



**MINUTES OF THE
EL SEGUNDO VIRTUAL PLANNING COMMISSION
Regularly Scheduled Meeting**

January 28, 2021

A. Call to Order

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

B. Pledge of Allegiance

Commissioner Wingate led the pledge.

C. Roll Call

Present via teleconferencing: Chair Baldino
Present via teleconferencing: Vice Chair Newman
Present via teleconferencing: Commissioner Keldorf
Present via teleconferencing: Commissioner Hoeschler
Present via teleconferencing: Commissioner Wingate

D. Public Communications

None.

E. Consent Calendar

1. EA 1295: Alcohol Service at Jame Enoteca Restaurant (MB)
Project Address: 241 Main Street
Applicant: Jackson Kalb
2. EA 1296: Beer and Wine Sales at Unocal 76 Gas Station (MB)
Project Address: 770 N. Pacific Coast Highway, El Segundo, CA 90245
Applicant: Bobs Union, Inc.

Commissioner Baldino requested to pull items E1 & E2 from the consent calendar.

Item E1: EA 1295: Assistant Planner Maria Baldenegro provided a PowerPoint presentation regarding modification to an Administrative Use Permit (AUP) for alcohol service (for Jame Enoteca) that included the license history, aerial view, site and floor plans of the property. Ms. Baldenegro also indicated that the request includes expanding the hours to serve alcohol from 10 am to 2 am daily.

Planning Commission discussion ensued regarding the operation of the restaurant, citing that Brewport is opened until midnight Sunday through Thursday, and open until 1:00 am Fridays and Saturdays. Jackson Kalb, applicant of Jame Enoteca, addressed the Planning Commission.

Motion to approve EA-1295 for administrative use permit AUP20-03 for type 47 ABC license until 2:00 am at Jame Enoteca, passed 5-0.

Item E2: EA 1296: Assistant Planner Maria Baldenegro provided a PowerPoint presentation regarding a new Administrative Use Permit (AUP) to sell alcohol that included the site history, aerial view, site and floor plans of the property, and noting that the request is for on-site sale of beer and wine for off-site consumption (Type 20 ABC License). The existing gas station (Unocal 76) is developed with an auto repair building and service bays that will be converted to a convenience store that will include alcohol sales from 6 am to 2 am daily. Ms. Baldenegro indicated that staff concluded that the project meets the required findings, the Director conditionally approved the application on January 21,2021.

Motion to receive and file passed, 5-0.

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

None.

B. New Business – Public Hearing

None.

C. Continued Business – Public Hearing

None.

D. Report from Director of Development Services or designee

Development Services Director Sam Lee stated there has been a lot of discussion at the State level about housing and provided a presentation and update on the City's Housing Element and housing efforts in general. Mr. Lee highlighted the following:

- Look for new revenue sources such as grant opportunities
- Identify areas within the community that are appropriate for housing; including senior housing
- Re-imagine downtown support businesses
- Conduct a study of repurposing City Hall
- Promote community engagement; update Housing Element per state mandate
- Obtained two grants totaling \$225,000; hired a consultant to complete a housing inventory/study to identify opportunity sites for housing development
- Found an affordable housing services provider to identify how to use of the \$5.3 million dollars city received from the developer of the 540 Imperial project
- Public outreach to comply with State Housing Element mandate
- RFQ for Affordable Housing, with 13 responses received
- RFP for the Downtown Specific Plan, with 12 responses received
- RFQ for the Civic Center redevelopment, with 10 responses received

E. Other Business

Update on Accessory Dwelling Units – Sanitary Sewer report from Public Works Director

Public Works Director Elias Sassoon explained that the City has plenty of capacity in the sanitary sewer collection system as part of the water distribution system. He stated that these systems are already in place and are sized based on full build-out of the City and at its highest density; thus, there is plenty of capacity for both water & sewer.

F. Report from the City Attorney's office

None.

G. Planning Commissioner's Comments

This will be Commissioner Wingate's last meeting as she is relocating to Oregon. Commissioner Baldino praised Carol for being an excellent example to the community.

H. **Adjournment** – Meeting adjourned at 6:45 pm; next meeting scheduled for Friday, February 11, 2021 @ 5:30 pm.



Michael Allen, Development Services Director



Ryan Baldino, Commission Chair