

AGENDA 09/27/12 PLANNING COMMISSION Meeting

MEETING DATE:

Thursday, September 27, 2012

MEETING TIME:

5:30 p.m.

MEETING PLACE:

City Council Chambers, City Hall

350 Main Street

El Segundo, California 90245-0989

VIDEO:

El Segundo Cable Channel 3 (Live).

Replayed on Friday following Thursday's Meeting

at: 1:00 p.m. and 7:00 p.m., Channel 3.

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items.

Unless otherwise noted in the Agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the **Public Communications** portion of the meeting. Additionally, the public can comment on any public hearing item on the Agenda during the public hearing portion of such item. The time limit for comments is generally limited to five minutes per person.

Members of the public may request that items be placed on the Agenda by submitting a **Written Request** to the Planning and Building Safety Director at least ten days before the Planning Commission Meeting (by 10:00 a.m. the Monday of the prior week). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Planning and Building Safety Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office.

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Public Communications (Related to City Business only and for which the Planning Commission is responsible 5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

E. Consent Calendar

All items are to be adopted by one motion without discussion and passed unanimously. If a request for discussion of an item is made, the item(s) should be considered individually under the next Agenda heading.

1. Consideration and possible other action regarding approval of the August 23, 2012, Planning Commission Meeting Minutes.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to approve the Minutes.

2. Environmental Assessment EA 970 and Off-site Parking Covenant MISC 12-02

Address:

Applicant:

Property Owner:

2240-2260 East Imperial Highway

Tait & Associates, Inc. – Greg Fick Kilroy Realty Finance Partnership

Project Summary

The proposed project involves the Kilroy Airport Center, a commercial property located at 2240-2260 East Imperial Highway and two off-site parking lots to the south that are bounded by Douglas Street to the east, Atwood Way to the south and the I-105 freeway onramp to the west. The property at 2240-2260 East Imperial Highway is developed with two 12-story office buildings and one 13-story parking structure totaling 690,052 square feet of office space. The parking structure and a surface lot onsite contain 1,854 parking spaces. The Director of Planning and Building Safety recently approved Environmental Assessment EA 970 and Precise Plan Amendment PPA 12-101 to: 1) include two off-site surface parking lots containing 128 parking spaces in the Precise Plan area; 2) install access control gates to the off-site parking lots; and 3) re-stripe the existing parking structure to reduce the number of compact parking spaces and improve vehicular circulation. The parking structure re-striping would reduce the number of parking spaces onsite to 1,854. which is less than 1,972 parking spaces, the minimum required by Precise Plan PP 2-81. As a result, the Director of Planning and Building Safety required as a condition of approval of EA 970 and PPA 12-01 that an off-site parking covenant be recorded to reserve 128 parking spaces in the two parking lots located south of the Kilroy Airport Center. The subject application is required to address the Planning Commission's condition. The 128 parking spaces to be provided in these parking lots are not required spaces for other existing uses on the adjacent properties. Pursuant to ESMC § 15-15-3(H) the Planning Commission must review all off-site parking covenants for more than 20 parking spaces. The subject property is located in the Urban Mixed Use North (MU-N) Zone. The site is located on the block bounded by Imperial highway to the north, Nash Street to the west, Atwood Way to the south, and Douglas Street to the east. The site is surrounded by the Los Angeles International Airport (LAX) to the north, office and light industrial uses to the east and west, and office and restaurant uses to the south.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301 as a Class 1 categorical exemption (Existing Facilities), § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations), and § 15311 as a Class 11 categorical exemption (Accessory Structures).

RECOMMENDED ACTION: The recommended action is for the Planning Commission to: 1) approve Environmental Assessment EA-970 and Off-site Parking Covenant MISC No. 12-02; and 2) discuss and take any other action related to this item.

- F. Call Items from Consent Calendar
- G. Written Communications (other than what is included in Agenda packets)

None.

H. New Business - Public Hearing

None.

I. Continued Business

None.

