



AGENDA 11/19/12

PLANNING COMMISSION

Special Meeting

MEETING DATE: Monday, November 19, 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.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

- 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 October 11, 2012, Planning Commission Meeting Minutes.

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

2. **Director Decisions for Parking Demand Studies**

A. **Environmental Assessment No. EA-980, Adjustment No. ADJ 12-05, Parking Demand Study PDS 12-07, and Smoky Hollow Specific Plan Review SHSPR 12-03**

Address: 110 Maryland Street
Applicant: Debi Koppel
Property Owner: DPK Designs, Inc.

The applicant is requesting two administrative adjustments to the parking requirements to: 1) reduce the number of required parking spaces from 17 to 16 parking spaces pursuant to ESMC § 15-15-6; and 2) allow a new parking stall and loading area based up on a parking demand study pursuant to ESMC § 15-15-6 in the Medium Manufacturing (MM) Zone within the Smoky Hollow Specific Plan on the block bounded by El Segundo Boulevard to the south, Franklin Avenue to the north, Maryland Street to the west and Center Street to the east.

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 Facility) which involves tenant improvements to an existing 12,000 square-foot commercial and industrial building. The proposed changes to the existing structure will not result in an increase of more than 50 percent of the floor area of the structure before the addition or by more than 2,500 square feet and there is no addition to the existing floor area. The project also includes re-striping of a parking lot with minor deviations from the ESMC parking area development

standards. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Further, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-980, Adjustment No. ADJ 12-05, and Parking Demand Study No. PDS 12-07; 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

3. Environmental Assessment EA-981, Variance VAR 12-01, Subdivision SUB 12-04, and Transfer of Development Rights TDR 12-01

Address: 1700 East Imperial Avenue
Applicant: The Boeing Company
Property Owner: The Boeing Company

Project Summary

The proposed project is a three-story 25,308 gross/24,871 net square-foot building addition to the existing 168,811 gross/144,519 net square-foot Boeing S-50 building located at 1700 East Imperial Avenue. The proposed addition is located north-east of the existing S-50 building. The nearest major intersection is Sepulveda Boulevard and East Imperial Avenue, located to the east of the project site. The project site is within the Corporate Office (CO) Zoning District.

The applicant is proposing to build the addition to match the height of the existing office building. The El Segundo Municipal Code (ESMC) definition of height has changed since construction of the original S-50 building. When originally constructed, the building was considered a maximum of 45 feet tall in compliance with the height limit in the CO Zoning District for parcels located west of Sepulveda Boulevard that are not adjacent to residentially zoned property. As a result of changes to the definition of height and how height is measured in the ESMC, the height of the existing office building is now considered a maximum of 49 feet tall. The variance request is to allow the new addition to be built to match the height of the existing building at a maximum of 49 feet tall. This will result in efficiencies in design and building operation. The proposed three floors of the addition will be aligned at the same level with the three floors of the existing building.

The project also includes a proposed two-lot subdivision. The proposed parcel map would divide the western portion of the existing 10.13 acre (gross)/9.65 acre (net) parcel that is adjacent to residentially zoned property into a separate parcel. As a result of this action, the new 8.22 acre (gross)/7.90 acre (net) eastern parcel, where the office building is located, would have a 45-foot height limit instead of a 40-foot height limit. The applicant is also requesting a modification to the previously approved

transfer of development rights previously approved to only encumber the new 1.91 acre (gross)/1.74 acre (net) western parcel and to exclude the new eastern parcel.

The features of the proposed project include:

- A 25,308 gross/24,871 net square-foot three story building addition with a footprint of 8,436 square feet.
- Up to 14,000 square-feet of disturbed site area including potential excavation and re-compaction of the upper 1'-6" of existing soils in the footprint of the building addition.
- Construction completed in one phase from November 2012 through December 2013.

Mitigated Negative Declaration

An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on October 11, 2012 and ends on November 13, 2012.

RECOMMENDED ACTION: That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2724; and/or (3) discuss and take any other action related to this item.

I. Continued Business

None.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for November 22, 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)