



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

July 09, 2020

A. Call to Order

Vice Chair Newman virtually called the meeting at 5:35 p.m.

B. Roll Call

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

Absent: Chair Baldino and Commissioner Keldorf

C. Pledge of Allegiance

Commissioner Wingate led the pledge.

D. Public Communications

None.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

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

Agenda Item I-1 the Resolution of Approval for Exhibit B for the Community Benefits Plan.

H. New Business—Public Hearing

None.

I. Continued Business—Public Hearing.

- 1. EA 1273 – 140 Sheldon Street. Smoky Hollow Community Benefits Plan.
Project Address: 140 Sheldon Street
Applicant: Scott Fishfader**

Principal Planner Paul Samaras gave the staff report and presented a PowerPoint presentations virtually. He displayed the plans of the second floor of office space.

The proposed benefit will provide two public benches, bike racks, landscaping and accent lighting. The applicant was present for questions.

Vice Chair Newman inquired how the project was scored under the community benefits plans. Mr. Samaras stated that previous projects reviewed earlier in the year fell under Tier 2 level of review. However, this project only exceeds the FAR by a small amount so it falls under Tier 1 level of review.

Open Public Communications

Scott Fishfader and Patty Fishfader, the applicant and owner of 140 Sheldon Street, were present for questions. They stated that the Planning Manager, Gregg McClain, and Mr. Samaras assisted them with the community benefit program. Mr. Fishfader is interested upgrading the aesthetics of the building to be more appealing to their new tenant.

Ms. Newman asked Mr. and Mrs. Fishfader how many employees they have. Mr. Fishfader stated they had four full-time and one part-time employees. Ms. Newman asked the applicants about their experience with the community benefits programs.

Frank Glynn, the applicants' architect, shared his experience with the community benefit program with the commissioners. He acknowledged Mr. McClain and Mr. Samaras were both great in assisting him with the project. Mr. Glynn provided a brief history of the previous owner's concept of using the whole building as one space. He stated that the Fishfaders' design was a completely different design to utilize the first and second floor.

Commissioner Wingate concerned about the parking for two businesses being occupied in the building. Mr. Glynn stated that they have provided eight parking spaces in the back and additional on-street parking in front of the building. In addition, the applicants are planning to pay for additional parking in-lieu spaces.

Closed Public Communications

The Commission discussed the design of the building, concluding that the benches are a great asset along with the landscape to the design.

MOTION: Approved, that the Planning Commission adopt Resolution No. 2883, recommending approval of Environmental Assessment No. EA-1273 and Community Benefits Plan No. CBP 19-02 for an internal addition of 912 square-feet to an existing building at 140 Sheldon Street in the SH-W district of the Smoky Hollow Specific Plan.

Moved by Commissioner Wingate, seconded by Commissioner Hoeschler.

Motion carried by the following vote (3-0):

Roll Call Ayes: Newman, Wingate, Hoeschler,

Absent: Chair Baldino and Commissioner Keldorf

J. Report from Planning and Building Safety Director or designee

Director Sam Lee welcomed everyone back. He mentioned that on July 21, 2020, the Council has scheduled the second reading for Short Term Rental and home sharing is ordinance. He also reminded the Commissioners that the terms for Chair and Vice Chair are expiring and they will need to reapply.

K. Upcoming Agenda Items and Schedule

No updates.

M. Planning Commissioners' Comments

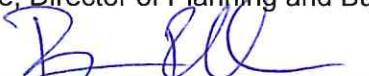
Mr. Hoeschler is excited about the parklets implemented on Main Street. He is concerned about the traffic backing up on PCH from the Chick-fil-A restaurant.

L. Adjournment—the meeting adjourned at 6:00 PM. The next meeting scheduled for July 27, 2020 has been adjourned.

PASSED AND APPROVED ON THIS 09 DAY OF JULY 2020.



Sam Lee, Director of Planning and Building Safety



Ryan Baldino, Planning Commission Chair