



AGENDA 08/13/09

PLANNING COMMISSION

Regular Meeting

MEETING DATE:	Thursday, August 13, 2009
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 7:00 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 July 23, 2009, 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)**
- H. **New Business – Public Hearing**

- 2. **Environmental Assessment No. 722 and General Plan Amendment No. 07-1(Housing Element Update) Review of the Amendment to the Housing Element and Initial Study/Negative Declaration and recommend that the City Council adopt and forward the Amended Housing Element to Housing and Community Development (HCD) Department for review and certification.**

Applicant: City of El Segundo
Address: Citywide

PROJECT DESCRIPTION AND OVERVIEW

The proposed project is an update and amendment of the City's General Plan Housing Element in compliance with Government Code §§ 65580-65589.8. The Housing Element includes four major components: 1) An assessment of the community's housing needs; 2) An inventory of resources and constraints relevant to meeting the community's housing needs; 3) A statement of goals, policies and quantified objectives that will guide the implementation of specific programs; and, 4) A housing program, to be implemented over a specified period that describes the implementation actions to be taken by the City to meet the needs.

Copies of the current Housing Element are available for review at the El Segundo Public Library or in the Planning and Building Safety Department at the City offices. In addition, copies of the current Housing Element and the updated Community Profile may be purchased in the Planning and Building Safety Department. Additional information on Housing Elements is available on-line at the State Housing and Community Development website at www.hcd.ca.gov/hpd/hrc/plan/he/.

NEGATIVE DECLARATION

An initial study of environmental impacts was prepared pursuant to Public Resources Code § 15063 (CEQA). A 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 July 6, 2009 and ended on August 6, 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. 2661; and (3) discuss and take any other action related to this item.

3. **Environmental Assessment No. 799, Subdivision No. 08-010, Conditional Use Permit No. 08-06, and Administrative Use Permit 08-04 to allow construction of a four-story, 84,112 square-foot, 150-room hotel (Hampton Inn and Suites by Hilton), subdivision of a 2.68-acre lot for airspace condominium purposes, and the sale of alcoholic beverages.**

Address: 1950-1960 East Grand Avenue
Applicant: OTO Development, LLC
Property Owner: Grand Avenue Parking L.P.

Project Summary

The proposed hotel project consists of Environmental Assessment No. 799, Subdivision No. 08-10, Conditional Use Permit No. 08-06, and Administrative Use Permit No. 08-04 to allow construction of a four-story, 84,112 square-foot, and 150-room hotel on a 2.68-acre lot. The property will be subdivided (Subdivision No. 08-10) to allow separate ownership of the existing 812-space parking structure and the hotel building. Hotel uses require a conditional use permit in the Corporate Office (CO) Zone. An administrative use permit is required to allow the sale of beer and wine at the hotel "Suite Shop," which is located on the ground floor.

The subject property is currently occupied by a surface parking lot and a nine-story, 812-space parking structure, both of which serve the office building directly east of the site. The parking structure would remain and contains 812 parking spaces, which is adequate to accommodate both the proposed hotel and the existing office building. The hotel and office building requires 138 and 615 spaces respectively for a total of 753 spaces. The property is located on the block bounded by Grand Avenue to the north, Sepulveda Boulevard to the west, Continental Boulevard to the east, and El Segundo Boulevard to the south.

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 Guidelines § 15070.

The public review and comment period for the Negative Declaration began on July 1, 2009 and ended on July 31, 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. 2663; (3) Receive and File Administrative Use Permit No. 08-04; and (4) discuss and take any other action related to this item.

4. **Environmental Assessment No. 819, General Plan Amendment (GPA 08-02), Zone Change (ZC 08-01), Lot Line Adjustment (LLA 09-04), and Off-Site Parking Covenant (MISC 09-01)**

Address: 900, 950 and 960 Sepulveda Blvd. and 901 and 915 Selby Street
Applicant: The Boeing Company
Property Owner: The Boeing Company

Project Summary

The proposed project is a request by The Boeing Company to change the zoning and general plan designation of the property located at 900, 950 and 960 Sepulveda Boulevard and 901 and 915 Selby Street on the block generally bounded by Sepulveda Boulevard to the west, Selby Street to the east, Imperial Avenue to the north, and Walnut Avenue to the south. The General Plan Amendment request is a re-designation of the project site from General Commercial to Corporate Office. The re-zoning request is to change the property from the General Commercial (C-3) Zone to the Corporate Office (CO) Zone. Currently the 256,606 square-foot project site is developed with four buildings totaling 159,743 square feet that contain a mix of warehouse, storage and office uses. The project involves the conversion of warehouse and storage uses in the existing buildings into office uses. The project includes a building addition of up to 46,920 square feet of office uses for a total of 205,284 square feet of total development on the project site.

Additionally, the project includes a lot line adjustment to merge the three existing parcels into one parcel and an off-site parking covenant for 295 parking spaces to comply with El Segundo Municipal Code parking requirements. The zone change to the Corporate Office (CO) Zone would reduce the maximum allowable floor area on the project site from a floor area ratio (FAR) of 1.0 to 0.8. The proposed project would increase the total floor area to an FAR of 0.8.

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 June 26, 2009 and ended on July 27, 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. 2663; (3) approve a parking covenant for off-site parking and; (4) discuss and take any other action related to this item.

I. Continued Business - Public Hearing

5. Environmental Assessment No. EA-842 and Administrative Determination No. AD 09-02

Consideration and possible action to approve an administrative determination regarding the application of gross and net floor area ratio definitions and at-grade parking within the Smoky Hollow Specific Plan Area

Applicant: Stephen Pugh
Property Owner: Stephen Pugh

The proposed project involves an Administrative Determination to confirm that ground level parking within a parking structure located in the Smoky Hollow Specific Plan Area meets the intent of El Segundo Municipal Code (ESMC) § 15-1-6 (Gross and Net Floor Area). Specifically, the request is for clarification regarding whether enclosed at-grade parking is considered floor area under the definitions of gross and net floor area.

RECOMMENDED ACTION: Receive and file.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for August 27, 2009, 7:00 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday and alternating Fridays, between 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.

POSTED:

_____ (Signature)

_____ (Date/Time)