



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

July 22, 2021

A. Call to Order

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

B. 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

C. Pledge of Allegiance

Chair Baldino led the pledge.

D. Public Communications

None.

E. Written Communications

None.

F. Consent Calendar

1. Administrative Use Permit to allow full alcohol service at Richmond Bar and Grill (ES)

Project Address: 145 Richmond Street

Applicant: Zach Lyall and Riley Montz representing Richmond Street Hospitality, LLC

Re: Request to change alcohol beverage control license from a Type 41 (On-Sale Beer & Wine, Eating Place) to a Type 47 (On-Sale General, Eating Place) license.

Consultant Planner, David Blumenthal provided a brief PowerPoint presentation that included the building & floor plan of the establishment. He indicated the restaurant currently has a Type 41 for beer and wine, but requests a Type 47 for beer, wine and distilled spirits at restaurant. Their request along includes modifying the operating hours as follows:

- 11:00 am to midnight, Sunday through Thursday
- 11:00 am to 1:30 am., Friday and Saturday

Motion to Receive and File passed, 5-0

G. Continued Business – Public Hearing

None.

H. New Public Hearings

2. EA1306 and El Segundo South Campus Specific Plan Amendment No. 21-01 (ES)

Project Address: 21000 to 2198 El Segundo Boulevard (ESSCSP)

Applicant: Continental Development Corporation

Principal Planner Eduardo Schonborn informed the Commission that the applicant submitted a request to continue the item. Since no date is specified, the item will be re-noticed when it comes before the Planning Commission.

I. New Business

3. EA-1308 and CUP 21-01; Conditional Use Permit for Portal School (ES)

Project Address: 555 Aviation

Applicant: Joseph Bryant representing Portal School

Consultant Planner, David Blumenthal provided a brief presentation that included the building & floor plan; indicating that the proposed conditional use permit is for a private high school with up to 60 students, operating Monday through Friday, from 8:00 a.m. to 5:00 p.m. He indicated that there will be no student drop off along Utah Avenue, and the school will operate without a kitchen or cafeteria since lunch will be delivered.

After questions regarding the operation of the school, the Commission moved to adopt Resolution number 2898, to conditionally approve EA-1308 and CUP 21-01. Motion to approve 5-0

4. Report from Director of Development Services or designee

Interim Development Services Director Dennis Cook reported the City has hired its new Development Services Director, Michael Allen, who will be starting August 16th.

Denis stated we are currently in the recruitment stages for a planning manager and possibly an assistant or associate planner.

Denis stated he would prepare a memo next week to share the status of the large projects the Department is currently working on, such as Pacific Coast Commons, Catalyst and Standard Work.

5. Report from the City Attorney's office

None.

6. Planning Commissioner's Comments

Commissioner Keldorf asked Interim Director Dennis Cook how long he had planned on staying, now that the City has hired Michael Allen as the new Director of Development

Services. Dennis stated he would stay until the City needed him; until Michael is comfortably settled in his new position.

Commissioner Hoeschler stated that regarding outdoor dining, he hopes the City seeks the opinions of local merchants and restaurant owners and operator that outdoor dining can continue despite the pandemic.

Commissioner Maggay requested to chat with Eduardo regarding item H2 regarding why the staff's recommendation was to deny. Since the item was agendaized to be continued at the applicant's request and the item continued earlier this evening, no further discussion on the item can occur.

- 7. Adjournment** – Meeting adjourned at 6:30 pm; next meeting scheduled for August 12, 2021 @ 5:30 pm.



Dennis Cook, Interim Development Services Director



Ryan Baldino, Commission Chair