



PLANNING COMMISSION MEETING ACTION REPORT

MEETING DATE:	Thursday, November 14, 2013
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.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2306. 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** – 5:30 p.m.
- B. **Pledge of Allegiance** – Commissioner Nisley
- C. **Roll Call** – present: (5-0), Wagner, Baldino, Nisley, Nicol, and Newman
- 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

- 1. Consideration and possible other action regarding approval of the October 17, 2013 Special Planning Commission Meeting Minutes.

ACTION: Approved (5-0).

- 2. **Director Decisions for Administrative Use Permits**

- A. **Environmental Assessment No. EA-1036 and Administrative Use Permit No. AUP 13-08**

Address: 100, 200, and 222 North Sepulveda Boulevard
Applicant: Carol Newsom of Newsom Design
Property Owner: Pacific Corporate Towers, LLC

The Planning and Building Safety Department received a request for an Administrative Use Permit to construct seven new monument signs that exceed 6-feet in height. Three of the proposed monument signs will have a maximum height of 16'-1"; one monument sign will have a maximum height of 7'-9"; and two monuments signs will have a maximum height of 7'-7". These are part of a Master Sign Program for the three parcels that comprises the Pacific Corporate Towers development (100, 200, and 222 North Sepulveda Boulevard). The project site is located in the Corporate Office (C-O) Zone on the block bounded by El Segundo Boulevard to the south, Grand Avenue to the north, Sepulveda Boulevard to the west and Continental Boulevard to the east.

The proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §15332 which identifies the project as a Class 32 infill development. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Furthermore, the site is not a habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

ACTION: Planning Commission Received and Filed Planning and Building Safety Director's approval of Environmental Assessment No. EA-1043 and Administrative Use Permit No. AUP13-08. Approved (5-0).

F. Call Items from Consent Calendar

None.

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

Agenda Item H-5: revised Resolution to the signature page for the Conditions of Approval.

H. New Business – Public Hearing

3. Environmental Assessment No. EA-1039 and Conditional Use Permit No. 13-06

Address: 2101 El Segundo Boulevard
Applicant(s): Robert Donaldson
Property Owner: CREF 2101 El Segundo, LLC.

The proposed project would construct two new outdoor dining areas: one 1,084 square feet and one 960 square feet for a total of 2,044 square feet. The dining areas are accessory to a 95,953 net square-foot existing office building currently under renovation. The property is located at 2101 El Segundo Boulevard, at the northeast corner of Continental Boulevard and El Segundo Boulevard in the Corporate Office (CO) Zone. The proposed dining areas will be located primarily on the south side of the office building (front) facing El Segundo Boulevard, adjacent to and south of the main building entrance. A small portion of each dining area will wrap around to face the existing parking area on the east and Continental Boulevard to the west. Each outdoor dining area will contain seating for a maximum of 14 tables and a maximum of 40 guests. Alcohol sales are not proposed as part of this application. The change in use for this portion of the building will require 68 parking spaces which will be provided in the existing parking lot on-site.

The proposed 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), pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) and pursuant to 14 California Code of Regulations § 15332 as a Class 32 categorical exemption (In-Fill Development Project). The project involves construction of two outdoor dining areas, which result in minor alterations of an existing building involving a minor expansion of the existing use with the addition of a total of 2,044 square-feet of outdoor dining area. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

ACTION: Planning Commission adopted Resolution No. 2741. Approved (5-0).

4. **Environmental Assessment No. EA-1033 and Conditional Use Permit (CUP) No. 13-05**

Address: 300 North Continental Boulevard
Applicant: Fireline Broadband c/o Curt Collier
Property Owner: Continental Grand I, L.P.

The applicant proposes to install a "Major Wireless Communication Facility" ("WCF") for Fireline Broadband on the roof of an existing 102'-6" tall office building with a penthouse level located at 300 North Continental Boulevard. The project site is at the northeast corner of Grand Avenue and Mariposa Avenue in the Corporate Office (CO) Zone. This project is classified as a "Major Wireless Communication Facility (WCF)" pursuant to ESMC § 15-19-7(E) (4) since the antennas will extend above the roof of the existing parapet of the building and penthouse. A Major WCF requires approval of a Conditional Use Permit pursuant to ESMC § 15-23-4.

