AGENDA 05/26/11
PLANNING COMMISSION
Meeting

MEETING DATE:	Thursday, May 26, 2011
MEETING TIME:	5:30 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 May 12, 2011, Planning Commission Meeting Minutes.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to approve the Minutes.

2. Environmental Assessment No. Environmental Assessment No. EA-919 and Adjustment No. 11-02
Address: 1444 East Palm Avenue
Applicant: Pete Moyer
Property Owner: Ryan W. and Kara H. Baldino

The applicant is requesting an adjustment to construct a two-foot tall wood fence on top of an existing six-foot high concrete masonry block wall along the southern (rear) property line. The proposed fence and wall will exceed the six-foot maximum height limit for walls, fences and hedges permitted by El Segundo Municipal Code (ESMC) §15-2-4(A) by two feet. An adjustment may allow a fence, wall or hedge to exceed this six-foot height limit up to a maximum of eight feet as allowed by ESMC §15-24-1(A). The property is currently developed with a two-story single-family residence and surrounded on all four sides by single-family residences within the Single-Family Residential (R-1) Zone.

The 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) which involves the construction of accessory structures such as garages, swimming pools, and fences.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to Receive and File.

F. Call Items from Consent Calendar

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

H. New Business – Public Hearing

3. Environmental Assessment No. EA-917 and Administrative Use Permit No. 11-06 (An Administrative Use Permit to allow the placement and construction of a monument sign exceeding six feet in height at the Hyatt Place Hotel.)

Address: **750 North Nash**
Applicant: **Mike Gallen**
Property Owner: **OTO Development**

The applicant requests an Administrative Use Permit allowing placement and construction of a monument sign not to exceed 9'-0" in height, located within the landscaped setback area along North Nash Street at the southwest corner of the site. The project site is located on the southeast corner of the intersection of East Maple Avenue and North Nash Street.

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15311(a), as a Class 11 categorical exemption (on-premise sign).

RECOMMENDED ACTION: That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence receive and file Administrative Use Permit No. 11-06; and (3) discuss and take any other action related to this item.

4. Environmental Assessment No. 899

Consider allowing construction of a 38,000 square-foot, office building (Chevron's Regional Optimization Center).

Address: **116 West El Segundo Boulevard**
Applicant: **Chevron Products Company - David Gonzalez**
Property Owner: **Chevron Products Company - Ed Wagner**

Project Summary

The proposed project consists of Environmental Assessment No. 899 to allow construction of a 38,000 square-foot Regional Optimization Center (ROC) building to serve as the operations center for most of the Chevron refinery. The ROC building operations will be housed in a modern computer control room and the remainder of the building will house support staff for the operators, computer infrastructure, and communications.

The Chevron refinery property is located in the Heavy Industrial (M-2) Zone in the southwest quadrant of El Segundo and occupies an area approximately 972 acres. The property is generally bounded by El Segundo Boulevard to the north, Sepulveda Boulevard to the east, Rosecrans Avenue to the south, and Vista Del Mar to the west. The proposed site for the ROC building occupies approximately 60,000 square feet in the central part of the refinery, 200 feet south of the intersection of El Segundo Boulevard and Richmond Street. In addition to the building, the project will include a parking lot with 10 parking spaces, an access driveway, landscaping in front of the building, and an enclosed mechanical equipment yard behind the building.

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 begins on April 25, 2011 and ends on May 24, 2011.

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. 2695; (3); and 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 9, 2011, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday between 7:00 a.m. to 6:00 p.m. City Hall is closed every Friday. 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)

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