



**MINUTES OF THE  
EL SEGUNDO PLANNING COMMISSION  
Regularly Scheduled Meeting  
February 10, 2022**

**A. Call to Order**

Chair Baldino virtually 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 via teleconferencing: Commissioner Hoeschler

Present via teleconferencing: Commissioner Maggay

**D. Public Communications**

Resident Paul Morrison informed the Planning Commission of noise nuisance that occurred Sunday morning involving a woodchipper and chainsaws. Development Services Director Michael Allen stated that he will follow up on the matter.

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

Planning Manager Eduardo Schonborn shared that eight public communications were received; five letters addressed the Pacific Coast Commons item; one letter addressed the Standard Work item, and two late correspondence that address both items.

**F. Consent Calendar**

**1. Authorize teleconferencing meeting pursuant to Assembly Bill 361(JV)**

City Attorney Joaquin Vazquez inquired if the Planning Commission would consider as part of the motion for approval a modification to the AB 361 resolution to add language in section 2 clarifying the ability of Planning Commissioners and Staff to attend the meetings in person, and updating the date, and executive order number that are mentioned in section 2. The dais provided consensus.

**MOTION:** Approve the consent calendar with agenda item F1 as modified by Planning Commission.

**Moved by Chair Baldino, seconded by Vice Chair Newman.**

**Motion carried by the following vote (5-0):**

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

**2. Approval of the Planning Commission Meeting Minutes:**

- September 30, 2021
- October 18, 2021
- November 18, 2021
- December 13, 2021

**MOTION:** Approve the minutes.

**Moved by Chair Baldino, seconded by Vice Chair Newman.**

**Motion carried by the following vote (5-0):**

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

**G. Call items from Consent Calendar.**

None.

**H. Continued Business – Public Hearing**

- 3. Environmental Assessment Nos. EA-1281 and EA-1282, Proposed Smoky Hollow Specific Plan Amendment No. 21-01, Tier II Community Benefits Plans No. 19-02 and 19-03, Site Plan Review No. SPR 21-02 and SPR 21-03, Master Sign Program No. 21-01, and Offsite Parking Covenant for the construction of substantial additions to the existing buildings located at 1475 East El Segundo Boulevard and 1320-1330 East Franklin Street. (BM/ES)**

**Applicant:** Mark Telesz, representing Smoky Hollow Industries, LLC

**Address:** 1475 East El Segundo Boulevard and 1320-1330 East Franklin Street

Chair Baldino disclosed that he met with the applicant Mark Tellez and his architect David Balian on June 22, 2021, as the applicant inquired why the process was taking so long with the city.

Planning Manager Eduardo Schonborn introduced Project Manager Brad Misner who presented the staff report.

- Planning Commission and staff discussed the proposed Community Benefits Plan and the Smoky Hollow Specific Plan amendment.

**Chair Baldino opened public communication.**

- Applicant Mark Tellez and architect David Balian were present via teleconferencing to answer any questions.
- David Balian provided context of how height is measured and why the additional flexibility is desired.
- Rafael Pimental Special Representative with the Southwest Regional Council of Carpenters discussed the benefit of hiring local skilled residents to work on the project and suggested to include this requirement as part of the Community Benefit Plan.

**Chair Baldino closed public communication.**

- Chair Baldino had questions regarding traffic mitigation payment on page 50 for intersection improvements. Mr. Miser stated that all traffic improvements that were identified in the original EIR which calls out total value and fair share.
- Planning Commission further discussed the concerns with the size and scale of the sub area.
- Dais provided consensus to change the maximum building height to 60 feet.
- Commissioner Hoeschler asked when the community benefit street improvements, such as public pedestrian areas will start to get incorporated into the plan and when the residential aspect in Smoky Hollow can be revisited. Principal Planner Paul Samaras stated that at the time the specific plan outreach occurred the residential topic was not one of the key concepts that much interest was expressed in.
- Dais provided consensus to reduce the size of the subzone, such subzone should be east of Oregon Street through Pacific Coast Highway.

**MOTION:** Approve Resolution No. 2912, 2913, 2914, and 2915 with an amended sub-area.

**Moved by Commissioner Keldorf, seconded by Vice Chair Newman Chair Baldino.**

**Motion carried by the following vote (5-0):**

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

## I. New Public Hearings

### 4. Pacific Coast Commons Project - Street dedication waiver notice (PS)

**Applicant:** Nick Browne, representing BRE El Segundo Holdco LLC

**Address:** 475-629 North Pacific Coast Highway

Principal Planner Paul Samaras presented the power point presentation regarding the redevelopment of the existing surface parking lots and a portion of the Fairfield Inn and Suites Hotel property within the Project site through the adoption of a Specific Plan.