- J. Report from Planning and Building Safety Director or designee
- K. Planning Commissioners' Comments
- L. Other Business

Study session to discuss the Planning Commission Rules.

M. Adjournment – next meeting scheduled for October 11, 2012, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday between 7:00 a.m. to 6:00 p.m. City Hall is closed every Friday. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Thursday of the week prior to the Planning Commission meeting.

POSTED:

Signature)

Date/Time)

MINUTES OF THE MEETING OF THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO. CALIFORNIA

August 23 2012

Chair Wagner called the El Segundo Planning Commission meeting to order at CALL TO ORDER 5:30 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California.

Commissioner Nicol led the Pledge of Allegiance to the Flag.

PLEDGE TO FLAG

PRESENT: WAGNER, BALDINO, NISLEY, NICOL, and NEWMAN

ROLL CALL

Tom Rule inquired if he could speak regarding Agenda Item E2. Chair Wagner PUBLIC clarified that he could address the item when it is called.

COMMUNICATIONS

Chair Wagner presented the Consent Calendar.

CONSENT CALENDAR

Chair Wagner pulled Item E-2.

CALL ITEMS FROM CONSENT

Commissioner Newman moved, seconded by Commissioner Nisley, to approve **MOTION** the August 09, 2012 Minutes as amended. Motion carried (5-0).

Chair Wagner presented Agenda Item E-2, Environmental Assessment No. EA- **EA-898 and PDS** 12-05 989 and Parking Demand Study No. 12-05. Applicant: Jean Paul Wardy. Address: 1600 East Franklin Avenue. Property Owner: 140 Washington Associates, LLC.

Principal Planner Paul Samaras presented the staff report (of record.)

Chair Wagner recessed the meeting at 5:38 p.m. Chair Wagner reconvened the meeting at 5:45 p.m.

Commissioner Nicol asked how many employees are proposed.

Mr. Samaras stated that he believed that there will be 15 employees.

Vice Chair Baldino inquired if the Commission approved the parking demand study would it limit the use of this property to be only creative office uses.

Planning Manager Kimberly Christensen stated that the approval is limited to these specific creative office uses.

Commissioner Nisley asked if the applicant has more employees than were allowed but asked if they did not change the use what would happen.

Ms. Christensen stated that if the applicant changes the number of employees they will need to come back to the City for review and approval which is stated in the conditions.

1

Jean Paul Wardy, president, Center Cal Properties

Mr. Wardy gave a brief statement and stated he is available to answer any questions.

Thomas Rule, representative, Apollo Interactive

Mr. Rule requested that the Commission will allow a continuance to review the parking demand study. He believed that his client is not given the same parking requirement as the applicant. He stated that he is available to answer any questions.

Mr. Baldino asked Mr. Rule if his client and the applicant's parking lots are combined and if the lot is shared.

Mr. Rule stated that the two lots have a common property line that runs North and South but are two separate parking lots with paving that crosses the property line.

Mr. Baldino asked Mr. Rule if the Commission were to grant a continuance how that will accomplish anything for his client.

Mr. Rule stated that it will give his client an opportunity to review the parking study and hire a parking consultant to determine if the study is adequate.

Mr. Baldino asked Mr. Wardy if he is opposed to the continuance.

Mr. Wardy stated that it would be a hardship for him if a continuance is granted.

Public Communication is closed.

Vice Chair Baldino moved, seconded by Commissioner Newman, to Receive and MOTION File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-989 and Parking Demand Study No. 12-05. Motion carried (5-0).

Planning Manager Kimberly Christensen read into the record four agenda items. WRITTEN First, for Agenda Item E-2, Supplemental Staff Report dated August 23, 2012; COMMUNICATIONS second, for Agenda Item E-2, Agenda Item E-2: Email from David Bohline dated August 22, 2012; third, for Agenda Item E-2, Letter from David Bohline dated March 23, 2012; and fourth, for Agenda Item E-2, Letter from Patrick Perry of Allen Matkins dated August 23, 2012.

None.

