



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

November 10, 2022

A. Call to Order

Chair Baldino called the meeting to order at 5:33 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 Hoeschler
Present Commissioner Maggay

D. Public Communications

None.

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

The dais received copies of all three written communications related to item F2, I3, and J4.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- August 13, 2015
- August 27, 2015

MOTION: Approve the minutes.

Moved by Vice Chair Newman, second by Commissioner Keldorf.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Hoeschler, and Maggay

2. Environmental Assessment No. EA-709 Revision A and Administrative Use Permit No. AUP 06-06 Revision A for Alcohol Service at Sauced BBQ & Spirits Restaurant (JF)

Project Address: 2015 East Park Place

MOTION: Item pulled from consent calendar by Chair Baldino.

G. Call items from Consent Calendar

Item F2.

Planning Technician Jazmin Farias presented the staff report which reviewed the applicants request to expand the areas of on-site sale and consumption of beer, wine, and distilled spirits (Type 47 ABC License) at an existing restaurant (Sauced BBQ & Spirits). The expanded areas consist of two new outdoor recreational areas comprised of a 1,841 square-foot outdoor BOCCE ball court no.1 in the front between the restaurant and parking lot, and a 1,002 square-foot outdoor BOCCE ball court no.2 along the west side of the restaurant.

MOTION: Receive and file the Community Development Director's approval of Environmental Assessment No. EA-709 Revision A and Administrative Use Permit No. AUP 06-06 Revision A

Moved by Chair Baldino, second by Commissioner Maggay.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Hoeschler, and Maggay

H. Continued Business—Public Hearing

None.

I. New Public Hearings

3. Assessment No. EA-1332 and Coastal Development Permit No. CDP 22-01 (MB)

Address: 301 Vista Del Mar

Assistant Planner Maria Baldenegro presented the staff report regarding the proposed demolition of boiler units 3 and 4 and associated ancillary equipment and structures at the El Segundo Generating Station. All proposed activities will occur within the property of the power plant.

- Chair Baldino inquired if the resolution contains noise and air quality requirements. Maria advised that the resolution does contain such requirements.
- Planning Manager Eduardo Schonborn explained that every coastal city has a certified local coastal plan may issue their own coastal development permits independently of the coastal commission.

Chair Baldino opened public communication.

- George Piantka represents El Segundo Power (applicant and owner) was present to answer any questions.
- Commissioner Maggay inquired what route the trucks would take. George advised that trucks would go north and use Imperial Hwy.
- Chair Baldino inquired if the project can comply with the ESMC noise ordinance, George states they can and will comply.

Chair Baldino closed public communication.

- Commissioner Hoeschler inquired what the monitoring enforcement will be and what the process will be if there are complaints. Eduardo advised that depending on the type of violation Code Enforcement can get involved.
- Commissioner Hoeschler inquired why this project qualified as an exemption from the CEQA process. Eduardo advised that this project is exempt from the CEQA process because it is an existing structure that is going to be removed and its criteria fits the CEQA exemptions list.

MOTION: Adopt Resolution No. 2917, conditionally approving Environmental Assessment No. Environmental Assessment No. EA-1332 and Coastal Development Permit CDP No. 22-01.

Moved by Commissioner Maggay, second by Hoeschler.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Hoeschler, and Maggay

J. New Business

4. Downtown Specific Plan Update Planning Commission Study Session (PS)

Planning Manager Eduardo Schonborn stated that staff's goal is to obtain direction from the Planning Commission and from the public regarding the preliminary concepts that were worked on for Downtown Specific Plan update. A Zoom link was made available for those wishing to participate in the discussion and the login information can be found in the Planning Commission Agenda. Principal Planner Paul Samaras introduced consultant Jamie Williams who led the study session.

Jamie presented the first part of the PowerPoint presentation which touched base on market demand in the downtown districts.

- Commissioner Keldorf inquired how implementing mixed-use in the downtown districts can encourage office use. Jamie advised that the question is tailored for the economist to answer however the amount of office demand for the City of El Segundo is very high even when factoring in the pandemic, hybrid workplaces, and other forces.
- Commissioner Hoeschler inquired if higher density close to the refinery was studied. Jamie advised that it was looked at and if we can create an opportunity that connects it to downtown higher density in that area can work.
- Commissioner Maggay inquired if there is a primary access point and where it would be located. Jamie advised that proposed gateways will be address in the third part of the presentation. These gateways are an opportunity to brand the downtown area as a whole and land use will distinguish the different districts within downtown.

Chair Baldino opened public communication.

- Resident Bridget expressed her support for bike usage infrastructure and for native plants to be planted so the El Segundo Blue Butterfly can return to the city. She added that the native plants do not need fertilizer as they are native to this area.

