

# PLANNING COMMISSION MEETING ACTION REPORT

**MEETING DATE:** Thursday, January 26, 2012

**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.

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 Baldino
- **C. Roll Call –** present: (4-0), Commissioner 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 December 8, 2011, Planning Commission Meeting Minutes.

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

2. Consideration and possible other action regarding approval of the December 15, 2011, Special Planning Commission Meeting Minutes.

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

- 3. <u>Director Decisions for Administrative Adjustments, Adjustments, and Administrative</u>
  Determinations
  - A. <u>Environmental Assessment No. EA-956 and Administrative Determination No. AD 11-03</u>

Address: 2345 Alaska Avenue

Applicant: Time Warner Property Owner: Time Warner

The applicant is requesting an administrative determination to allow two ground-mounted satellite dishes associated with a new television broadcast studio without screening as required by ESMC §15-2-8 at a property located at 2345 Alaska Avenue.

<u>ACTION:</u> Planning Commission Received and Filed Planning and Building Safety Director's approval of Administrative Determination 11-03. Approved (4-0).

#### F. Call Items from Consent Calendar

None.

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

- Agenda Item E-1: Revised Planning Commission minutes for December 8, 2011.
- Agenda Item E-2: Revised Special Planning Commission minutes for December 15, 2011.
- Agenda Item H-4 Revised Resolution No. 2714 strike-out version.

## H. New Business – Public Hearing

4. Environmental Assessment No. 890, General Plan Amendment No. 10-03, Zone Change No. 10-01, Specific Plan 10-03, Zone Text Amendment No. 10-06, Development Agreement No. 10-02, and Subdivision No. 10-01- 540 East Imperial Avenue Specific Plan Project

Address: 540 East Imperial Avenue

Applicant: El Segundo Unified School District c/o Mar Ventures Inc.

Property Owner: El Segundo Unified School District (ESUSD)

#### ENVIRONMENTAL IMPACT REPORT

The City of El Segundo, as lead agency and pursuant to the authority and criteria contained in CEQA and the CEQA Guidelines, the City of El Segundo, prepared and completed a DEIR for the 540 East Imperial Avenue Specific Plan Project (SCH # 2011071019). The DEIR 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. This notice is intended to inform interested parties that the Planning Commission will hold a hearing regarding the DEIR. The first purpose of this hearing is for the Planning Commission to take public testimony on the DEIR and to consider taking appropriate actions regarding the DEIR.

#### PROJECT LOCATION

The project site is a 5.65 acre parcel located at 540 East Imperial Avenue that is the former Imperial Avenue Elementary School site.

#### PROJECT DESCRIPTION

The 5.65-acre 540 East Imperial Avenue Specific Plan site (project site) comprises six lots and is developed with the currently unused Imperial Avenue Elementary School. The proposed project site is currently owned by the El Segundo Unified School District. The El Segundo Unified School District proposes to obtain development approval for the site and either lease or sell the property.

The proposed project would result in the demolition of the existing eight, single-story buildings, parking areas, and baseball field on the site and the development of one of two conceptual project options. Specific Plan Site Plan Option 1 (Option 1) would include a maximum of 150 assisted/independent living units and 150 senior apartments/

condominiums (age 55 and older) on a 5.32-acre portion of the site. Four (4) condominiums would be built on the remaining 0.33-acre parcel, located at the southern end of the project site. While the four condominiums are part of the 540 East Imperial Avenue Specific Plan development, they would be developed pursuant to the Multi-Family (R-3) development standards. Option 1 includes a subdivision application for seven new parcels. 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 units on private streets. The multiple-family units would front East Imperial Avenue on the northern portion of the project site. The single-family residences would be located on the southern portion of the project site. Both the single-family and multiple-family residential developments would have common areas and landscaped open space areas. Option 2 includes a subdivision application for thirty-one new parcels. The proposed project requires approval of several planning applications, including:

- A General Plan Amendment and Zone Change to change the land use classification and to re-zone the property from Planned Residential Development (PRD) to 540 East Imperial Avenue Specific Plan with a corresponding change to the Zoning Map.
- A Specific Plan to allow assisted living, senior housing, single-family, and multifamily residential uses as specified in Option 1 or Option 2; to allow a maximum FAR of 0.75 for Option 1; to allow a minimum lot size of 5,000 square feet per lot and a maximum FAR of 0.53 for the single-family residential uses in Option 2; to allow a maximum lot coverage of 0.53 and a maximum density in conformance with the Multi-Family Residential (R-3) Zone development standards for multi-family residential uses in Option 2; and to establish the development standards and the discretionary site plan review process.
- An amendment to the El Segundo Municipal Code (ESMC) to incorporate the 540 East Imperial Avenue Specific Plan, including establishing the development standards for the Specific Plan and to delete the PRD Zone from the ESMC.
- A Development Agreement.
- A tentative map to re-configure the existing six parcels into seven new parcels with a "for condominium purposes" designation for Option 1 or a Subdivision for 31 lots for Option 2.

**ACTION:** Planning Commission adopted Resolution No. 2714. 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 February 9, 2012 meeting is cancelled and there will be a regularly scheduled meeting on February 23, 2012.

### K. Planning Commissioners' Comments

None.

# L. Other Business

Director of Public Works Stephanie Katsouleas gave a presentation regarding Fiscal Year 2011-2012 infrastructure projects.

Μ.	Adjournment: 7:08 p.m. – Next regular meeting scheduled for February 23, 2012, 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.	
POST	ED:	(Signature)	(Date/Time)

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