



AGENDA 03/13/14

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, March 13, 2014
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 February 27, 2014, Planning Commission Meeting Minutes.

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

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 – Public Hearing**

- 2. **Environmental Assessment No. EA-997, General Plan Amendment No. GPA 12-03, Zone Change No. ZC 12-03, Zone Text Amendment No. ZTA 12-05, Specific Plan No. SP 12-05, Development Agreement No. 12-04, Subdivision No. SUB 12-07 (Vesting Tentative Parcel Map No. 71788), Conditional Use Permit No. CUP 12-08, Administrative Use Permit No. AUP 13-11 and Parking Demand Study No. PDS 12-06.**

Address:	888 North Sepulveda Boulevard
Applicant:	Barnard Ventures, LLC
Property Owner:	TA Associates Realty

Project Summary

The applicant proposes to construct a five-story, 190-room hotel with one level of underground parking, containing 72 parking spaces, on the vacant southern portion of the site, and allow for continued use of the existing office building and parking structure on the northern most portion of the site. The proposed hotel would be 111,350-gross-square-foot,

a maximum of 89 feet tall and include 190 rooms. The existing two parcels on the site (Assessor Parcel Nos. 4138-005-035 and 4138-005-036) would be subdivided into three new parcels. Each parcel would contain an individual use as follows: (1) five-story hotel (1.52 acres), (2) office building (0.42 acre), and (3) office/hotel parking and remote airport parking to serve LAX (1.04 acres). The total floor area ratio (FAR) for the site would be approximately 1.47.

The project site is currently zoned Corporate Office (CO). A General Plan Amendment and a General Plan Map Amendment are proposed to allow the creation of the 888 North Sepulveda Boulevard Specific Plan and the 888 North Sepulveda Boulevard Specific Plan Land Use classification. A Zone Map Amendment would amend the zoning district from Corporate Office (CO) Zone to 888 North Sepulveda Boulevard Specific Plan (888 NSBSP) Zone. A Zone Change and Zone Text Amendment are proposed as part of the project and would rezone the site as 888 North Sepulveda Boulevard Specific Plan and add the 888 North Sepulveda Boulevard Specific Plan to El Segundo Municipal Code (ESMC) Title 15, Chapter 3-2(A)(9), which lists the Specific Plan Zones in the City. A Conditional Use Permit is required for the hotel use. An Administrative Use Permit is required for the remote airport parking use. A Parking Demand Study is required to allow a portion of the total parking provided in the parking structure to be a joint/shared use of parking between the hotel, the office building, and the remote airport parking.

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 began on December 12, 2013 and ended on January 13, 2014.

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. 2750; and/or (3) discuss and take any other action related to this item.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

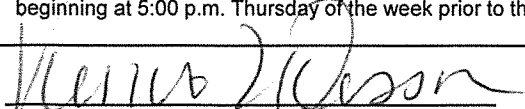
L. Other Business

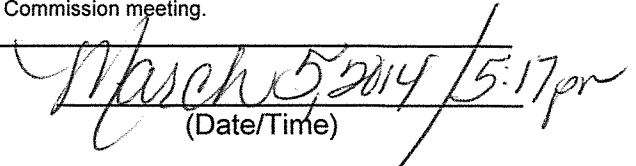
3. Presentation from West Basin Municipal Water District and South Bay Council of Governments Environmental Services Center Staff Regarding Water Crisis in California and Impact to South Bay Cities – Importance of Water Conservation Efforts in Development Projects

M. Adjournment – next meeting scheduled for March 27, 2014, 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)