NEW BUSINESS -PUBLIC HEARING

Chair Wagner presented Agenda Item H-3, Environmental Assessment No. EA- PUBLIC HEARING 951, Conditional Use Permit No. 12-06, and Coastal Development Permit CDP No. CONTINUED BUSINESS 11-02. Applicant: Rob Searcy, CES. Address: 105 Vista Del Mar. Property EA-951; CUP 12-06 and Owner: City of El Segundo Public Right-of-way (Vista Del Mar); Edison (Utility CDP 11-02 pole in the City's public Right-of-way).

Assistant Planner Maria Baldenegro presented the staff report (of record.)

Vice Chair Baldino inquired if any complaints been filed on this project.

Ms. Baldenegro stated that no complaint has been submitted.

Rob Searcy, representative, Verizon Wireless

Mr. Searcy gave a brief statement and stated he is available to answer any questions.

Commissioner Newman moved seconded by Vice Chair Baldino, to approve MOTION Resolution No. 2723 approving Environmental Assessment No. EA-951, Conditional Use Permit No. 12-06, and Coastal Development Permit CDP No. 11-02. Motion carried (5-0).

Planning and Building Safety Director Sam Lee stated that the September 13, REPORT FROM 2012 meeting will be cancelled and the next meeting would be on September 27, PLANNING AND 2012. He gave an update on the status of the market at 601 Virginia Avenue and BUILDING SAFETY clarified that it is now in compliance with the Administrative Use Permit conditions DIRECTOR of approval.

None.

PLANNING COMMISSIONERS COMMENTS

Study session to discuss the Brown Act, conflicts of interest, Planning Commission OTHER BUSINESS Rules, and procedural matters. Deputy City Attorney Elizabeth Calciano presented a PowerPoint presentation.

Chair Wagner adjourned the meeting. Motion carried (5-0).

MOTION

The meeting adjourned at 7:30 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 23 DAY OF AUGUST 2012.

Sam Lee, Secretary of the Planning Commission and Director of the Planning and Building Safety Department

David Wagner, Chairman Planning Commission City of El Segundo, California

CITY OF EL SEGUNDO

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

September 27, 2012

SUBJECT:

Environmental Assessment EA-970 and Off-Site

Parking Covenant MISC 12-02

APPLICANT:

Tait & Associates, Inc.

c/o Greg Fick

PROPERTY OWNER:

Kilroy Realty Finance Partnership

REQUEST:

A Request for an Off-Site Parking Covenant to allow

128 required parking spaces for a 690,052 squarefoot office complex at 2240-2260 East Imperial Highway to be provided off-site in two adjacent

parking lots

PROPERTIES INVOLVED:

2240-2260 East Imperial Highway

I. Introduction

The proposed project is a request for an Environmental Assessment EA-970 and an Off-Site Parking Covenant MISC 12-01 to allow 128 parking spaces required for a 690,052 square-foot office complex at 2240-2260 East Imperial Highway to be provided off-site in two adjacent parking lots.

II. Recommendation

Planning staff recommends that the Planning Commission review the facts and findings as contained within this report and approve the requested Environmental Assessment EA-970 and Off-Site Parking Covenant MISC 12-02.

III. Background

Site Description and Surrounding Land Uses

The proposed off-site parking covenant involves a 5.76-acre parcel at 2240-2260 East Imperial Highway and two parking lots located directly to the south. The southwest parking lot (Parking Lot A) is partly owned by Kilroy Realty Finance Partnership (Kilroy Realty) and by the Metropolitan Transportation Authority (MTA). Kilroy Realty owns a portion of the parking lot (a parcel identified with the APN: 4138-004-030) that contains 97 parking spaces and the MTA owns a parcel that contains 19 parking spaces. The southeast parking lot (Parking Lot B) is also partly owned by Kilroy Realty and MTA. Kilroy Realty owns two portions of the parking lot (two parcels identified with APNs: 4138-004-028 and 4138-004-029) that contain a total of 31 parking spaces. The MTA owns the remaining portion of Parking Lot B, which contains 22 parking spaces. Overall, Kilroy Realty owns three parcels in parking lots A and B that contain a total of 128 parking spaces. In addition, Kilroy Realty has a lease agreement with MTA that allows it to access the MTA parcels within Parking Lots A and B, to use the parcels for parking purposes, and to make improvements to them.

