



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

January 24, 2019

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Hoeschler
Present: Commissioner Wingate

C. Pledge of Allegiance

Commissioner Keldorf led the pledge.

D. Public Communications

None.

E. Consent Calendar

- 1. E-1. Consideration and possible other action regarding approval of the January 10, 2019 Planning Commission Meeting Minutes.**
- 2. E-4. Director's Approval of Elimination of a Requirement for Bollards or Tire Stops within the planned EVA Airways Corporation Parking Garage. (MB)**

**MOTION: Approve items E-1 and E-4 from the consent calendar.
Moved by Commissioner Wingate, second by Vice Chair Newman.**

**Motion carried, 5-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Keldorf, Hoeschler**

F. Call items from Consent Calendar

Commissioner Hoeschler called items E-2 and E-3.

- 3. E-2. Director's Approval of an Administrative Use Permit to allow Type 47 Alcohol Service at a new AC Hotel by Marriott. (MB)**

Assistant Planner Mara Baldenegro summarize the staff report. Marriott representative, Arjun Shokkein, was present to answer questions.

MOTION: Approve the recommendation of Environmental Assessment EA

1238.

Moved by Commissioner Wingate, second by Commissioner Keldorf.

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

Ayes: Baldino, Newman, Wingate, Keldorf, Hoeschler

4. E-3. Director's Approval of an Administrative Use Permit to allow Type 41 Alcohol Sales at BURGERIM. (BC)

Assistant Planner Brenna Callero summarized the staff report. BURGERIM Representative, Liliger Damaso, informed the Commissioners of the food that will be served.

MOTION: Approve the Receive and File of the Director's approval of Environmental Assessment EA 1238.

Moved by Commissioner Wingate, second by Vice Chair Newman.

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

Ayes: Baldino, Newman, Wingate, Keldorf, Hoeschler

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

5. Another packet on the Dias related to Item 5, and a letter related to item 6.

MOTION: Move item H-6 up the agenda to address the request for continuance.

Moved by Vice Chair Newman, second by Commissioner Wingate.

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

Ayes: Baldino, Newman, Wingate, Keldorf, Hoeschler

H. New Business—Public Hearing

6. Consideration and possible action regarding recommending approval of an ordinance amending and possibly eliminating the affordable housing requirement within the 540 East Imperial Avenue Specific Plan and Development Agreement. (ES)

The applicant submitted a letter requesting that the item be moved to the regularly scheduled meeting on February 28th, 2019.

MOTION: Place on the agenda and re-notice Item H-6 to be discussed at the regularly scheduled meeting on February 28, 2019.

Moved by Vice Chair Newman, second by Commissioner Wingate.

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

Ayes: Baldino, Newman, Wingate, Keldorf, Hoeschler

7. Consideration of the FEIR, adopt a resolution recommending that City Council approve the General Plan Amendment.

Principal Planner Eduardo Schonborn provided a summary of the item and the previous requests. In November, the applicant submitted a letter requesting that the City reconsider the TopGolf Specific Plan, as slight modifications to the TopGolf building were made, resulting in a building size increase of 350 square feet. Staff concluded that the increase in building is not physically noticeable. A new specific plan was put together to add commercial golf entertainment facilities as a permitted use, allowing alcohol service through a CUP, and establishes development standards for the specific plan area. There is also a General Plan amendment that will amend the maps to read "The Lakes Specific Plan" and not "Open Space Parks". A zone change is required, and the proposed zoning for the site is "The Lakes Specific Plan". There is also a Zone Text Amendment, which will add the "Lakes Specific Plan" to our list of Zoning Designations to the Municipal Code. Additionally, there is a site plan review, which will list the improvements on the site.

