



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting
April 22, 2021**

A. Call to Order

Ryan Baldino virtually called the meeting to order at 5:31 p.m.

B. Pledge of Allegiance

Chair Baldino 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 Maggay

D. Public Communications

None.

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

None.

F. Consent Calendar

None.

G. New Public Hearings

None.

H. New Business:

- 1. Environmental Assessment No. EA-1289 – 650 N PCH Project, Zone Text Amendment, and Final Mitigated Negative Declaration.**

Principal Planner Eduardo Schonborn introduced David Blumenthal, Jen Wu and John Bellas.

David Blumenthal gave a PowerPoint presentation of the proposed , which includes combining 7 parcels into a single lot combining existing buildings A, B, D and constructing a new 122,156 square foot, 7-level office building with an integrated parking structure accommodating over 1,200 parking spaces. Existing building A will receive a renovation/minor alteration with a net addition of 1,031

square feet. Building B will see a net reduction of 4,572 square feet and a minor alteration/renovation and, Building D will have no renovations. The project also includes a zone text amendment to amend the definition of floor area ratio (FAR) in El Segundo Municipal Code Section 15-1-6, intending to exempt the parking area of a fully integrated parking structure from the definition of Floor Area Ratio (FAR).

Planning Commissioner comments and concerns.

- Chair Baldino inquired if amending the FAR definition would apply to both commercial and residential and if it would apply to all zones across the City leading the parking FAR requirements to change for residential. Mr. Blumenthal stated that this would apply to both, based on how it is currently written.
- Chair Baldino asked what consequences, impact if any this would have on future residential developments such as ADU's, town homes and R-3 zones.
- Commissioner Keldorf would like to know the impact it would have on mixed used projects down the road, specifically housing. Mr. Schonborn explained that although this would apply City wide; it would only affect commercial and industrial properties as it would have minimal impact on residential projects because projects in the residential zone have their own standards for FAR. Even if residential projects include a parking structure, they do not include it in the FAR.
- Commissioner Keldorf identified that building sub-training parkin is more expensive than above grade parking and for this site it makes sense. However, taking future larger mixed-use projects in consideration, is it incentivizing developers to build above grade parking while limiting the number of residential units that can be developed. Mr. Schonborn stated that future large projects are submitted as specific plans and they have their own standards. Potentially we will have to see if it incentivizes developers or not. He added that counting the parking spaces towards the FAR calculation works against the developers as all they are doing is providing parking spaces and not a usable area, as opposed to not count towards FAR and truly generating useable square footage.
- Chair Baldino inquired if this is a cleanup for our codes to make them more usable. Mr. Schonborn expressed that it is, and this particular amendment was going to appear in the code clean up portion in the near future but since this project was moving faster, they decided to incorporate it now.
- Commissioner Keldorf inquired about the effects this would have on locations like Smoky Hollow. Mr. Schonborn informed the Commissioner that Smoky Hollow has its own development standard that they need to comply with.
- Commissioner Keldorf expressed that by changing the definition of FAR in the ordinance we are defining FAR across all sections and it creates unclear situations for other specific plans, and we will need further clarification for them. Mr. Schonborn explains that in the event a specific plan is not specific enough, we would revert to the zoning code for implementation of those standards.
- Commissioner Keldorf expressed her concern for creating inconsistency

down the road by allowing above grade parking; considering the impact it would have on specific plans such as the Downtown plan. Mr. Schonborn explained that specific plans depend on what the vision is, and we can write them up in the manner that it can be allowed or bluntly prohibits it.

- Mr. Blumenthal explained that the code already exempts parking structures from this requirement and this change applies to parking structures that are integrated into a building versus standalone parking structures.
- Chair Baldino asked about traffic flow along through PCH. Mr. Blumenthal shared that there are existing driveways that will be preserved, one on the south side of the site and a second driveway on the north side of the site.
- Mr. Maggay pointed out that the level of service analysis has a traffic study indicating there will be a significant impact at the intersection of PCH & Imperial and he is concerned of the localized impacts. Ms. Wu responded that the level of service (LOS) information was included for informational purposes only; and CEQA guidelines now utilize vehicle miles traveled (VMT) for environmental impacts and the LOS effects are no longer considered environmental impacts. Mr. Bellas added that LOS can be evaluated by the City but can no longer be considered significant impacts under CEQA even if a general plan has a goal or policy for a LOS. Chair Baldino expressed his concerns that by using the VMT model they are not considering that this office building with its twelve hundred parking spaces is next to a Chick-Fil-A, an intersection that already has significant impact on traffic. Mr. Bellas added that Table 3 has the analysis of LOS impacts on existing conditions for all intersections in the vicinity.
- Commissioner Hoeschler asked for clarification on the VMT mitigation measure. Mr. Bellas stated that Table 6 presents the opening year conditions (2023) with and without the project, and without the project the intersection at PCH & Imperial is still operating at a level of service F. Mr. Bellas added that the VMT analysis did show significant impact before mitigation based on VMT per employee against the regional average. The mitigation that got us to a significant level will also improve LOS conditions and the mitigation is a robust transportation demand management program as it reduces the VMT per employee by 254 trips from the project site. The owner/operator is required to provide annual reporting to the city staff for the mitigation if the project is approved and if it is not working, they would need to implement new mitigation.

Chair Baldino opened public communication

- Spencer Kallick representing the applicant, L&R ZAV 650 Sepulveda, LLC, gave a PowerPoint presentation of his project while addressing the City's concerns of parking, mitigation, ingress, egress, and access.
- Three members of Laborers International Union of North America (Bill Quisenberry, Ralph Velour and Eddie Rivera) spoke in support of the project.

Chair Baldino closed public communication.

Planning Commission discussion ensued regarding LOS, CEQA requirements, and possible methods to address traffic concerns.

**Motion by Chair Baldino to approve EA-1289, Zone Text Amendment, subject to the language of parking spaces and parking structures in commercial and manufacturing zones, that portions of any structure that is devoted exclusively to parking.
Second by Commissioner Keldorf.**

**Motion carried, 5-0, by the following vote:
Ayes: Baldino, Newman, Keldorf, Hoeschler, Maggay.**

I. Continued Business – Public Hearing

None.

J. Report from Director of Development Services or designee

Eduardo Schonborn informed the Commission of the outreach resources that were used to advertise the community meeting that took place on April 13, 2021 via zoom, that attracted around 70 residents. The meeting topics included the Housing Element and its components, discussion of reasons a City needs a Housing Element, preliminary site inventory, results of the community survey and the next steps. Sam Lee informed the Commission that this would be his last meeting with the team as he will be retiring.

K. Report from the City Attorney's office

None.

L. Planning Commissioner's Comments

Commission expressed their satisfaction with the survey and meeting outcome and saluted staff for gathering and providing these resources to residents. They believe it would be beneficial for City Council to consider appointing a sub-committee to deal with housing and low-income housing to receive community input on a regular monitoring basis. Chair Baldino requested staff to provide a report of the enforcement conditions for the Chick-Fil-A drive-thru.

M. Adjournment – meeting adjourned at 7:38 pm.

Next regular scheduled special meeting for May 13, 2021 at 5:30 pm



Michael Allen, Director of Development Services



Ryan Baldino, Planning Commission