All the parcels involved are located in the Urban Mixed Use North (MU-N) Zone on the block bounded by Imperial Highway to the north, Nash Street to the west, Atwood Way to the south, and Douglas Street to the east.

The surrounding land uses are as described in the following table:

SURROUNDING LAND USES					
Direction	Land Use	Zone Urban Mixed Use North (MU-N)			
North	Los Angeles International Airport (LAX)				
East	Office	Urban Mixed Use North (MU-N)			
South	Office and Restaurant	Corporate Campus Specific Plan (CCSP)			
West	Office and Light Industrial	Urban Mixed Use North (MU-N)			

Project Description

The office buildings on the subject property are regulated by Precise Plan PP 2-81, which required a minimum of 1,972 parking spaces for the office uses onsite. The subject buildings are currently undergoing renovation to accommodate a new tenant (DirecTV). This renovation work was previously approved by the City. In addition to

the building renovation, the applicant is proposing modifications and re-striping of the 11-level parking structure onsite. The work in the parking structure involves restriping and circulation improvements, which will reduce the number of parking spaces in the structure to 1,844. Some of the re-striping is necessary to meet disabled access requirements. The site also has a small surface parking lot (which is not affected by the renovation project) that contains 10 parking spaces. The parking structure and the surface lot combine for a total of 1,854 parking spaces, which are 118 parking spaces short of the requirement in Precise Plan PP 2-81. The applicant has submitted a Precise Plan Amendment (PPA 12-01) and Off-site Parking Covenant (MISC 12-02) application to allow the renovation of the parking structure and the use of 128 parking spaces off-site to meet the minimum parking requirements. On August 20, 2012, the Director of Planning and Building Safety approved Environmental Assessment No. EA-970 and Precise Plan Amendment No. PPA 12-01 (see Exhibit A), subject to Planning Commission approval of the proposed Off-site Parking Covenant MISC 12-02.

IV. Analysis

ESMC §15-15-3(H) (Off-Site Parking) permits required parking spaces for nonresidential uses to be located off site on different lots subject to approval of a parking covenant. Requests for off-site parking covenants for more than 20 parking spaces must be reviewed and approved by the Planning Commission and the Commission may impose such conditions as it deems necessary.

Before the Planning Commission approves a request for a parking covenant it must determine that the proposed off-site parking spaces meet or exceed the number of required parking spaces for that site (ESMC § 15-15-3(H)). This request meets the requirement. The Kilroy Realty parcels in parking Lots A and B (APNs: 4138-004-030, 4138-004-028, and 4138-004-029) have a sufficient number of surplus, non-required parking spaces that can be used to meet the requirements for the Kilroy Airport Center office complex (APN: 4138-004-018). Additionally, staff recommends that off-site parking does not exceed 20% of the total parking requirement. The applicant is requesting to provide six (6) percent of the total required parking off-site. The following table shows the required, provided, and surplus parking spaces for the Airport Kilroy Center and the two off-site parking lots.

PARKING ANALYSIS						
Parcel	Use(s)	Net Floor Area (sf)	Required Parking	Provided Parking		
Kilroy Airport Center - 2240-2260 E. Imperial Hwy	Office Complex	690,052	1,972	1,854		
Parking Lot A (4138-004-030)	Parking Lot	N/A	0	97		
Parking Lot B (4138-004- 028 and 4138-044-029)	Parking Lot	N/A	0	31		
Total			1,972	1,982		

As noted in the table above, the Kilroy Airport Center is required to provide 1,972 parking spaces for the office uses onsite. There are 1,854 parking spaces provided, which results in a deficit of 118 parking spaces. Parking Lots A and B contain 128 parking spaces that are not required by other uses. Therefore, Parking Lots A and B have sufficient surplus parking to provide the required parking for the Kilroy Airport Center.

