AGENDA 05/27/10
PLANNING COMMISSION
Regular Meeting

MEETING DATE:	Thursday, May 27, 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.

1. Consideration and possible other action regarding approval of the April 8, 2010, 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. EA 865, Coastal Development Permit No. 10-01, Conditional Use Permit No. 10-02, and Variance No. 10-02

Address:	**105 Vista Del Mar**
Applicant:	**City of El Segundo**
Property Owner:	**Chevron USA Inc.**

Project Summary

The proposed project is a new two-story, 1,573 square-foot building that will provide lifeguard and restroom facilities adjacent to El Segundo Beach and the existing coastal bike path. The proposed 1,573 square foot structure consists of a 1,200 square-foot first floor that includes a lifeguard garage and storage room, junior lifeguard storage, a utility room, public bathroom facilities and a private staff bathroom. There is a 173 square-foot storage mezzanine and a 200 square-foot enclosed lookout room with surrounding deck on the second floor. Freestanding outdoor showers and sinks are also part of the public facilities proposed for the site.

The project site is leased property owned by Chevron that is part of the company's marine terminal complex. The lease area for the facility is 3,626 square feet in size. The project site is located south of an existing Los Angeles public parking lot and directly east of the existing beach bicycle path (at the northwest corner of the City). It is intended that the facility enhance public safety services and support coastal recreational opportunities at El

Segundo beach. The project site is located in the City's Local Coastal Zone and is part of the Heavy-Industrial (M-2) Zone. The site is located within the portion of the Coastal Zone where the City has permitting authority. However, the City's decision is appealable to the California Coastal Commission. The project requires a Coastal Development Permit. New public recreational facilities require a Conditional Use Permit in the M-2 Zone. The Variance request is to provide less than the minimum distance from the beach bathroom/lifeguard station building to the north (beach parking lot) and west (public beach) property lines.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) and pursuant to 14 California Code of Regulations §15304 as a Class 4 categorical exemption (Minor Alterations to Land). The project involves the construction of a small building and related support structures and minor grading. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to service the project.

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. 2677; and (3) discuss and take any other action related to this item.

3. Environmental Assessment No. EA 859 and Variance No. VAR 10-01

Address:	**650 North Sepulveda Boulevard**
Applicant:	**The Boeing Company – Robert Ohls**
Property Owner:	**Aerospace Center – Bruce Rabin**

Project Summary

The proposed project is a variance request to allow new ground mounted electrical equipment to be sited 10 feet, 8 inches from the front property line on Sepulveda Boulevard. The proposed location of the equipment and screening wall would encroach into the required front setback area. The subject site is in the CO Zone which has a required front setback of 25 feet. The existing multi-story office building on the site is 24.88 feet from the front (west) property line. The variance has been requested because Southern California Edison no longer allows the subject equipment to be installed in an underground vault, which is the current configuration at the project site. The applicant is unable to install the equipment in the side yards because the existing office building is built with a zero setback in both side yards.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures). The project involves the installation of above ground equipment and a screening wall and results in only minor alterations to the site. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

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. 2675; and (3) discuss and take any other action related to this item.

4. <u>Environmental Assessment No. 755 and Zoning Text Amendment 07-02</u>
Zone Text Amendment to Amend the Off-Street Parking and Loading Spaces Requirements, and applicability of Adjustments.

Address:	**Citywide**
Applicant:	**City of El Segundo**
Property Owners:	**Various**

The proposed project is an Environmental Assessment and a Zone Text Amendment to repeal El Segundo Municipal Code (ESMC) Chapter 15-15 (Off-Street Parking and Loading Spaces) in its entirety and to add a new Chapter 15-15 (Off-Street Parking and Loading Spaces); to amend ESMC Chapter 15-24 (Adjustments); and to amend ESMC §§ 15-1-6 (Definitions), 15-2-6 (Corner Clearance), 15-2-11 (Driveway Visibility), 15-2-14 (Landscaping), 15-4A-8 (Off Street Parking and Loading Spaces (R-1 Zone)), 15-4A-10 (Vehicular Access (R-1 Zone)), 15-4B-10 (Vehicular Access (R-2 Zone)), 15-4C-9 (Vehicular Access (R-3 Zone)), 15-4E-5 (Parking For R-1 Zones (Second Dwelling Units)), 15-16-3(B) (Development Standards (TDM)), 15-16-5 (Enforcement (TDM)), 15-17-5 (Requirements (TSM)), 15-17-6 (Parking Incentives (TSM)), 15-17-7 (Implementation and Administration (TSM)), and 15-17-8 (Off-Site Parking (TSM)).

The proposed zone text amendment is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq*., the "State CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing zoning code and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor. The proposed Ordinance is an action that does not have the potential to cause significant effects on the environment, but rather will help reduce the overall transportation and circulation impacts of new and modified parking and loading facilities and ensure that adequate parking and loading facilities are provided. Accordingly, the proposed Ordinance constitutes a Class 1 (existing facilities), Class 3 (new construction or conversion of small structures), Class 5 (minor alteration in land use limitations), and Class 11 (accessory structures) categorical exemption.

<u>RECOMMENDED ACTION:</u> **<u>RECOMMENDED ACTION:</u>** That the Planning Commission (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2674; and (3) discuss and take any other action related to this item.

I. <u>Continued Business</u> - 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 June 10, 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)

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