



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

August 11, 2022

A. Call to Order

Chair Baldino called the meeting to order at 5:34 p.m.

B. Pledge of Allegiance

Commissioner Keldorf led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- June 23, 2022
- August 1, 2019
- June 27, 2019
- June 13, 2019
- May 23, 2019
- April 25, 2019

MOTION: To approve the Planning Commission Meeting Minutes.

**Moved by Vice Chair Newman, second by Commissioner Keldorf.
Motion carried, 3-0, by the following vote:
Ayes: Baldino, Newman, and Keldorf.**

G. Continued Business—Public Hearing

2. Environmental Assessment No. EA-1292 and Tier 1 Community Benefits Plan No. CBP 20-01 in the Smoky Hollow Specific Plan Area.

Chair Baldino disclosed that his office is located at 109 Standard St. El Segundo, which is 4 blocks away from the site.

Planning consultant Brad Misner presented the staff report in which he summarized the request for a Community Benefit's tier 1 plan, which is required because the applicant is requesting a 1.41 floor area ratio. The CBP will facilitate the demolition of the existing building and construction of a new mixed-use 8,882 square foot building measuring 35-feet in height, consisting of 6,287 square feet of office space, 721 square feet of food take-out tenant space, and 13 on-site parking spaces. The project incorporates 22 of the 32 Smoky Hollow Community Benefit design guidelines.

Chair Baldino opened the public hearing.

- Applicant representative Brandon Strauss was present to answer any questions.
- Chair Baldino asked if the applicant knows what type of take-out service will be established on the ground floor and if the building will be occupied by multi-tenants or single-use tenants. Brandon advised that the building is a single-occupant building and the applicant does not have a tenant yet for the ground-floor take-out restaurant. The establishment however will be a take-out-only restaurant as no indoor dining will be allowed. The Smoky Hollow West zone does allow for take-out-only restaurants.
- Chair Baldino asked if the applicant considered vehicle lifts. Staff advised that height restrictions did not allow for vehicle lifts at the site. This would have triggered a tier 2 Community Benefits Plan.
- Peter Romano a business/property owner on Eucalyptus Dr. shared his concerns about the lack of parking in the area and the option for developers to pay the parking in-lieu fees.
- Zane Sacks, a partner of Beta Real Estate Firm, whose location is adjacent to the proposed site shared his concerns with the proposed ground floor food service as illegal parking situations can arise. Ultimately impacting the safety of those who work nearby as the Smoky Hollow area is already compact.

Chair Baldino closed the public hearing.

- The Commission requested a report from staff regarding the usage of parking in-lieu fees that have been collected in the Smoky Hollow & Downtown zones. Staff advised that this request can be scheduled for a future meeting.
- Chair Baldino clarified that parking in-lieu fees that developers pay are intended to be used by the City to redevelop and alleviate the parking situation. He added that the Smoky Hollow Specific Plan allows for grab-and-go restaurants, and this proposed development is not deviating from the specific plan; they have followed the rules.
- Michal Allen, the Community Development Director advised that the Smoky

Hollow Specific Plan is being redefined and within two-three months staff will begin to work on this. The dais advised the community to be active and share their concerns with staff when this time comes.

MOTION: Adopt Resolution No. 2923, approving Environmental Assessment No. 1292 and associated Community Benefits Plan allowing a 1.4 FAR for a mixed-use building at 141 Eucalyptus Drive.

**Moved by Commissioner Keldorf, second by Vice chair Newman.
Motion carried, 3-0, by the following vote:
Ayes: Baldino, Newman, and Keldorf.**

H. New Public Hearings

3. **Environmental Assessment No. EA-1291, including Mitigation Monitoring and Reporting Program; Site Plan Review No. SPR 20-03; Off-Site Parking Covenant No. MISC 20-01; and Administrative Use Permit No. AUP 20-03 for Construction of a 93,559 Square Foot, Four-Story Office Building and Four-Level Parking Structure at 1950-1960 East Grand Avenue.**

Vice Chair Newman disclosed that she agreed to a ten-minute zoom meeting with the applicant.