Findings

Pursuant to ESMC § 15-15-3(H)(4) the Planning Commission must make the following findings before it approves of an off-site parking covenant:

- 1. The off site parking must be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, must be considered:
 - a) Proximity of the off site parking facilities;
 - b) Ease of pedestrian access to the off site parking facilities;
 - c) Provisions for transportation to and from the off site parking facility (e.g., shuttle or valet services);
 - d) They type of use the off site parking facilities are intended to serve (i.e., off site parking may not be appropriate for high turnover uses such as retail sales and services).

Parking Lots A and B are directly adjacent to the Kilroy Airport Center property to the south providing direct pedestrian access to it without the need to cross a public street. The distance from the main entrance of the office buildings to the parking lots is approximately 400 and 300 feet respectively. A 300 to 400-foot distance is a reasonable walking distance as it is equivalent to the length of a typical residential or downtown commercial city block. No shuttle or valet will be provided. No high turnover uses such as retail sales and services are provided on site. The proposed

off-site parking in Parking Lots A and B will adequately serve the office uses at the subject property.

V. <u>Environmental Review</u>

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption 15301 (Class 1 - Existing Facilities), which includes the operation of existing private structures/facilities involving negligible or no expansion of the existing use: Categorical Exemption 15305 (Class 5 – Minor Alterations in Land Use Limitations), which includes minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density; and Categorical Exemption 15311 (Class 11 - Accessory Structures), which includes construction of minor structures accessory to existing commercial, industrial, or institutional facilities. The proposed work involves minor repair and maintenance of an existing parking structure and surface lots without significantly expanding or altering the use of these parking facilities. The proposed work also involves minor alterations to existing landscaping and hardscape areas, installation of small gates. and re-striping of the parking facilities on the site. The site is not in an area that is environmentally sensitive. Therefore, the project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

VI. Conclusion

Planning staff recommends that the Planning Commission approve the proposed Environmental Assessment EA-970 and Off-Site Parking Covenant MISC 12-02. The off-site parking covenant and agreement will be reviewed and approved as to form by the City Attorney.

VII. Exhibits

- A. Precise Plan Amendment PPA No. 12-01 approval letter dated September 17, 2012
- B. Plans

Prepared by: Paul Samaras, Principal Planner

Kimberly Christensen, AICP, Planning Manager

Department of Planning & Building Safety

Sam Las Birestor

Sam Lee, Director

Department of Planning & Building Safety

P:\Planning & Building Safety\0 Planning - Old\PROJECTS (Planning)\951-975\EA-970\EA-970 MISC 12-02 PC staff report 09272012.doc



City of El Segundo Planning & Building Safety Department

Elected Officials:

Carl Jacobson,
Mayor
Mayor Pro Tem
Bill Fisher,
Council Member
Dave Atkinson,
Council Member
Marie Felihauer,
Council Member
Tracy Weaver,
City Clerk
Chris Powell,
City Treasurer

Appointed Officials:

Greg Carpenter, City Manager Mark D. Hensiey, City Attorney

Department Directors:

Deborah Cuilen,
Finance/Human Resources
Kevin Smith,
Fire Chief
Debra Brighton,
Library Services
Sam Lee,
Planning and Building
Safety
Mitch Tavera,
Police Chief
Stephanie Katsouleas,
Public Works
Robert Cummings,
Recreation & Parks

www.elsegundo.org

September 17, 2012

Greg Fick – Tait & Associates, Inc. 701 North Park Center Drive Santa Ana, CA 92705

RE: <u>Environmental Assessment No. EA-970, Precise Plan</u>
<u>Amendment (PPA) No. 12-01, and Off-Site Parking</u>
Covenant MISC 12-02

Modification of Precise Plan No. 2-81 to: 1) to include two off-site surface parking lots containing 128 parking spaces in the Precise Plan area; 2) to install access control gates to the off-site parking lots, and 3) to restripe the existing parking structure to reduce the number of compact parking spaces and improve vehicular circulation.

