



# AGENDA 06/28/12

## PLANNING COMMISSION

### Meeting

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<b>MEETING DATE:</b>	Thursday, June 28, 2012
<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.

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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.

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**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 24, 2012, Planning Commission Meeting Minutes.

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

- 2. **Environmental Assessment No. EA-954 and Off-site Parking Covenant MISC 11-09**

**Address:** 423 and 427 East Grand Avenue  
**Applicant:** Beach City Baseball Academy  
**Property Owner:** Beach City Baseball Academy

**Project Summary**

The proposed project involves three properties located at 423, 427 and 430 East Grand Avenue. The Director of Planning and Building Safety recently approved Environmental Assessment (EA) 954 and Parking Demand Study (PDS) 12-02 to establish a parking requirement for the baseball academy use. The Director determined that 14 spaces are required to serve the properties. The Director of Planning and Building Safety required as a condition of approval of EA 954 and PDS 12-02, that an off-site parking covenant be recorded to provide the ten (10) off-site parking spaces at 423 and 427 East Grand Avenue. All 14 parking spaces (off-site and on-site) will be used by the BCBA at 430 East Grand Avenue and by the practice field at 423 and 427 East Grand Avenue.

Pursuant to ESMC § 15-15-3(H) the Planning Commission must review all off-site parking covenants for more than 20 parking spaces or more than 20 percent of the required number parking spaces.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §§15301, 15303, 15304, and 15311 as a Class 1 categorical exemption (Existing Facilities), a Class 3 categorical exemption (New Construction of Small Structures), a Class 4 categorical exemption (Minor Alternations to Land), and a Class 11 categorical exemption (Accessory Structures). The project involves the construction of a small parking lot with a retaining wall. An off-site parking covenant reserving parking spaces on two properties owned by BCBA for BCBA use will be required to be recorded to include both the existing parking spaces and the new parking spaces being constructed in the parking lot. The subject site is surrounded by commercial and non-conforming multi-family residential uses and it is located in an urbanized area that is not environmentally sensitive. Therefore, the project is not anticipated to have any significant environmental impacts.

**RECOMMENDED ACTION:** The recommended action is for the Planning Commission to:  
1) open the public hearing and continue the item to the July 12, 2012 meeting.

**F. Call Items from Consent Calendar**

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

None.

**H. New Business – Public Hearing**

**3. Environmental Assessment No. EA-958 and Subdivision SUB No. 12-01**

**Address: 1700-1710 East Mariposa Avenue**  
**Applicant: Mariposa LLC c/o Randy Morris**  
**Property Owner: Mariposa LLC**

The Planning Division received an application for Environmental Assessment No. EA-958 and Subdivision No. SUB 12-01 to construct nine multi-residential units on two parcels. Lot 1 on the southeast corner of Illinois Street and Mariposa Avenue is approximately 9,208 square feet and is proposed to contain 5 units housed in two townhome-style buildings. Lot 2 on Mariposa Avenue is approximately 6,988 square feet and is proposed to contain 4 units housed on two townhome-style buildings. Twenty-parking spaces are proposed on-site including four visitor parking spaces. The project site is located on a vacant lot in the Multi-Family Residential (R-3) Zone on the block bounded by Mariposa Avenue to the north, Illinois Street to the west, Pine Avenue to the south, and Indiana Street to the east.

The proposed project is categorically exempt from additional CEQA analysis pursuant to 14 California Code of Regulations § 15332 which identifies the project as a Class 32 infill development. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Further, the site has no 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. 2722; and/or (3) discuss and take any other action related to this item.

**4. Environmental Assessment EA-959, General Plan Amendment GPA 12-01, Specific Plan Amendment SPA 12-01, Zone Change ZC 12-01, Zone Text Amendment ZTA 12-01, Development Agreement DA 12-01, Subdivision SUB 12-02, and Site Plan Review No. SPR 12-01**

**Address:** 222 Kansas Street  
**Applicant:** Mar Ventures, Inc. – William Messori  
**Property Owner:** SMPO, LLC – Steve Williams

**Project Summary**

The project site involves 4.83 acres located at 222 Kansas Street that is currently vacant. The property was previously occupied by International Rectifier Corporation. The project involves a request to adopt a Specific Plan for the subject property to allow construction of a 45,152 square-foot facility operated by the United States Department of Agriculture (USDA) used for Animal and Plant Health Inspection Services (“APHIS”), and 2 two-story office buildings (17,051 square feet and 12,655 square feet), totaling 31,000 square feet in floor area. An existing vehicle parking and storage facility for the Jim and Jack’s auto-repair business would remain on one of the parcels within the Specific Plan area. The proposed 222 Kansas Street Specific Plan would replace the existing General Plan classification and Zoning District designation for the subject 4.83-acre property.

**Environmental Review**

The City of El Segundo (City) prepared a Draft Addendum to the previously approved Mitigated Negative Declaration (MND) for the Segundo Business Park. The MND analyzed the effects of an Environmental Assessment (EA-788), a Smoky Hollow Site Plan Review (SHSPR 07-04) to allow construction of five one and two-story buildings totaling 88,249 square feet and a Subdivision (SUB 08-01) to divide five buildings into 55 condominium air space units. The buildings would be used primarily for light industrial uses, offices and restaurants (“Original Project”). The Original Project and the MND were approved by the City of El Segundo Planning Commission on February 26, 2009 (Resolution No. 2651).

The addendum was prepared pursuant to 14 Code of California Regulations § 15164(a). The purpose of the addendum is to provide substantial evidence in the record to support the determination of the decision making body of the lead agency that none of these conditions has occurred as a result of the proposed changes in the 222 Kansas Street Specific Plan Project.

**RECOMMENDED ACTION:** That the Planning Commission: (1) open the public hearing and continue the item to the July 12, 2012 meeting.

**I. Continued Business**

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 July 12, 2012, 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.

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**POSTED:**

\_\_\_\_\_ (Signature)

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

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