- Vice Chair Newman had a question about the traffic study, and whether City was comfortable with applying the traffic study done in 2017 to today. Mr. Schonborn confirmed that the Consultant Kimley Horn, the Project team and himself have discussed the study, the impacts and they have determined that the impacts are not enough to trigger a new Environmental Impact Report, and the existing study can be used.
- The Commission had questions regarding the SCE Easement behind the property and its availability for golf holes, as well as parking, and the vehicle exit path from the facility. Mr. Schonborn informed the Commission that a Conditional Use Permit to permit the sale of alcohol on both the TopGolf site as well as the Golf Course will be in place. He added that there is a Lot Line Adjustment application, which would adjust the property lines to match the boundaries of the subareas within the specific plan. Mr. Schonborn summarized the areas that are being mitigated, which includes noise, air quality, and hazards & hazardous materials and states that the modifications proposed were adequately covered by the existing EIR.
- Commissioner Wingate asked whether Chevron (who donated the land to the City) has accepted the changes from Open Space to TLSP, Mr. Schonborn said that they had not raised any concerns with the change. Commissioner Wingate inquired on what needed to happen should the edits need to be made. Mr. Schonborn stated that the comments are minor editorial changes and they can be given as instructions to Staff in the motion.

Chair Baldino opened Public Communications.

- Taynor Micheli, Director of Real Estate and Development for Top Golf, explained that the changes were made based on past experiences Top Golf has encountered in other locations. Mr. Micheli mentioned that they have developed enough venues to gain knowledge and create a more efficient design.
- The Commissioners had several questions for the applicant. Vice Chair Newman addressed that expansion of the bays, and the request to provide beverage service on all three levels. Mr. Micheli mentioned that the bays are being modified to be deeper, to allow staff to set up events on the tee line (better circulation), and the number of occupants in the bays are not

increasing nor has the number of bays. Chair Baldino mentioned that they received an email from someone inquiring about a restroom on Hole 4. Mr. Micheli stated that there would be two restrooms within the two buildings (clubhouse and TopGolf), but not on the course.

- Commissioner Hoeschler asked whether the 2:00 am cut off time was regarding people hitting at 2:00 am, Mr. Micheli said that people are still playing that late, and as an entertainment aspect the energy is on the tee line. He added that the 2:00 am cut off will be on Friday and Saturday nights, with a midnight closing time Sunday through Thursday. Chair Baldino addressed the ABC alcohol service training, asked if there is any other training provided to staff. Mr. Micheli mentioned that there is a Risk Management division, all staff are trained to identify and not over serve. They have an obligation to maintain the safety of their guests and take it very seriously. Vice Chair Newman asked if they have had any accidents. Mr. Micheli shared that there have been instances, such as ricocheting golf balls and having to remove people, but the security at the premises address the issues promptly and learn from anything that happens.
- Commissioner Keldorf inquired about the new timeline to obtain permits and start construction. Mr. Micheli informed her that it approximately takes 6-7 months to obtain permits and it takes at least 12 months to build. He added that during construction, part of the 9-hole course will be open.
- Commissioner Hoeschler expressed his concern with the two 50' screens in the driving range and whether or not they are visible while driving on PCH. Mr. Micheli said that it is possible that you could see it from PCH, but the screens are in the back and should be mostly screened behind the building.
- Tom Courtney a Resident of Manhattan Beach, who is also a Small Business Owner in El Segundo shared his longtime opposition of TopGolf and expressed his concerns with parking at the facility.
- Mary Courtney a Resident of Manhattan Beach suggested to make the rezoning a vote of the people and warned the commission that they will pursue a referendum should the project be approved. In addition, she expressed that the EIR is too old and that the information the City has provided has not been consistent.
- Resident Linda Pollard, expressed that the changes are extensive and the money coming back will never be enough to offset the impacts, there will be permanent damage to the surrounding community, the traffic study of the 2-year-old EIR is dated and should be redone and the item should not be approved.

Chair Baldino closed Public Communication.

- Commissioner Wingate discussed how TopGolf as presented is going to bring money into the city, and she understands that people want it to stay the same, but it has not been economically self-sufficient. The demands of the city financially are such that this will continue to provide opportunities to play, the putting green is still there, and there are arrangements for youth and El Segundo residents to have special rates. This is a positive thing for the city.
- Commissioner Hoeschler communicated that TopGolf will provide a lower level for those who want to hit balls without the entertainment.

