



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

June 9, 2022

A. Call to Order

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

B. Pledge of Allegiance

Chair Baldino led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of the Planning Commission Meeting Minutes:
 - April 28, 2022
 - February 28, 2019
 - January 24, 2019

MOTION: Approve the minutes.

**Moved by Vice Chair Newman, second by Commissioner Maggay
Motion carried, 4-0, by the following vote:
Ayes: Baldino, Newman, Keldorf, Maggay.**

G. Call items from Consent Calendar

None.

H. Continued Business—Public Hearing

None.

I. New Public Hearings

2. Environmental Assessment No. EA-1321, CUP No. 22-01, AUP No. 22-02, and PDS No. 22-01 for an Outdoor Cinema on the Top Deck of a Parking Structure (MB)

Assistance Planner Maria Baldenegro presented a power point presentation in which she explained why the applicant is requesting a Conditional Use Permit to operate an outdoor cinema located on the rooftop of a four-story parking structure, an Administrative Use Permit to allow the sale of beer and wine for on-site consumption with food service; and a Parking Demand Study to allow parking to be shared with office and light industrial buildings.

Chair Baldino opened the public hearing.

- Vice Chair Newman questioned the hours of business the Resolution states. Planning Manager, Eduardo Schonborn, explained the conditions tied to the Resolution and clarified that the sale of beer, wine and food would only occur during the hours of operation.
- Commissioner Maggay asked if cooking will occur on site. Mrs. Baldenegro informed the Commission that there will be no cooking on site, as most of the food will only require to be warmed up. She added that the sale of food is a requirement ABC has.
- Applicant representative, David Balian, informed the Commission that the total occupancy decreased compared to the prior Conditional Use Permit, they are under plan check review to make the temporary restrooms permanent and he reassured the Commission that the sale of beer, wine and food will only occur during the hours of operation.
- Commissioner Keldorf inquired if the venue space is available for private gatherings. Mr. Balian advised that the building permit is based on occupancy, and it is limited to 250 people. Mrs. Baldenegro added that a private gathering of that sort would trigger a Conditional Use Permit varying on the type of event.

Chair Baldino closed the public hearing.

MOTION: Adopt Resolution No. 2920, conditionally approving Environmental Assessment No. EA-1321, Conditional Use Permit No. 22-01, Administrative Use Permit No. 22-02, and Parking Demand Study No. PDS 22-01.

Moved by Commissioner Keldorf, second by Commissioner Maggay.

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

Ayes: Baldino, Newman, Keldorf, Maggay.

J. New Business

None.

K. Report from Development Services Director or designee

Planning Manager, Eduardo Schonborn, congratulated Commission Keldorf and Hoeschler for being reappointed to the Planning Commission. Mr. Schonborn alerted the Commission that Staff is working towards updating the Downtown Specific Plan and are seeking more

input from the Community via a questionnaire and workshop. He stated that Consultants are assisting Staff by conducting outreach, gathering/analyzing data, and conducting studies and further research on the matter.

L. Report from City Attorney's Office

None.

M. Planning Commissioners' Comments

None.

N. Adjournment—the meeting adjourned at 6:18 pm.

The next meeting scheduled for June 23,2022 at 5:30 pm.



Michael Allen, Director of Development Services



Ryan Baldino, Planning Commission Chair