PLANNING COMMISSION
MEETING
REVISED *A C T I O N R E P O R T*

MEETING DATE:	Thursday, February 24, 2011
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.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2306. 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 Vice Chair Fellhauer

C. Roll Call – present: Wagner, Fellhauer, Baldino, Barbee, and Newman

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.*

None.

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 January 27, 2011, 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)

None.

H. New Business – Public Hearing

2. Environmental Assessment No. EA-911 and Development Agreement No. 11-01 (First Amendment to Development Agreement No. 00-02 for EA-535)

Address: **888-898 North Sepulveda Boulevard**
Applicant: **Realty Associates Advisors, LLC, c/o: Cliff Chandler**
Property Owner: **898 Sepulveda Associates, LLC, c/o David Drake**

The proposed project consists of a request to extend existing Development Agreement No. 00-02, which was originally approved on March 20, 2001, for an additional term of five years. The purpose of the Development Agreement is to allow the construction of a new commercial office building on a property located at 888 North Sepulveda Boulevard in the Corporate Office (CO) Zone. The property consists of a 2.55-acre parcel, a portion of which is currently developed with an 840-space parking structure that will provide parking for the proposed building. Additional surface parking will be provided on-site. The existing parking structure also provides the required parking for the office building on the adjacent parcel at 898 Sepulveda Boulevard. The parking structure includes an interim airport

parking use until the proposed building is constructed. The proposed building will be 10 stories or less and approximately 88,862 square feet.

ENVIRONMENTAL DETERMINATION

The City previously adopted a Mitigated Negative Declaration for the proposed project pursuant to the requirements of the California Environmental Quality Act ("CEQA"), California Public Resources Code Section 21000 et seq. In accordance with CEQA Guidelines § 15162(a), a new environmental document is not required for the proposed extension of the term of the Development Agreement since the proposed project does not involve substantial changes that will require major revisions to the previous Mitigated Negative Declaration, and will not result in a significant impact to the environment or require new mitigation measures.

ACTION: Planning Commission adopted Resolution No. 2688. Approved (5-0).

3. Environmental Assessment No. 862 and Zone Text Amendment No. 10-02

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

The proposed project amends El Segundo Municipal Code ("ESMC") Chapter 15-1 Definitions, Chapter 15-21 Nonconforming Buildings and Uses, and Chapter 15-24 Adjustments. The proposed amendments to the ESMC would clarify the City's regulations to retain, maintain, alter, expand, rebuild, remodel and remove nonconforming buildings. Additional provisions are included to allow administrative adjustments for buildings to comply with life safety and accessibility laws for persons with disabilities.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301 as a Class 1 categorical exemption (Existing Facilities) which consists of the operation, repair, maintenance or minor alteration of existing structures involving negligible or no expansion of the use, § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) which involves the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure, and § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations) which do not result in changes in land use or density.

ACTION: Planning Commission adopted Resolution No. 2689. Approved (5-0).

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

Planning and Building Safety Director Greg Carpenter stated that there are two items scheduled for the March 10th meeting.

K. Planning Commissioners' Comments

Chair Wagner stated that on Saturday, February 26th West Basin is giving away High – Efficiency Toilets at no cost between the hours of 10:00 a.m. to 1:00 p.m.

L. Other Business

None.

M. Adjournment: 7:32 p.m. – Next meeting scheduled for March 10, 2011, 7:00 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday 7:00 a.m. to 6:00 p.m. and closed all Fridays. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Thursday of the week prior to the Planning Commission meeting.

POSTED: _____ _____

(Signature) (Date/Time)

P:\Planning & Building Safety\0 Planning - Old\PLAN-COM\ACTION REPORTS\2011\2011 02-24 ACTION REPORT.doc