



AGENDA 01/24/08

PLANNING COMMISSION

Regular Meeting

MEETING DATE:	Thursday, January 24, 2008
MEETING TIME:	7:00 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 7:30 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 Larry Brown, (310) 524-2713. 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. **Environmental Assessment No. EA-780 and Administrative Use Permit No. 07-08**
To allow the sale of beer and wine for on-site consumption (Type 41 ABC License) at a new Restaurant (The Veggie Grill).

Address: 720 Allied Way, Retail Shop B-3.3 (Plaza El Segundo)
Applicant: Better Eating Concepts, LLC c/o Jean Claude Sakoun
Business Name: Veggie Grill Restaurant
Property Owner: Rosecrans Partners 3, LLC

The applicant requests an Administrative Use Permit to allow an alcohol license to sell beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control license) at a new restaurant currently under construction in a new commercial shopping center (Plaza El Segundo) located at 720-D Allied Way in the Commercial Center (C-4) Zone. The restaurant will be approximately 2,600 square feet in area and will contain 58 seats, including two small outdoor patios. The 51 square-foot outdoor patio on the west side will contain 4 seats for dining and the 147 square-foot outdoor patio to the north will contain 12 seats for dining. The restaurant will contain a combined total of 74 seats.

RECOMMENDED ACTION: Receive and file.

- F. Call Items from Consent Calendar
- G. Written Communications (other than what is included in Agenda packets)
- H. **New Business** – Public Hearing

2. **Environmental Assessment No. 768, Zone Text Amendment No. 08-01 and Development Agreement No. 07-03**
PLAZA EL SEGUNDO DEVELOPMENT PROJECT

Address: 850 South Sepulveda Blvd., 2021 Rosecrans Avenue
(generally northeast corner of Sepulveda Boulevard/
Rosecrans Avenue)

Applicant: Rosecrans-Sepulveda Partners 2, LLC; PES Partners, LLC
Property Owner: Rosecrans-Sepulveda Partners 2, LLC; PES Partners, LLC

The City of El Segundo (City) prepared a Draft Addendum to the previously Certified Final Environmental Impact Report (FEIR) for the Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development to evaluate potential environmental effects which may be associated with changes in the previously-approved Plaza El Segundo Development that have been proposed by the project developer. The Certified EIR was a Program/Project EIR that analyzed the environmental effects of (1) a proposed General Plan Amendment, Zone Change and a Zone Text Amendment that would affect a land use re-designation and rezoning of approximately 85.8 acres of an 110-acre area located at the northeast corner of the intersection of Sepulveda Boulevard and Rosecrans Avenue ("Sepulveda/Rosecrans Site Rezoning") that would accommodate up to 850,000 square feet of commercial development in the Commercial Center (C-4) Zone; and (2) a proposed Development Agreement and Vesting Tentative Map to permit development of a shopping center of up to 425,000 square feet on a 43.3 gross acres (38.1 net acres) portion of the 110-acre site (the "Plaza El Segundo Development"). The proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development ("Original Project") were approved and the EIR was certified by the City of El Segundo on February 15, 2005 (Resolution No. 4415). The Certified EIR for the Original Project was the Reduced Traffic Generation Alternative.

An EIR is a detailed informational document that analyzes a proposed project's potentially significant environmental effects. An EIR also identifies ways to reduce environmental effects and reasonable alternatives to avoid or minimize significant environmental effects. The addendum has been prepared under the authority of Government Code § 15164(a) (State CEQA Guidelines) which allows a lead agency to prepare an addendum to a previously certified EIR if some changes or additions to the previously certified EIR are necessary but none of the conditions described in Government Code § 15162 of the State CEQA Guidelines calling for preparation of a subsequent EIR have occurred. The purpose of the addendum is to provide substantial evidence in the record to support the determination of the decision making body of the lead agency that none of these conditions has occurred as a result of the proposed changes in the Plaza El Segundo Development. An addendum need not be circulated for public review but can be included or attached to the final EIR. The proposed project includes minor amendments to the C-4 Zone development standards relating to permitted uses, setbacks, and signs. The proposed project also includes an amendment to the previously approved Development Agreement for the Plaza El Segundo Development project that would include modifications to the project site boundary, an increase in the allowable building square footage, and minor modifications to the allowable uses.