Planning consultant David Blumenthal presented a PowerPoint presentation. The proposed project consists of the construction of a four-story, 93,559 square-foot (net floor area) office building with a mezzanine, a four-level 258-space parking structure, and two 16-foot tall monument signs on property located at 1950-1960 East Grand Avenue.

Chair Baldino opened the public hearing.

- Applicant representative Spencer Kallick was present to answer any questions.
- Chair Baldino asked if there were any amenities on site. Spencer shared that there will be a gym and coffee shop at the ground level.
- Commissioner Keldorf inquired about the number of tenants the building would have. Spencer advised that they do not have a specific tenant yet but when they are able to go on the market, they hope to attract a great tenant.
- Chair Baldino inquired if they plan to remodel the existing building. The applicant's leasing representative advised that minor revamping to the existing building has occurred.

Chair Baldino closed the public hearing.

MOTION: Adopt Resolution No. 2924, for the IS/MND and Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment No. EA-1291; adopt Resolution No. 2925. To approve Site Plan Review No. SPR 20-03 and Off-Site Parking Covenant and Agreement No. MISC 20-01; and Receive and file Administrative Use Permit No. AUP 20-03, to allow a master sign program with 16-foot tall monument signs.

**Moved by Vice Chair Newman, second by Chair Baldino.
Motion carried, 3-0, by the following vote:
Ayes: Baldino, Newman, and Keldorf.**

I. New Business

4. Policy Discussion Regarding Administrative Use Permit (AUP) Requests for Monument Signs Taller than 8-Feet.

Assistant Planner Maria Baldenegro led the discussion, indicating the item is a result of a pending application that involves the replacement of a six-foot tall monument sign with a twenty-five-foot tall monument sign. Staff is seeking guidance from the dais regarding the appropriateness (where and when) to have a monument sign over 8-feet tall and up to 25-feet tall as the El Segundo Municipal Code (ESMC) lacks specific detail for monument signs above 8-feet in height.

- Chair Baldino inquired about the sign submittal process for a monument sign 20-feet in height. Maria informed the Commission that the process was initially streamlined in 2006 and provided an overview of the AUP process, which includes Community Development Director review in accordance with specified findings. If approved by the Director, the item is placed on the consent calendar as receive and file at the next Planning Commission meeting. The Commissioners have the option to pull the item from the consent calendar at the time of the scheduled meeting.
- The ESMC reads "signs are allowed a sign area up to one hundred fifty square feet per sign" which Chair Baldino interprets as one hundred fifty square feet for the entire sign.
- Community Development Director Michael Allen reviewed the parameters that he analyzes when AUPs for monument signs are submitted.
- The dais provided consensus with the ESMC interpretation Chair Baldino provided.

J. Report from Community Development Director or designee

Community Development Director Michael Allen advised that he is in the process of hiring a consultant to assist staff with the Smoky Hollow Specific Plan (SHSP) revision/cleanup. A study session with the planning commission will soon take place, in which staff will seek direction from the Planning Commission as to what areas of focus they would like to see the SHSP revision/cleanup address.

Planning Manager Eduardo Schonborn shared that the data collected from the Downtown Specific Plan workshop is being analyzed and the data will be shared with the community during a second workshop. The second workshop is being targeted for September 21st and will be in person. Once complete, the staff will present it to the Planning Commission for

feedback. Eduardo reminded the dais to sign up for the free commissioner training workshop taking place on September 12th.

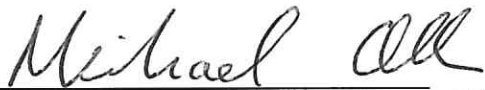
K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

None.

M. Adjournment—the meeting adjourned at 7:16 pm
The next meeting is scheduled for August 25, 2022 at 5:30 pm.



Michael Allen, Community Development Director



Ryan Baldino, Planning Commission Chair