**Chair Baldino opened public communication.**

- Lionel Yuri applicant representative was present to answer any questions.
- Residents shared their concerns via Zoom regarding the parking waiver for Indiana Street, the proposed area for parking permits, the proposed improvements on Mariposa Street, and with the Vehicle Miles Traveled (VMT) study.
- Residents expressed their support via Zoom for the project.

**Chair Baldino closed public communication.**

- 10-minute Planning Commission recess.
- Chair Baldino inquired about the dedications on Indiana Street and Palm Avenue. Paul advised that the width of Indiana Street is 26 feet and Palm Avenue is narrower, so the applicant is dedicating 12 feet of their property to potentially help widen the street in the future.
- Chair Baldino inquired about the quantity of water the project would use and how preferential parking zone would come into play. Public Works Director Elias

advised that the infrastructure could accommodate these additional units. He added that parking zones will combat the problem of people parking in areas they are not supposed to as parked cars will need to display a parking permit. Homeowners will be able to obtain parking permits; if no parking permit is displayed, police will be able to issue a citation.

- Commissioner Keldorf inquired if the entrances that lead to the parking structures are gated as it could create queuing problems. Paul advised that they are, and a ticket would be provided upon entering the gate. Lionel clarified that only the exits would be gated if desired by the Commission. Lionel advised that residents will not have to pay for parking as the cost is included in the rent. The commercial units will have a validation system with free parking for the first 1-2 hours. There will be a ticketing system at the parking structure that will allow people to exit, residents will be given a device that automatically activates the arm to open.
- Planning Commission further discussed areas of concern such as the gated entrances, cueing, CCNR's, impact fees, circulation, signage, and if the city has the recreational uses to accommodate new residents the project would bring.
- Dais provided consensus to recommend the below changes to City Council:
  - Right turn only at Palm Avenue.
  - No gates on Mariposa and Palm to enter but provide gates at the exits.
  - Community room to be maintained by the residential owner.
  - Implementation of wayfinding signs directing people to parking.
  - Staff will monitor the development and once 80-90% of the building is occupied staff will bring a staff report back to the Planning Commission that addresses traffic, circulation, and parking impacts. City Attorney Joaquin Vazquez suggests for this to be added to the Development Agreement.

**MOTION:** Adopt Resolution No. 2905, recommending City Council certify the EIR Environmental Assessment No. EA-1248 for the Pacific Coast Commons Specific Plan and Development Project; adopt Resolution No. 2905, recommending City Council approve General Plan Amendment No. GPA 19-01, Specific Plan No. SP 19-01, Zone Change and Zoning Map Amendment No. ZC 19-01, and Zone Text Amendment No. ZTA 19-08; adopt Resolution No. 2905, recommending City Council approve Development Agreement No. DA 19-02, Subdivision No. SUB 19-03, Site Plan Review No. 19-01, Parking Demand Study, and Waiver of public right-of-way dedications for the Pacific Coast Commons Specific Plan and mixed-use development project; adopt Resolution No. 2906, recommending that the City Council approve modifications to Conditional Use Permit No. 14-01 for the Aloft Hotel; and adopt Resolution No. 2907, recommending that the City Council approve modifications to Conditional Use Permit No. 14-02 for the Fairfield Inn and Suites Hotel; as modified by the Planning Commission with those five conditions previously discussed.

**Moved by Chair Baldino, seconded by Commissioner Maggay.**

**Motion carried by the following vote (5-0):**

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

**J. New Business:**

None.

**K. Report from Director of Development Services or designee**

Michael Allen informed the Commission that Many Mansions will come back to the Commission addressing affordable housing program. The Housing Element was submitted to HCD and we are waiting to hear back. Lastly the SB9 ordinance will go back to City Council for reintroduction and adoption.

**L. Report from the City Attorney's office**

None.

**M. Planning Commissioner's Comments**

Chair Baldino thanked Councilmember Lance Giroux for temporarily reappointing Commissioner Hoeschler until interviews are held again.

**N. Adjournment** – meeting adjourned at 10:49 pm.

Next regular scheduled meeting for March 10, 2022 at 5:30 pm



Michael Allen, Director of Development Services



Ryan Baldino, Planning Commission