Address: 2240-2260 E. Imperial Hwy, El Segundo

Dear Mr. Fick:

The purpose of this letter is to inform you that the Planning Division reviewed your application for the above-referenced project and the Director of Planning and Building Safety APPROVED Environmental Assessment No. EA-970 and Precise Plan Amendment No. 12-01 to supersede previous Precise Plan Amendment No. 11-02 and to modify Precise Plan No. 2-81 to: 1) include two off-site surface parking lots containing 128 parking spaces in the Precise Plan area; 2) install access control gates to the off-site parking lots, and 3) re-stripe the existing parking structure to reduce the number of compact parking spaces and improve vehicular circulation.

EXHIBIT A

The following are the findings and facts in support of each finding for this decision:

FINDINGS AND FACTS IN SUPPORT OF FINDINGS:

Environmental Assessment No. EA-970

Finding 1

• The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §§ 15301 as a Class 1 categorical exemption (Existing Facilities), 15304 as a Class 4 categorical exemption (Minor Alterations to Land), and 15311 as a Class 11 categorical exemption (Accessory Structures).

Facts in Support of Finding 1

- The subject site is approximately 5.76 acres and is developed with two 12-story office buildings and one 13-story parking structure totaling 690,052 square feet of office space. The site is located at the southwest corner of Imperial Highway and Douglas Street.
- 2. The main access to the site is provided via a shared driveway approach on Imperial Highway at the northwest corner of the site and a second driveway approach on Douglas Street near the southeast part of the site. These access points are connected via a driveway that starts at Imperial Highway and runs south along the west portion of the site, then turning east and running along the south side of the parking structure, and ending at Douglas Street. A secondary driveway runs between the office buildings and the parking structure, which provides required emergency access onsite. This driveway is used for general vehicular circulation onsite.
- 3. The applicant requests an amendment to a Precise Plan (PP 2-81) to: a) include two off-site surface parking lots containing 128 parking spaces in the Precise Plan area; b) install access control gates to the off-site parking lots; and c) restripe the existing parking structure to reduce the number of compact parking spaces and to improve vehicular circulation. The proposed work involves minor repair and maintenance of an existing parking structure and surface lots without significantly expanding or altering the use of these parking facilities. The proposed work also involves minor alterations to existing landscaping and hardscape areas, installation of small gates, and re-striping of the parking facilities on the site. The site is not in an area that is environmentally sensitive. Therefore, the project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

Precise Plan Amendment 12-01

Finding 1

• The proposed amendment is in substantial compliance with the originally approved Precise Plan No. PP 2-81.

Facts in Support of Finding 1

- 1. On June 2, 1981, the City Council adopted Precise Plan No. PP 2-11 (EA-24) to allow development of two 12-story office buildings and one 13-story parking structure totaling 700,088 square feet of floor area. The site is located at the southwest corner of Imperial Highway and Douglas Street. The subject site was subsequently developed with 678,832 square feet of floor area.
- 2. On December 17, 1985, the City Council approved the first amendment to Precise Plan PP 2-81 to: 1) allow conversion of approximately 11,200 square feet of the ground level of the parking structure to commercial and office uses; 2) reduce the previously approved 25-foot parking aisle width to a width of 23 feet and 10 inches; and 3) revise the parking and circulation layout to provide a total of 1,982 parking spaces. Approval of the first amendment increased the total floor area to 690,052 square feet, which is within the maximum of 700,088 square feet established by Precise Plan No. PP 2-81.
- 3. On February 1, 2011, the Director of Planning and Building Safety approved Environmental Assessment EA-889 and Precise Plan Amendment PPA 10-01 to modify Precise Plan PP 2-81 (Second Amendment) to limit the use of the secondary driveway onsite to pedestrian and emergency vehicle use only.
- 4. On December 13, 201, the Director of Planning and Building Safety approved Environmental Assessment EA-949 and Precise Plan Amendment PPA 11-02 to modify Precise Plan PP 2-81 (Third Amendment) to: 1) limit the use of the secondary driveway to pedestrian and emergency vehicle use only; 2) install a rolling gate and green screen at the northwest end of the driveway; 3) relocate a trash compactor onsite; 4) construct an outdoor basketball court in the southeast portion of the site; 5) construct outdoor seating areas; 5) and modify the landscaping, including construction of new architectural landscape features, throughout the subject site.
- 5. On April 11, 2012, the applicant submitted a request for Environmental Assessment EA-970 and Precise Plan Amendment PPA 12-01 (Fourth Amendment). The subject request is for an amendment to Precise Plan No. PP 2-81 to: 1) include two off-site surface parking lots containing 128 parking spaces in the Precise Plan area; 2) install access control gates to the off-site parking lots; and 3) re-stripe the existing parking structure to reduce the number of compact parking spaces and improve vehicular circulation.

