement issues and indicated that they do have a blanket entitlement covering the south campus where the Chargers development is envisioned. Mr. Tarnovsky believes that the entitlements within the specific plan area are transferable, so that any development not being used on the south campus can be transferred to the north campus.

Richard Lundquist, Owner of Continental Development: Stated that he not only believes they able to transfer entitlements to the north portion, but that additional acreage purchased from Raytheon can be used to build more on their campus. In closing, Mr. Lundquist highlighted that El Segundo will be the only City in America to house a professional football, basketball, and hockey team.

Fred Mass, Chief of Staff & Counselor to LA Chargers: Thanked everyone participating in the development of the LA Charger's new facility.

Ron Turner: Mr. Turner gave a detailed overview of the LA Charger's building facility.

Craig Garrett, urged LA Chargers to employ their union carpenters

Raphael Pimentel, Union Carpenter - Solicited the Planning Commissions support to approve the LA Charger's project

There were 9 speakers who expressed support for the LA Charger's project

The Planning Commission closed the public hearing and discussion ensued regarding the proposed project, including discussion on the proposed netting, landscaping, the Development Agreement, the first amendment to the DA and the proposed second amendment to the DA. Chair Baldino proposed to approve as written, but include a condition requiring Raytheon to decide if they will choose to implement section 9.2 of the first amendment of the DA or section 9.3, or indicate on the vesting map where that park will be located. After further consideration, Planning Commission moved to approve the project, but include a condition of approval in the Raytheon resolution requiring that prior to issuance of a building permit for Raytheon's Butler building, the applicant enter into an agreement with the city committing to effectuate either section 9.2 or section 9.3 of the first amendment of the DA regarding the recreation and open space area. Motion made by Commissioner Keldorf seconded by Commissioner Hoeschler. Motion passed and approved, 5-0.

- I. New Business:
None.

- J. Report from Director of Development Services or designee**
Michael Allen reminded the Commission that the other item that was on the agenda was continued to the December 9th Planning Commission meeting. He also informed the Commission that staff is making preparations for the SB9 study session with the Commission, and staff will be reaching out to survey the Commission on their availability for a special meeting either the second or third week of December.

- K. Report from the City Attorney's office**
None.

- L. Planning Commissioner's Comments**
Commissioner Maggay informed the Commission that he met with resident Cheryl Smith, who is an administrator of a Facebook group that is interested and concerned with the catalyst project. He will also be meeting with the project applicant this week and will report back at the next meeting.

- M. Adjournment – meeting adjourned at 8:30 pm.**
Next regular scheduled meeting for December 9, 2021 at 5:30 pm



Michael Allen, Director of Development Services



Ryan Baldino, Planning Commission