- Vice Chair Newman informed Mr. Courtney that the parking concerns he has are addressed in the Operational conditions # 45. Vice Chair Newman inquired about the legality of the referendum issue that Mrs. Courtney raised. Mr. King stated that there is no need for this to be approved by the voters as there is no legal requirement for the City to make this an option. Vice Chair Newman stated that the change of use is not changing as it is still golf and Mr. King confirmed that Chevron has not objected to the change as the maker of the gift. It is a quit-claim deed to the City.
- Commissioner Keldorf informed the public that there have been enough meetings where operations and financials were discussed in great detail, and that the City is currently subsidizing a public use, and that approval will not change the fact that golf is still available.
- Chair Baldino explained that the item was brought to the Planning Commission because there was a change of 350 square feet. The City hired an outside consultant to determine if the change would require a new EIR and the report identified that a new EIR was not needed. Mr. Baldino reminded the public that the facility requires 420 parking spaces, and they are providing 523. He shared that as a member of the Planning Commission, he was appointed to the RFP committee and the most lucrative proposal was for an outdoor music venue that would remove the golf course entirely. With TopGolf, the City can save the golf course, it will be able to sustain itself and give money back to the community, it is something the OSP has never been able to do. Mr. Baldino shared that The Planning Commissions job is to evaluate what the consultant has done in regards to the EIR, to approve the EIR and recommend to City Council what they approve but the final say is at the City Council level. He is satisfied that this is the right move for the people of El Segundo.
- Mr. King recommended that both resolution titles be read into the record and if it is the pleasure of the Planning Commission to include the recommendations of Sheppard Mullin in the motion, to read those as well.

**MOTION: Motion covers both resolutions and the amendment:
Moved by Commissioner Wingate, second by Chair Baldino.**

- **Approve PC Resolution 2856 recommending that the City Council certify that the Environmental Impact Report makes certain environmental findings pursuant to the California Environmental Quality Act and adopt a mitigation monitoring program for the Lakes Specific Plan and TopGolf Project Environmental Assessment number EA 1135 - SP 16-02, GPA 16-01, ZC 16-01, ZTA16-04, Site Plan No. 16-01, LLA/SUB16-03, and CUP 16-05, located at 400 S. Pacific Coast Highway.**
- **Approve PC Resolution 2857 a resolution that the Planning Commission recommend to the City Council that they conditionally approve Environmental Assessment EA 1135, Specific Plan SP 16-02, GPA 16-01, ZC 16-01, ZTA 16-04, Site Plan No. 16-01, LLA/SUB16-03, and CUP 16-05, for the Lakes Specific Plan and Top Golf Project located at 400 S. Pacific Coast Highway.**
- **Amend the resolution to include the modifications made in the letter from Sheppard Mullin dated January 23, 2019, addressed to Eduardo Schonborn.**

**Motion carried, 5-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Keldorf, Hoeschler**

I. Continued Business—Public Hearing.

None.

J. Report from City Attorney's Office

None.

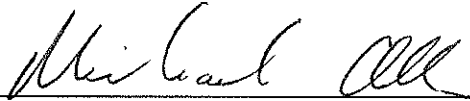
K. Report from Planning and Building Safety Director or designee

None.

L. Planning Commissioners' Comments

DR Horton item has been continued to February 28, 2019 and will be re-noticed in the paper. Commissioner Hoeschler stated that affordable housing is an important topic, and DR Horton is just a piece of that. He expressed his excitement to dive into the topic further given the affordable housing issues that are occurring in California and informed the Commissioners that he may attend an affordable housing seminar with Urban Land Institute.

M. Adjournment—the meeting was adjourned at 6:56 PM. The next meeting scheduled for February 14, 2019 at 5:30 pm.



Sam Lee, Director of Planning and Building Safety



Ryan Baldino, Planning Commission Chair