



AGENDA 06/26/14

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, June 26, 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 April 24, 2014, Planning Commission Meeting Minutes.

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

- 2. **Director Decisions for Administrative Adjustments**

- A. **Environmental Assessment No. EA-1062 and Administrative Adjustment No. ADJ 14-03 -An Administrative Adjustment to allow a new 34-foot wide curb-cut and driveway that exceeds the maximum permitted width of 30 feet for non-residential properties.**

Address: 2021 Rosecrans Avenue
Applicant: Street Retail, Inc. c/o Jeff Chambers
Property Owner: Air Products Manufacturing Corporation

The applicant requests an Administrative Adjustment to allow a new 34-foot wide curb-cut and driveway at The Point Shopping Center at 2021 Rosecrans Avenue that exceeds the maximum permitted width of 30 feet for non-residential properties. More specifically, the driveway would be located east of the intersection of Rosecrans Avenue and Village Drive. The project site is located in the Commercial Center (C-4) Zone within the block bounded by Rosecrans Avenue to the south, Park Place to the north, Nash Street to the east and Sepulveda Boulevard to the west.

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) and § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1062 and Administrative Adjustment No. ADJ 14-03; 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 No. EA-1060, Smoky Hollow Site Plan Review No. SHSPR 14-03, Adjustment No. ADJ 14-02, and Off-Site Parking Covenant No. MISC 14-01 – Construction of a new 43-stall surface parking lot to provide parking to 130 Eucalyptus Drive and off-site parking to 120 Eucalyptus Drive and 301 East El Segundo Boulevard; adjustment to allow parking area slope to exceed 5%; Smoky Hollow Site Plan Review of Project.**

Address: 301 East El Segundo Boulevard; 101, 120, 130 and 134 Eucalyptus Drive

Applicant: Pete Romano

Property Owner: The Romano-Baur Family Trust

A new 43-stall surface parking lot is proposed to be located on two vacant parcels on the east side of Eucalyptus Drive. One of the two vacant parcels is addressed as 134 Eucalyptus Drive. The parking lot is intended to provide new parking for three existing buildings located at 301 E. El Segundo Boulevard/110 Eucalyptus Drive; 120 Eucalyptus Drive; and 130 Eucalyptus Drive. The project site is designated Small Business (SB) Zone District and is located within the Smoky Hollow Specific Plan. The new surface parking lot will provide enough parking to bring the three subject buildings into compliance with ESMC Chapter 15-15 off-street parking requirements. The three buildings have legal non-conforming rights for off-street parking space totals below the current requirements.

The new parking lot is subject to Smoky Hollow Site Plan Review. The proposed project is requesting an adjustment from the 5% maximum parking area slope requirement (ESMC §15-15-5(E)) to allow a maximum 7.5% parking lot slope. Off-Site parking covenants are required to allocate parking spaces in the new parking lot to 301 E. El Segundo Boulevard/110 Eucalyptus Drive and 120 Eucalyptus Drive. Thirty stalls will be allocated to 301 E. El Segundo Boulevard/110 Eucalyptus Drive and 4 stalls will be allocated to 120 Eucalyptus Drive. The two parcels under the proposed parking lot and the parcel addressed 130 Eucalyptus Drive require a lot tie covenant. The new parking lot will be on-site parking for 130 Eucalyptus Drive after the lot tie. The subject property is located in the Small Business (SB) Zone.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15311(b), as a Class 11 categorical exemption (small parking lot).

RECOMMENDED ACTION: That the Planning Commission: (1) approve Resolution No. 2751 approving Environmental Assessment No. EA-1060, Smoky Hollow Site Plan Review No. SHSPR 14-03, Adjustment No. ADJ 14-02, and Off-Site Parking Covenant No. MISC 14-01; and (2) discuss and take any other action related to this item.

I. Continued Business – Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

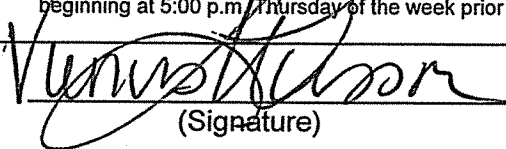
L. Other Business

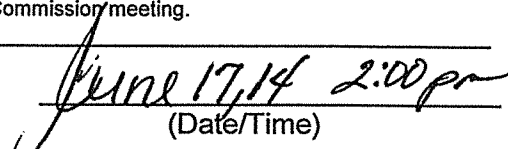
None.

M. Adjournment – next meeting scheduled for July 10, 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)