The proposed new WCF for Fireline Broadband will be collocated with two existing Wireless Facilities located at the site. One existing facility is currently operated by Verizon Wireless and the second by American Tower.

Fireline Broadband proposes 4 radio wave dish antennas, 4 panel antennas and one equipment cabinet. The proposed radio wave antennas will be mounted to the exterior of the façade of the penthouse level of the building at a maximum height of 104'-8" which will not exceed the maximum permitted height of 200 feet in the CO Zone. The equipment cabinet is proposed within the existing penthouse and will be fully screened from public view. The proposed height of the panel antennas will be 5 feet above the existing height of the penthouse roof line.

The proposed 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 as a minor alteration of an existing private structure involving negligible or no expansion of use. The proposed project involves the collocation of a high speed internet and wireless communication facility. The proposed facility is surrounded by a hotel, multimedia studios and commercial office uses. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

ACTION: Planning Commission adopted Resolution No. 2740. Approved (5-0).

5. **Environmental Assessment No. EA-1027 and Conditional Use Permit No. CUP 13-04**

Address: 501 Continental Boulevard
Applicant: Dan Suruki, Teledyne Controls
Property Owner: Continental Property, LLC

The Planning and Building Safety Department received an application for a Conditional Use Permit to construct an approximately 1,012 square foot roofed outdoor dining area on the south side of an existing commercial two-story building adjacent to an existing cafeteria. The outdoor dining area will be for employees of Teledyne Controls, a tenant of the building. There will be no alcohol uses proposed in the cafeteria and proposed outdoor dining area.

The project site is located in the Corporate Office (C-O) Zone on the block bounded by Grand Avenue to the south, Mariposa Avenue to the north, Nash Street to the west and Sepulveda Boulevard 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 §15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) and Class 11 (Accessory Structures) which involves tenant improvements and addition of an approximately 1,012 square-foot outdoor dining area adjacent to an existing cafeteria. The project also includes re-striping a portion of the parking lot to accommodate the proposed outdoor dining area. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Furthermore, the site is not a habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

ACTION: Planning Commission adopted Resolution No. 2742. Approved (5-0).

6. **Environmental Assessment No. EA-1038, Subdivision No. SUB 13-08 (Vesting Tentative Parcel Map No. 72084) and Adjustment ADJ No. 13-06**

Address: 711 Main Street
Applicant: Robert Reyes
Property Owner: 711 Main Street LLC

The Planning and Building Safety Department received an application for an Environmental Assessment (EA-1035) and a Vesting Tentative Parcel Map No. 72084 (Subdivision No. SUB 13-08) for one parcel to construct one 4-unit condominium development at 711 Main Street. The parcel map is to subdivide the parcel into condominium air space rights. Additionally, the request includes an application for an Administrative Adjustment to allow construction of a new driveway and curb cut that would encroach into the required 5-foot setback distance to the side property line. The proposed 4-unit residential condominium is proposed on a 6,712 square-foot existing lot with 10 semi-subterranean parking spaces. The lot is currently developed with a triplex. The project site is located in the Multi-Family Residential (R-3) Zone on the block bounded by Palm Avenue to the south, Oak Avenue to the north, Virginia Street to the west, and Main Street to the east.

The proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §15332 which identifies the project as a Class 32 infill development. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Furthermore, the site is not a habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

ACTION: Planning Commission adopted Resolution No. 2743. Approved (5-0).

7. **Environmental Assessment No. 1011, Specific Plan Amendment No. 13-01, and Zone Text Amendment No. 13-01 (taken off calendar)**

Address: All properties within the Smoky Hollow Specific Plan
Applicant: City of El Segundo
Property Owners: Various

ACTION: Taken off Calendar. Approved (5-0).

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

Planning Manager Kimberly Christensen stated that there will be a regularly scheduled meeting on December 12th and wished the Commission Happy Thanksgiving.

K. Planning Commissioners' Comments

Commissioner wished everyone a Happy Thanksgiving and invited everyone to attend the 2013 El Segundo Chamber Christmas Parade on December 8th.

L. Other Business

None.

M. Adjournment: 7:07 p.m. – Next special meeting scheduled for December 12, 2013, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday 7:00 a.m. to 6:00 p.m. City Hall is closed on Fridays. 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: Kenya Williams Dec 2, 13 4:09 pm
(Signature) (Date/Time)

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