- Resident Barbara would like to see gardens at the civic center area that require minimal water and attract the El Segundo Blue Butterfly.
- Resident Mark inquired if there are other specific plans that border the downtown area. Chair Baldino stated that only the Smoky Hollow Specific Plan borders some areas of downtown.
- A resident via Zoom inquired if the update is specific to each district or downtown as a whole. Chair Baldino advised that we want to bring more life to the downtown area, however each district has different qualities based on land use and lot size and implementation can be different but having a universal characteristic can tie it all together.
- Resident Monica expressed her support to conserve the El Segundo Blue Butterfly by building and preserving habitat that attracts them. Monica state that the city should set money and space aside for an endangered species that is named after our city. Chair Baldino asked is there is a size requirement for an area to work. Monica stated that if every other house has it would be enough to attract them and having bushes throughout an entire area in Main Street can get them to come back.

Chair Baldino closed public communication.

Jamie presented the second part of the PowerPoint presentation which touched base on redesigning areas within the civic center district. Areas for redevelopment are the civic center plaza, lawn areas on either the north side or the southwest side of City Hall, and the parking area at the southeast side of City Hall.

- Commissioner Keldorf inquired if the surplus Land Act issue that got in the way of us developing the civic center previously would affect us now. Jamie advised that the community expressed tolerance for building heights in this area and that can allow flexibility for redeveloping. Community Development Director Michael Allen informed that the previous process involved selling the land to a private developer to redevelop. In essence it was going to be a separate development that triggered the surplus land act which required to offer the land for development of affordable housing to anybody who develops affordable housing as a first right of refusal. Secondly there are parks organizations, senior housing organizations that also get first rights of refusal and other contingencies on the land, such as bond debt on the land. Although there is some interest in redeveloping the civic center for the most part these two concepts are what the community prefers.

Chair Baldino opened public communication.

- Resident Chris stated that what he would like to see developed at the civic center plaza depends on how many driving lanes remain on Main Street.
- Resident Marisha via Zoom shared her support for a green space, specifically incorporating native plants and conserving water.
- Resident Mark and Resident Bridget are also in favor of the green space idea.
- Resident Bridget shared suggestions to reduce vehicle usage in the area such as incorporating parking meters, adding more biking lanes, adding drop off locations throughout the city for city shuttles, and advertising the option to utilize dial a ride more.

Chair Baldino closed public communication.

- Commissioner Hoeschler shared his thoughts about incorporating vibrant opportunities like live music to downtown area and stated that reducing driving lanes makes more opportunities for pedestrians.
- Commissioner Maggay and Chair Baldino shared their support for open green space.

Jamie presented the last section of the PowerPoint presentation which touched base on public realm and streetscape improvements such as right of way/infrastructure and analysis on sewer water and public utilities.

- Commissioner Maggay expressed his support for expanding outdoor dining, incorporating a shared bike lane, and stated that incorporating two driving lanes will allow us to use the additional space in better ways.
- Vice Chair Newman shared her support for diagonal parking on Main Street as it contributes to a village type feel.
- Commissioner Keldorf stated that most people do not want paid parking in the city, and she is not opposed to a bike lane if it is safe. She inquired which option is less expensive and how funds would be raised. Michael advised that most of these projects would be funded by state or federal funding, and we can also seek additional tax funds. Jamie advised that it is more expensive to reduce sidewalks.

Chair Baldino opened public communication.

- Residents shared their support for reducing driving lanes and widening sidewalks.

Chair Baldino closed public communication.

Jamie concluded the presentation, thanked the public and commissioners for the input. Staff aims to come back to the commission with an updated specific plan draft in the winter. Jamie advised that the public could continue to provide input by reaching out to planning staff. The PowerPoint, graphs, and illustrations will be published online. The public was encouraged to sign up for city email notifications.

K. Report from Community Development Director or designee

Michael Allen reminded the commissioners of a special planning commission meeting taking place December 15, 2022.

L. Report from City Attorney’s Office

None.

M. Planning Commissioners’ Comments

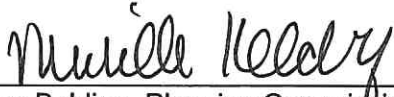
Commissioner Hoeschler congratulated Chair Baldino and Commissioner Keldorf on their city council campaign. Dais wished everyone a Happy Thanksgiving.

N. Adjournment—the meeting adjourned at 8:03 p.m.

The next meeting is scheduled for December 15, 2022 at 5:30 p.m.

Handwritten signature of Michael Allen in cursive script.

Michael Allen, Community Development Director

Handwritten signature of Ryan Baldino in cursive script.

Ryan Baldino, Planning Commission Chair