



# PLANNING COMMISSION REGULAR MEETING *ACTION REPORT*

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| <b>MEETING DATE:</b>  | Thursday, June 26, 2008  |
| <b>MEETING TIME:</b>  | 7:00 p.m.  |
| <b>MEETING PLACE:</b> | City Council Chambers, City Hall<br>350 Main Street<br>El Segundo, California 90245-0989   |
| <b>VIDEO:</b>         | El Segundo Cable Channel 3 (Live).<br>Replayed on Friday following Thursday's Meeting<br>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 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** – 7:00 p.m.
- B. **Pledge of Allegiance** – led by Madame Chair Frick
- C. **Roll Call** – present: Frick, Wagner, Fuentes, Fellhauer, and Rotolo
- 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 June 12, 2007, Planning Commission Meeting Minutes.

**ACTION:** Approved (5-0)

F. **Call Items from Consent Calendar**

None.

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

- Agenda Item H-4: Letter dated June 23, 2008 from Myron Harpole, Chairman, Hacienda Hotel
- Agenda Item H-4: E-mail dated June 26, 2008, at 1:47 pm, from John Parsons
- Agenda Item H-4: Errata Sheet for Mitigated Negative Declaration
- Agenda Item H-4: Revised Conditions of Approval with minor language changes provided in strike-out underline format.
- Agenda Item H-4: Revised Ordinance provided in two formats (clean and strike-out/underline)

H. **New Business – Public Hearing**

2. **Environmental Assessment No. EA-785, Subdivision No. 08-03, and Smoky Hollow Specific Plan Site Plan Review No. 08-01**

**Address:** 215 California Street  
**Applicant(s):** CRS, LLC, (Matt Crabbs)  
**Property Owner(s):** CRS, LLC, (Matt Crabbs)

### **Project Summary**

The Planning Division received an application for Subdivision No. 08-03 (Vesting Tentative Map No. 70424) and Smoky Hollow Specific Plan Site Plan Review No. 08-01 to combine four existing lots into one new parcel and construct a twelve-unit commercial condominium development in a 23,656 net square-foot two-story building on the newly created parcel. The proposed project will have 66 parking spaces. The project site is located in the Medium Manufacturing (MM) Zone within the block bordered by Grand Avenue to the north, Franklin Street to the south, Oregon Street to the west, and California Street to the east.

**ACTION:** Planning Commission adopted revised Resolution No. 2637. Approved (5-0).

### **3. Environmental Assessment No. 765 (Pedestrian Bridge Project)**

**Address:** 2350 East El Segundo Boulevard  
**Applicant:** Aerospace Corporation c/o Daniel S. Barbee  
Los Angeles Air Force Base c/o Joseph H. Schwarz, Colonel,  
USAF  
**Property Owners:** The Aerospace Corporation and LA Air Force Base

### **Project Summary**

The proposed project is a request to adopt a Mitigated Negative Declaration for the construction of a 135-foot long, 12-foot wide, 25'-9" tall restricted access pedestrian bridge (the "Bridge") that will span across El Segundo Boulevard anchored on each end by a 35-foot tall stair/elevator tower (the "Tower"). The southern Tower will be located within the City's right-of-way. The pedestrian bridge will span El Segundo Boulevard, approximately 317'-0" feet east of the intersection of El Segundo Boulevard and Douglas Street extending from the Aerospace Corporation property located at the southeast corner of El Segundo Boulevard and Douglas Street, commonly referred to as 2350 El Segundo Boulevard, to the Los Angeles Air Force Base property located at the northeast corner of El Segundo Boulevard and Douglas Street within the Light Industrial (M-1) Zone. The proposed bridge will be the subject of a lease between the City and the Aerospace Corporation that will establish conditions for land dedication for future street widening and right-of-way improvements, and airspace rights where the proposed bridge will be located that will be leased to the Aerospace Corporation. The proposed northern Tower is located on the Los Angeles Air Force Base property, which is federally-owned property and not subject to regulation by the El Segundo Municipal Code. The LAAFB will not be a party to the lease.

Approval of Environmental Assessment No. 765 for construction of the private pedestrian bridge will be subject to the approval of the proposed lease agreement between the City of El Segundo and the Aerospace Corporation for use of the airspace above El Segundo Boulevard, a public right-of-way that is owned and controlled by the City of El Segundo. The Lease Agreement will be subject to City Council review and approval.

### **Mitigated Negative Declaration**

An initial study of environmental impacts was prepared pursuant to Public Resources Code § 15063 (CEQA). 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 May 22, 2008 and ended on June 23, 2008.

**ACTION:** Commissioner Fuentes recused herself from participating in Agenda Item H-3 for potential conflict of interest reasons and left the Council Chambers. Planning Commission adopted Resolution No. 2635. Approved (4-0).

Commissioner Fuentes returned to the dais.

Commissioner Rotolo recused himself from the remainder of the Planning Commission meeting because of a potential conflict relating to Item H-4.

4. **Environmental Assessment No. 769, Zone Change (Grand Avenue Commercial Floating Zone) No. 07-01, Smoky Hollow Site Plan Review No. 07-04, and Specific Plan Amendment No. 08-02 (Military Entrance Processing Station Project)**

**Address:** 1700 East Grand Avenue  
**Applicant:** Mar Canyon Grand LLC  
**Property Owner:** Mar Canyon Grand LLC

**Project Summary**

The proposed project involves the development of a commercial office and medical-dental office building project comprised of a 32,980 square-foot, two story concrete tilt up building on 4.25 acres of land. The proposed project would have a floor-area-ratio of 0.18 and a total height of 35 feet. The building will initially be leased to the United States Government and will house a Military Entrance Processing Station (MEPS) where armed forces recruits will be tested, receive medical examinations, and have background checks conducted before they are sent to basic training. The subject property is located in the Medium Manufacturing (MM) Zone with a Grand Avenue Commercial (GAC) Floating Zone overlay. The proposed project involves a Zone Change request that would implement the Grand Avenue Commercial (GAC) Floating Zone and includes a Specific Plan Amendment that would further limit the uses of the parcel to office and medical-dental office uses only. The request also includes a Smoky Hollow Site Plan Review for a building greater than 15,000 square feet in size. The site is surrounded by Grand Avenue to the north, an electrical substation and nursery to the east, a kennel and industrial facility to the south, and an industrial facility to the west all within the Medium Manufacturing (MM) Zone.

**Mitigated Negative Declaration**

An initial study of environmental impacts was prepared pursuant to Public Resources Code § 15063 (CEQA). 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 May 1, 2008 and ended on June 2, 2008.

**ACTION:** Planning Commission adopted revised Resolution No. 2638. Approved (4-0).

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 items scheduled for the next two planning Commission meetings on July 10, 2008 and July 24, 2008. She stated that the Planning Commission meeting for July 10, 2008 will include the election of a new Commission Chair and Vice-Chair. Ms. Christensen wished farewell to Chair Frick, whose term ended on June 30, 2008 and thanked her for her service. Ms. Christensen announced the appointment of a new commissioner, Ryan Baldino, a real estate attorney, by the City Council.

**K. Planning Commissioners' Comments**

Vice Chair Wagner, Commissioner Fellhauer, and Commissioner Fuentes thanked Chair Frick for her time serving on the Planning Commission and stated that she would be missed.

**L. Other Business**

None.

**M. Adjournment: 8:35 p.m.– Next regular meeting scheduled for July 10, 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. 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.

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**POSTED:**

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(Signature)

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(Date/Time)