



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

December 08, 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
Absent: Commissioner Hoeschler
Absent Commissioner Maggay

D. Public Communications

None.

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

The dais received copies of all written communications related to item H.2 and H.3.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- October 27, 2022

MOTION: Approve the 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

None.

H. New Public Hearings

- 2. Environmental Assessment No. EA-1331, Conditional Use Permit No. CUP 22- 02, and Adjustment No. ADJ 22-02 (MB)**

Applicant: Stacey Paliombay on behalf of the Lin Family
Address: 206 West Oak Avenue

Assistant Planner Maria Baldenegro presented the staff report regarding a Conditional Use Permit to Install Two Vehicle Lifts Inside a New Two-Car Garage, and an Adjustment to Reduce the Minimum Dimensions Required for Vehicle Lifts for a New Residence Located at 206 West Oak Avenue.

Chair Baldino opened public communication.

- Applicant Stacey Paliombay was present to answer any questions.
- Resident who lives across the street from the development shared her concerns regarding showing, the construction on how it would all impact the neighborhood.

Chair Baldino closed public communication.

MOTION: Adopt Resolution No. 2930, conditionally approving Environmental Assessment No. EA-1331, Conditional Use Permit No. CUP 22-02, and Adjustment No. ADJ 22-02.

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

2. Environmental Assessment No. EA-1323 and Subdivision No. SUB 22-01 for Vesting Tentative Tract Map No. VTTM 83776. (MB)

Applicant: Craig Maples on behalf of Villas on West Palm, LLC c/o Lyle Maul, Manager
Address: 301 and 305 West Palm Avenue

Planning Manager Eduardo Schonborn stated that what is before the commission is the actual subdivision component for an eight-unit condominium project. The Design and actual building itself are not part of the approval as it can be separately approved on its own since it meets all the development code standards.

Chair Baldino disclosed that he had a conversation with Matthew Lubes who lives next door and had question about the project. Chair Baldino sent him the agenda packet.

Assistant Planner Maria Baldenegro presented the staff report regarding Subdivision No. 22-01, to subdivide two existing contiguous lots and create eight new land parcels for eight residential condominium units with subterranean parking at 301 and 305 West Palm Avenue in the Multi-Family Residential (R-3) zone. The site is currently developed with six residential dwelling units, which will be demolished to accommodate the proposed condominium project.

Chair Baldino opened public communication.

- Applicant Craig Maples was present to answer any questions.
- Multiple residents expressed their concerns with the project and requested for the item to not be approved during this meeting as they did not have enough

time to review the plans and come to agreements with the developer.

Chair Baldino closed public communication.

Chair Baldino reinstated that the role of the dais is to rule what is before them which is the subdivision component for an eight-unit condominium project.

MOTION: Adopt Resolution No. 2931, conditionally approving Environmental Assessment No. EA-1323 and Subdivision No. SUB 22-01 for Vesting Tentative Tract Map No. VTTM 83776.

Moved by Vice Chair Newman second by Commissioner Keldorf.

Motion carried, 3-0, by the following vote:

Ayes: Baldino, Newman, and Keldorf

3. Environmental Assessment No. EA-971, Revision A, amending the original approvals to allow for additional emergency backup generators. (BM)

Applicant: Sam Brown, representing Serverfarm, LLC

Project Address: 444 N. Nash Street

Planning Manager Eduardo Schonborn informed Planning Commission of the applicants request to continue the item. One of the agencies who was notified of the amended initial study submitted comments and the consultant is preparing a response to properly address comments.

MOTION: Continue the item to the December 15, 2022, special Planning Commission meeting.

Moved by Chair Baldino, second by Vice Chair Newman.

Motion carried, 3-0, by the following vote:

Ayes: Baldino, Newman, and Keldorf

I. New Business

4. Adopt Amended Bylaws (ES)

Consideration and possible action to amend the Planning Commission Bylaws in accordance with El Segundo Municipal Code § 2-1-8.

Planning Manager Eduardo Schonborn stated that the Planning Commission Bylaws were last amended in 2017, and per City Council direction earlier this year staff has updated bylaws for all boards, committees, and commissions within the City of El Segundo, to ensure consistency with council direction.

- Chair Baldino expressed his concerns regarding the removal of a board member if they are absent three times or more and the proposed new language on section B1 Pg. 87. City Attorney Joaquin Vazquez advised that the new language and old language on pg. 87 can coexist and does not think there is a way around the number of absences or period of time without going back to the council.
- The dais continued to discuss amongst themselves.

MOTION: Adopt Resolution No. 2933 adopting amendments to the Planning Commission bylaws with the modifications as explained in B1.

Moved by Chair Baldino, second by Commissioner Keldorf.

Motion carried, 3-0, by the following vote:

Ayes: Baldino, Newman, and Keldorf

5. Election of Planning Commission Chair and Vice Chair (ES)

MOTION: Vice Chair Newman nominated Michelle Keldorf for Chairperson of the Planning Commission.

Moved by Chair Baldino, second by Commissioner Keldorf.

Motion carried, 3-0, by the following vote:

Ayes: Baldino, Newman, and Keldorf

MOTION: Vice Chair Newman nominated Jay Hoeschler for Vice Chair of the Planning Commission.

Moved by Chair Baldino, second by Commissioner Keldorf.

Motion carried, 3-0, by the following vote:

Ayes: Baldino, Newman, and Keldorf

J. Report from Community Development Director or designee

Community Development Director Michael Allen congratulated Chair Baldino on his election win and commissioner Keldorf for her campaign.

Staff thanked Chair Baldino for his service.

K. Report from City Attorney's Office

City Attorney Vazquez thanked Chair Baldino for his service.

L. Planning Commissioners' Comments

Vice Chair Newman thanked Chair Baldino for his service and congratulated Commissioner Keldorf and Hoeschler.

M. Adjournment—the meeting adjourned at 6:36 p.m.

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



Michael Allen, Community Development Director



Chair Baldino, Planning Commission Chair