



# PLANNING COMMISSION MEETING *ACTION REPORT*

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<b>MEETING DATE:</b>	Thursday, November 10, 2011
<b>MEETING TIME:</b>	5:30 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.

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** – 5:30 p.m.
- B. **Pledge of Allegiance** – led by Commissioner Newman
- C. **Roll Call** – present: (4-0), Commission Barbee absent.
- 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 October 27, 2011, Planning Commission Meeting Minutes.

**ACTION:** Approved (4-0).

**F. Call Items from Consent Calendar**

None.

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

- Agenda Item H-4 Revised Resolution No. 2708 in both a clean version and strike-out version of the draft ordinance.

**H. New Business – Public Hearing**

**2. Environmental Assessment No. EA-939 and Conditional Use Permit No. 11-09**

**Address:** 460 North Sepulveda Boulevard, Suite A  
**Applicant(s):** Bicoastal Restaurant Partners (dba: Five Guys Burgers and Fries) c/o Richard Herman  
**Property Owner:** 300 N. Sepulveda Associates – Michael Wise

The proposed project is a request for a Conditional Use Permit to construct a new 545 square-foot outdoor dining area at a new restaurant located within the commercial development (Gateway Center) at 460 North Sepulveda Boulevard. The property is in the Corporate Office (CO) Zone. The new restaurant is approximately 2,317 square feet in indoor area containing 70 seats and the new 545 square-foot outdoor patio area contains 26 seats. The combined total restaurant area is 2,862 square feet with 96 seats.

The proposed 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 pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures). The project includes a new restaurant to be located in a currently vacant commercial space and installation of a three-foot tall fence to enclose a proposed 545 square-foot outdoor dining patio. 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 serve the project.

**ACTION:** Planning Commission adopted Resolution No. 2707. Approved (4-0).

3. **Environmental Assessment No. 930**  
**T5@ Los Angeles Data Center Project – Modification to a previously approved discretionary approval.**

**Address:** 444 North Nash Street  
**Applicant:** T5@ Los Angeles  
**Property Owners:** T5@Los Angeles

**Project Description**

The proposed project involves modifications to a previously approved 116,756 square-foot data center at 444 North Nash Street. The existing multi-tenant data center facility was approved as EA-786 in 2008. The 2008 approval added 33,899 square feet of data center space to a previously existing industrial building. The current project would demolish most of the 71,202 square-foot portion of the building that was converted from industrial warehouse into data hall space in 2008 and rebuild this space into a modern data hall space with associated support office space. The project is located in the Urban Mixed Use North (MU-N) Zone. The project site fronts Nash Street to the west between Mariposa Avenue and Grand Avenue on an approximately 6.14 acre site.

The project features of the current request compared to the 2008 approval include:

- Demolition of an existing 71,202 square foot portion of the building. No change in the total floor area of the previously approved 116,756 square-foot building is proposed. The linear length of the walls to be demolished is 627 feet (42.7%) of the total length of the exterior walls of the building.
- Reconfiguration of parking areas.
- Moving of mechanical equipment from ground mounted to roof mounted locations.
- Addition of screening for roof-top mounted equipment.
- Installation of six underground storage tanks to store and supply water to rooftop mechanical units.
- Construction of data hall and office space in the demolition area. The new construction will match the footprint and floor area of the existing approved data center.
- Modifications to existing areas include infill of existing openings in CMU walls, new openings in CMU walls for corridors, and structural remediation of office areas to comply with current building code standards.

- Increased height of the building: the highest point of the top of the parapet would be 33 feet above finished floor compared to a 24:8" building analyzed in 2008.

A Mitigated Negative Declaration of Environmental Impacts was adopted for this data center project by the City of El Segundo Planning Commission on October 23, 2008. This environmental document adequately disclosed and mitigated any environmental impacts associated with this project. Pursuant to Public Resources Code §15162 (CEQA) no subsequent environmental documentation is required for the proposed modification to the previously approved data center due to the following circumstances: a) The proposed project revisions do not involve substantial changes that would result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the mitigated negative declaration; b) Substantial changes have not occurred with respect to the circumstances under which the data center project was undertaken; and, c) No new information of substantial importance, which was not known at the time the mitigated negative declaration was adopted, have been identified.

**ACTION:** Planning Commission adopted Resolution No. 2709. Approved (4-0).

4. **Environmental Assessment No. 944 and Zoning Text Amendment 11-04**  
**Zone Text Amendment to amend El Segundo Municipal Code §15-2-7 to allow mechanical equipment and other accessory structures to encroach into interior (side and rear) yards in commercial and industrial zones.**

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

The proposed project is an Environmental Assessment and a Zone Text Amendment to modify El Segundo Municipal Code (ESMC) regulations regarding open space areas and encroachments. The proposed ordinance allows mechanical equipment and other accessory structures to be located within required interior (side and rear) yards in commercial and industrial zones.

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 a minor revision to an existing zoning code and will not have the effect of deleting or substantially changing any regulatory standards or findings required thereof. The proposed ordinance is an action that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §15303 as a minor alteration in land use limitation which does not result in any changes in land use or density. In addition, any environmental impacts associated with this ordinance are adequately addressed in the General Plan FEIR as this ordinance is consistent with the General Plan FEIR and is exempt from further environmental review requirements under the California Environmental Quality Act. Furthermore, this ordinance constitutes a component of the El Segundo Municipal Code which the Planning Commission determined to be consistent with the FEIR for the City of El Segundo General Plan on December 1, 1992. Accordingly, no further environmental review is required pursuant to 14 Cal. Code Regs. § 15168(c)(2).

**ACTION:** Planning Commission adopted revised Resolution No. 2708 (as presented

at the Planning Commission hearing to correct a sentence regarding architectural landscape features.) Approved (4-0).

**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 the November 24<sup>th</sup> meeting is cancelled and that there will be a regularly scheduled meeting on December 8<sup>th</sup>. He wished everyone a Happy Thanksgiving.

**K. Planning Commissioners' Comments**

Commissioner Newman wished everyone Happy Thanksgiving. Commissioner Baldino stated that the Ed Foundation's "Mom's Night Out" is on November 17, 2011 at the Hacienda Hotel. Chair Wagner stated that the stated that the El Segundo Christmas parade is on December 11, 2011.

**L. Other Business**

None.

**M. Adjournment: 6:03 p.m. – Next meeting scheduled for December 8, 2011, 5:30 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. City Hall is closed on 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.

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**POSTED:**

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(Signature)

\_\_\_\_\_  
(Date/Time)