



AGENDA 07/14/11

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, July 14, 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.

Housing element

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. **Public Scoping Meeting**

1. **Environmental Assessment No. EA 890 – 540 East Imperial Avenue Specific Plan Project**

Address: 540 E. Imperial Avenue (Imperial Avenue School)
Applicant: Mar Ventures, Inc.
Property Owners: El Segundo Unified School District (ESUSD)

Project Description

The El Segundo Unified School District is proposing to develop the 5.65 acre former Imperial Avenue Elementary School site. The proposed 540 East Imperial Avenue Specific Plan Project (proposed project) would result in the development of one of two conceptual project options. Implementation of either project Option would include demolition of the existing eight, single-story structures (totaling approximately 22,488 square feet), as well as removal of all parking areas, the baseball field, and on-site vegetation.

Option 1 Option 1

Specific Plan Site Plan Option 1 (Option 1) would include a maximum of 150 assisted/independent living units and 150 senior apartments/townhomes (age 55 and older) on a 5.32-acre portion of the site. Four (4) townhomes would be built on the remaining 0.33-acre parcel, located at the southern end of the project site fronting on Walnut Avenue. While the four townhomes are part of the 540 East Imperial Avenue Specific Plan development, the parcel containing the four townhomes would be re-zoned and developed separately from the larger assisted/independent living complex and senior apartments/townhomes, pursuant to the Multi-Family (R-3) development standards.

Option 2

Specific Plan Site Plan Option 2 (Option 2) would include a residential development with a mix of 24 single-family dwelling units and 34 multiple-family dwelling units.

Purpose of Public Scoping Meeting

The purpose of the scoping meeting is to present information regarding the potential project and the Environmental Impact Report process. The meeting also provides an opportunity for public input on the scope of the environmental analysis which should be undertaken. Information about future opportunities for public participation will be provided.

F. 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.

2. Consideration and possible other action regarding approval of the June 23, 2011, Planning Commission Meeting Minutes.

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

G. Call Items from Consent Calendar

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

None.

I. New Business – Public Hearing

3. Environmental Assessment No. 836

Addresses: 301 Maryland Street, 530 East Imperial Avenue, and 219 West Mariposa Avenue

Applicant: City of El Segundo

A Draft EIR is an informational document that evaluates a proposed project’s potential to result in significant impacts on the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures and identifying and evaluating alternatives to the project. The City of El Segundo, as lead agency, originally noticed the availability of the El Segundo Aquatics Site Feasibility Alternative Project draft EIR (SCH # 2010071005) on April 28, 2011 pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA *Guidelines*. This subsequent informational notice is intended to inform interested parties that the Planning Commission hearing to discuss and make a recommendation to the City Council regarding possible City action on the draft EIR document will occur at the time and place indicated above.

PROJECT LOCATION

The three sites under evaluation are all within the City of El Segundo, County of Los Angeles. Their locations are:

- Hilltop Park, a City-owned property at 301 Maryland Street, northwest of the intersection of East Grand Avenue and Maryland Street (“Hilltop Park Site”);
- An El Segundo Unified School District (ESUSD)-owned site located at 530 East Imperial Avenue between McCarthy Court and Sheldon Street (“Imperial Site”); and
- The current Urho Saari Swim Stadium facility located at 219 West Mariposa Avenue north of the intersection of Concord Street and West Mariposa Avenue (“Urho Saari Site”).

PROJECT DESCRIPTION

The proposed project involves construction of a new aquatics facility at either the Hilltop

site or Imperial site, or renovation and expansion of the existing facility at the Urho Saari site

(aka "The Plunge"). Two of these sites (Hilltop Park and Imperial) are being analyzed for two alternative options each, and the third site (Urho Saari) is being analyzed for one alternative option. Thus, there are a total of five (5) alternatives analyzed in the Draft EIR. Both the Hilltop Park Site and the Imperial site have two potential development options at each site that are analyzed as project alternatives, while the Urho Saari site has one potential development option analyzed. A description of each project alternative is described below:

Alternative Site #1: Hilltop Park Site

Option 1: This option would involve the construction of a 40-meter long, 25-yard wide competition swimming pool and associated amenities and supporting facilities.

Option 2: This option would include the construction of all the elements listed in Option 1, with the addition of a leisure/recreational pool for therapeutic uses and water play as well as associated amenities and supporting facilities.

Alternative Site #2: Imperial Site

Option 1: Similar to Option 1 at the Hilltop Park Site, this option would involve the construction of a 40-meter long, 25-yard wide competition swimming pool and the associated amenities and support facilities.

Option 2: This option would include the construction of all the elements listed in Option 1, with the addition of a leisure/recreational pool for therapeutic uses and water play as well as associated amenities and supporting facilities.

Alternative Site #3: Urho Saari Site

The Urho Saari option would involve the renovation and expansion of the existing aquatics facility at the Urho Saari Swim Stadium, also known as "The Plunge." Expansion would include the construction of a new 40-meter long, 25-yard wide outdoor competition pool with associated amenities and supporting facilities. Two new surface parking lots would be constructed on either side (east and west) of the existing Urho Saari structure.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL IMPACTS

Based on the analysis in the Draft EIR, following the incorporation of mitigation measures, the project would have a significant and unavoidable impact relative to cultural resources and noise.

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. 2699; and (3) discuss and take any other action related to this item.

4. Environmental Assessment No. EA-921 and Precise Plan Amendment No. 11-01

Address: 2041 Rosecrans Avenue, 831 and 871 South Nash Street
Applicant(s): Continental Rosecrans Nash, LLC – Toni Reina
Property Owner: Continental Rosecrans Nash, LLC – Alex J. Rose

The proposed project is a request to modify the Beach Cities Plaza Precise Plan (PP 12-72) to remove the 2,500 limit on the maximum permitted outdoor dining area. Currently the Precise Plan allows up to 2,500 square feet located in the common outdoor plaza. The requested amendment (PP 11-01) is the eighth amendment of Precise Plan PP 12-72. The Beach Cities Plaza currently consists of 71,792 square feet of retail/office area, 8,872 square feet of restaurant space, 2,458 square feet of outdoor dining area, and a 65,000 square-foot theater. The property is located at 2041 Rosecrans Avenue, 831 and 871

South Nash Street in the Urban Mixed Use South (MU-S) Zone. It is surrounded by industrial uses to the west, vacant land to the north, office and light industrial to the east,

and office uses to the south. The proposed project is within the development limits of the Mitigated Negative Declaration adopted for the site as part of Environmental Assessment EA 350 and Precise Plan PP 94-1 (3rd Amendment to PP 12-72). In addition, 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) and § 15311 as a Class 11 categorical exemption (Accessory Structures). The existing uses within the Precise Plan include commercial retail stores, restaurants with outdoor dining, offices, and a theater. The proposed amendment will not significantly change or expand the Precise Plan's uses and outdoor dining areas would continue to be subject to the development standards of the Precise Plan. Minor improvements on the site will include low railing, tables, and seats for any new outdoor dining areas. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. The project site is located in a commercial area that has no known value as habitat for endangered, rare or threatened species. There are adequate utilities and public services to serve 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. 2698; and (3) discuss and take any other action related to this item.

J. Continued Business - Public Hearing

None.

K. Report from Planning and Building Safety Director or designee

L. Planning Commissioners' Comments

M. Other Business

None.

N. Adjournment – next meeting scheduled for July 28, 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)