



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

October 22, 2020

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino

Present: Vice Chair Newman

Present: Commissioner Wingate

Present: Commissioner Hoeschler

Absent: Commissioner Keldorf

C. Pledge of Allegiance

Chair Baldino led the pledge.

D. Public Communications

- Residents Victor Valdes and John Power shared their concerns with the Kansas and Grand project.

E. Consent Calendar

1. Approval of the Planning Commission Meeting Minutes:

- September 10, 2020
- August 27, 2020

MOTION: Approve the minutes.

Moved by Vice Chair Newman, second by Commissioner Hoeschler.

Motion carried, 4-0, by the following vote:

Ayes: Baldino, Newman, Wingate, Hoeschler.

F. Call items from Consent Calendar

3. EA-1293 Administrative Determination (AD 20-01) for Veterinary Clinic (PS).

Principal Planner Paul Samaras explained that the Veterinary Clinic would only operate in the daytime, there will be no overnight stays.

MOTION: To approve EA-1293 Administrative Determination for Veterinary Clinic.

Moved by Chair Baldino, second by Wingate.

Motion carried, 4-0, by the following vote:

Ayes: Baldino, Newman, Wingate, Hoeschler.

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

None.

H. New Business—Public Hearing

4. Catalyst -EA-1242 (EE)

MOTION: To continue this item to the November 12, 2020 meeting.
Moved by Wingate, second by Newman.

Motion carried, 4-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Hoeschler.

5. Plaza El Segundo and The Point Development Agreement -EA-1279 (PS)

Principal Planner Paul Samaras gave a PowerPoint presentation of the proposed project, which includes a request to amend prior approvals for Plaza El Segundo and The Point shopping centers that were originally approved in 2005 and subsequently amended. The applicant seeks to increase the maximum permitted percentage of Non-sales tax generating uses, such as offices, to 40 percent of the overall building area for the two centers.

Chair Baldino opened the public hearing.

- Applicant representatives, Stewart McDonald & Jeffrey Kreshek, informed the Commission that retail sales are declining, a trend that is expected to continue. This makes it difficult to fill vacant spaces with only retail uses. They stated that by converting vacant spaces at the Works and Collection into offices there will continue to be an increase in tax revenues because business tax would be collected and office employees will frequent the existing retail stores and will stabilize the retail sales tax revenue for the City.

Chair Baldino closed the public hearing.

MOTION: To adopt Resolution No. 2888 with an amendment to condition no. 40.
Moved by Baldino, second by Wingate.

Motion carried, 4-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Hoeschler.

I. Continued Business—Public Hearing

6. Zone Text Amendment to amend Chapters 15-1 (Title; Interpretations; Definitions); 15-4 (Single Family Residential (R-1) Zone) of Title 15 of the El Segundo Municipal Code regarding definitions and site development standards in such zone. - EA-1262 (ES)

MOTION: To continue this item until further notice.
Moved by Wingate, second by Newman.

Motion carried, 4-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Hoeschler.

7. Variance for an Accessory Dwelling Unit (ADU) - EA-1270 (MB)

MOTION: To continue this item to the December 10, 2020 meeting.
Moved by Baldino, second by Wingate.

Motion carried, 4-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Hoeschler.

8. Termination of Precise Plan No. 87-01 for Environmental Assessment No. EA-1280 and Precise Plan Amendment No. PPA No. 20-01 (MB)

MOTION: To continue this item to the November 12, 2020 meeting.
Moved by Baldino, second by Wingate.

Motion carried, 4-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Hoeschler.

J. Report from Planning and Building Safety Director or designee

Principal Planner Eduardo Schonborn informed the Commission that Planning Manager Greg McClean is no longer with the City.

K. Report from City Attorney's Office
None.

L. Planning Commissioners' Comments

Chair Baldino requested the number of ADU permits that have been issued, square footage of each ADU permit and the general area of them.

M. Adjournment—the meeting adjourned at 6:43pm.
The next meeting scheduled for November 12,2020 at 5:30 pm.



Sam Lee, Director of Planning and Building Safety



Ryan Baldino, Planning Commission Chair