AGENDA 03/18/10
PLANNING COMMISSION
Special Meeting

MEETING DATE:	Thursday, March 18, 2010
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.

None.

F. Call Items from Consent Calendar

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

G. <u>New Business</u> – Public Hearing

1. <u>Environmental Assessment No. 844, Specific Plan No. 09-02, General Plan Amendment No. 09-02, Zone Change No. 09-02, Zone Text Amendment 09-04, Development Agreement No. 09-03, and Administrative Use Permit No. 09-06,</u>

Address: **199 North Continental Boulevard**
Applicant: **JF El Segundo Owner, LLC**
Property Owners: **JF El Segundo Owner, LLC**

Project Description

On September 25, 2008, the El Segundo Planning Commission approved Environmental Assessment No. EA-773 and Conditional Use Permit No. 07-07 to allow construction of a six-story, 61,104 square-foot hotel on a 1.75 acre site located at 101 Continental Boulevard. The hotel (Aloft Hotel) was approved for at total of 167 rooms at a maximum Floor Area Ratio (FAR) of 0.80.

The applicant now seeks a new project which involves modification of the original approvals. The proposal includes an Addendum to the approved Initial Study/Mitigated Negative Declaration; a Specific Plan to allow a maximum floor area ratio (FAR) of 0.92 for a hotel use; a General Plan Amendment; Zone Change and Zone Text Amendment to re-zone the property from Corporate Office (CO) to the 199 North Continental Boulevard Specific Plan; a Development Agreement; and an Administrative Use Permit to allow the sale of beer and wine at the hotel. The proposed Cambria Suites Hotel is a six-story, 71,005 square-foot hotel with 152 rooms. The proposed Specific Plan includes requirements for a Leadership in Energy and Environmental Design (LEED) certified

building and contribution to the City's Recreation and Parks Department for capital project improvements. The property is zoned Corporate Office (CO) Zone. The maximum FAR currently permitted in the Corporate Office (CO) Zone is 0.8.

Mitigated Negative Declaration

On September 25, 2008, the City of El Segundo Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for *Environmental Assessment No. 773* (*Aloft Hotel – EA 773/CUP 07-07, formerly 101 Continental Boulevard, now 199 North Continental Boulevard*). As described above, the applicant is seeking to modify that project. Under CEQA, an Addendum to an adopted Negative Declaration or Mitigated Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines §15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines §15164[c]); however, an addendum must be considered by the decision-making body before making a decision on the project (CEQA Guidelines §15164[d]).

This Addendum to the previously adopted Mitigated Negative Declaration demonstrates that the environmental analysis, impacts, and mitigation measures identified in the *2008 IS/MND for Environmental Assessment No. 773* remain substantively unchanged despite the proposed project revisions. It supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration.

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. 2672; (3) Receive and File Administrative Use Permit No. 09-06; and (4) discuss and take any other action related to this item.

H. Continued Business - Public Hearing

None.

I. Report from Planning and Building Safety Director or designee

J. Planning Commissioners' Comments

K. Other Business

None.

L. Adjournment – next meeting scheduled for April 8, 2010, 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)