- 6. Precise Plan No. PP 2-81 required a minimum of 1,972 parking spaces for the 700,088 square feet of office uses approved for the site (a rate of 1 space per 355 square feet) to be provided in the parking structure and adjacent parking lot. The proposed re-striping of the parking structure will reduce the number of parking spaces in the structure to 1,944. However, an additional 138 parking spaces will be provided, 10 of which will be located on-site and 128 of which will be located off-site. The additional spaces to be provided off-site are subject to approval of an off-site parking covenant. The off-site parking is located on three parcels immediately adjacent to the subject site to the south (APNs: 4138-004-030, 4138-004-028, and 4138-004-018). As a result, the total number of parking spaces provided for the offices at the site will be 1,982, which exceeds the minimum requirement in the original Precise Plan (PP 2-81) by 10 spaces. The new office uses for DirecTV will still require the same number of spaces as required in the original project.
- 7. The proposed project is consistent with Precise Plan No. PP 2-81 in that it involves minor physical changes including minor alterations to existing landscaping and hardscape areas, installation of small control gates, and restriping of the parking facilities on the site without substantially changing their use.

Finding 2

 The proposed amendment is consistent with the provisions of Title 15 (Zoning Regulations) of the El Segundo Municipal Code (ESMC).

Facts in Support of Finding 2

1. The request is consistent with the provisions Urban Mixed Use North (MU-N) Zone, in that the proposed changes on the property are minor and will not significantly affect the permitted uses or development standards in that Zone. The existing office and accessory retail and restaurant uses, which are permitted in the MU-N Zone, will remain. The floor area, building setbacks, or building heights will not be affected by the proposed changes. Alterations to the landscaping will not significantly affect the amount or location of landscaping onsite. Access and circulation onsite will not change significantly. Although some parking will be eliminated in the parking structure, sufficient parking for all the uses will be provided in the structure and adjacent surface parking lots.

DIRECTOR OF PLANNING AND BUILDING SAFETY DEPARTMENT ACTION

Based on these findings and facts in support of these findings, the Director of Planning and Building Safety **APPROVES** the proposed project, subject to the following conditions:

- 1. Before building permits are issued, the applicant must submit plans that demonstrate substantial compliance with the plans and conditions of approval on file with the Planning and Building Safety Department. Any subsequent modification to the project as approved, including the site plan, floor plan, elevations, landscaping and materials, must be referred to the Director of Planning and Building Safety to determine whether the Planning Commission should review the proposed modification.
 - 2. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
 - 3. All conditions of Precise Plan No. PP 2-81 as subsequently amended remain in effect.
 - 4. Approval of Precise Plan Amendment No. 12-01 is subject to Planning Commission approval of Off-Site Parking Covenant MISC 12-02 to provide 128 parking spaces off-site.
 - 5. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. 970 for Precise Plan Amendment No. PPA 12-01, except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of EA-970 or PPA 12-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

Should you have any questions, please contact Paul Samaras, Project Planner, at (310) 524-2312, or Kimberly Christensen, AICP, Planning Manager at (310) 524-2340.

Sincerely,

Sam Lee, Director

Department of Planning and Building Safety

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