The Plaza El Segundo Development portion of the Original Project ("Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development") consisted of a 425,000 square-foot shopping center containing a mix of commercial land uses, including retail, grocery store, and restaurant uses on a 38.1 net acre site located at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue extending northward along Sepulveda Boulevard adjoining the parcels fronting Hughes Way. Subsequent to the approval of the Original Project the project developer has constructed or is constructing 378,829 square feet of the 425,000 square-foot shopping center. The shopping center consists of several one- and two-story buildings with a maximum allowable height of 65 feet. The shopping center contains large retail stores, specialty retail, a grocery store, restaurants, a spa and a small fitness center. All of this development has taken place on the portion of the Plaza El Segundo Development site located north of the Union Pacific Railroad ("UPRR") tracks and

south of Hughes Way. The Plaza El Segundo Development site north of UPRR includes

new streets with the southerly extension of Allied Way that connects to an extension of Park Place east of Sepulveda Boulevard. Total development constructed or under construction is 46,171 net square feet less than the allowable development analyzed in the Certified EIR. Additionally, the Certified EIR allowed for a daily maximum allowable trip count of 16,645 and the development currently constructed or under construction generates a total of 13,162 daily trips, which are 3,483 trips less than the maximum.

The proposed project modification would be applicable to that part of the Original Project that has not yet been constructed, which is located south of the UPRR tracks at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue. The proposed project modification would (1) modify the project site boundary to include 3.6 acres, increasing the Plaza El Segundo Development site to a total of approximately 41.7 acres; 2) increase the allowable square footage in the Plaza El Segundo Development by 23,829 net square feet for a total of 448,829 net square feet and 3) amend the C-4 Zone development standards. Specifically, the proposed amendments to the C-4 Zone development standards include: 1) an amendment to ESMC § 15-5G-2 relating to permitted uses to allow cosmetic health and medical office uses; 2) an amendment to ESMC § 15-5G-6(D) to exclude environmental mitigation structures that are required by other regulatory agencies, including but not limited to the Los Angeles Regional Water Quality Control Board and the Department of Toxic Substance Control, from setback requirements; and 3) an amendment to ESMC § 15-5G-9 relating to signs. The 3.6 acres is a portion of a 7.6-acre property previously owned by General Chemical Corporation that was utilized for pesticides grinding and packaging, sulfuric acid production and production of liquid aluminum chloride and aluminum sulfate and is a portion of the entire 110-acre site rezoned in the Original Project and analyzed in the Certified EIR. With the addition of the 3.6 acres to the 4.5 acre undeveloped portion of the Plaza El Segundo Development south of the UPRR tracks, an approximately 8.1 acre parcel at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue would be developed with the remaining 46,171 net square feet allowed in the Certified EIR and an additional 23,829 net square feet. The increased square footage and the proposed mix of commercial uses would remain within the daily maximum allowable trip count of 16,645 vehicle trips, the a.m. maximum allowable trip count of 779 trips, and the p.m. maximum allowable trip count of 1,477 trips. The proposed project would generate 14,873 daily vehicle trips, 444 a.m. vehicle trips, and 1,454 p.m. vehicle trips. The Development Agreement permitted variations in the mix of uses as long as the daily, a.m. and p.m. peak hour traffic generation was not increased above the traffic generation associated with the approved uses.

The proposed 8.13 acre shopping center expansion ("Plaza El Segundo Development Phase 1B") would consist of six one- and two-story buildings, totaling 70,000 square feet with a maximum height of 65 feet at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue. Four of the commercial retail buildings will surround a large, landscaped and paved outdoor plaza that contains general seating, a temporary stage for occasional community functions, a small retail building, a media screen installed on the side of one of the two story buildings facing the interior of the plaza, a few portable retail kiosks, and a small utilitarian building that provides public restrooms, and a small property maintenance and storage facility. The proposed development would conform to all of the C-4 development standards and the architectural style would be contemporary. Approximately 394 surface parking spaces will be provided to serve the development. The two existing parcels that comprise the 8.1 acres proposed for development will either be merged into one lot or alternatively realigned through a lot line adjustment to accommodate the precise configuration of the proposed buildings.

Access to the 8.1-acre portion of the Plaza El Segundo site would be via one driveway on Sepulveda Boulevard and one driveway on Rosecrans Avenue. The driveway on

Sepulveda Boulevard will have an additional deceleration lane north of the intersection at Rosecrans Avenue. The driveway access on Sepulveda Boulevard will include a northbound right turn into the site and northbound right turn out of the site. Access to the driveway on Rosecrans Avenue will include a westbound right turn into the site, an eastbound left turn into the site, and an eastbound right turn out of the site. The dedicated westbound right turn lane on Rosecrans Avenue will be extended as much as is feasible based upon obstructions and the limitations of the Edison easement for powerlines. The development would tie into the existing City’s water and sewer lines. Site remediation is underway and is ongoing in compliance with the mitigation measures adopted in the Certified EIR. Construction of Plaza El Segundo Development Phase 1B is anticipated to be completed in 2009.

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. 2630; and (3) 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 – meeting scheduled for February 14, 2008, 7:00 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Friday, 7:30 a.m. to 5:30 p.m. (alternating Fridays off) Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Friday of the week prior to the Planning Commission meeting.

POSTED:

_____ (Signature)

_____ (Date/Time)