



# AGENDA 06/10/10

## PLANNING COMMISSION

### Regular Meeting

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<b>MEETING DATE:</b>	Thursday, June 10, 2010
<b>MEETING TIME:</b>	7:00 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	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.

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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.

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**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 May 27, 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-863, Zone Text Amendment No 10-03, and Development Agreement No. 10-01 (Fourth Amendment to Development Agreement No. 03-01 for EA-631)**  
**PLAZA EL SEGUNDO DEVELOPMENT PROJECT**

**Address:** 710 - 850 South Sepulveda Boulevard; 700-740 Allied Way; 2003-2015 East Park Place (generally the northeast corner of Sepulveda Boulevard and Rosecrans Avenue)  
**Applicant:** Daniel Crosser - PES Partners, LLC  
**Property Owner:** PES Partners, LLC

The Plaza El Segundo Development site is approximately 41.7 acres and generally located at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue. The development consists of 378,829 square feet of net floor area already built and approximately 70,000 square feet that has been approved but not constructed. The existing and permitted uses at the shopping center consist of large retail stores, specialty retail, a grocery store, restaurants, a spa, and a small fitness center.

The proposed project is a request to amend the C-4 Zone to allow the following uses:  
 1) medical and dental offices, not to exceed 5,000 square feet as a permitted use;  
 2) an automobile sales and service center, not to exceed 70,000 as a conditionally permitted use.

Amend Development Agreement No. 03-01 for Plaza El Segundo to allow the following:  
3) a certified farmer's market to operate one day per week from 8 a.m. to 2 p.m.;  
4) medical and dental offices, not to exceed a total of 5,000 square feet of floor area;  
5) an automobile sales and service center, not to exceed 70,000 square feet; and  
6) to consider the entire Plaza El Segundo Development Phase 1 property north of the Union Pacific Railroad and the Burlington Northern Santa Fe Railroad rights-of-way as a single parcel for the purpose of meeting the El Segundo Municipal Code minimum parking requirements.

**ENVIRONMENTAL DETERMINATION**

The City certified a Final Environmental Impact Report ("FEIR") for this project on February 15, 2005. In accordance with CEQA Guidelines § 15168(c)(2), a new environmental document is not required for the proposed DA amendment since the proposed changes would not result in a significant impact to the environment or require new mitigation measures.

**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. 2676; and/or (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 – next meeting scheduled for June 24, 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.

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**POSTED:**

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(Signature)

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(Date/Time)