



# 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<br>350 Main Street<br>El Segundo, California 90245-0989   |
| <b>VIDEO:</b>         | El Segundo Cable Channel 3 (Live).<br>Replayed on Friday following Thursday's Meeting<br>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.

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- 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.

**POSTED:**

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*Venus Weisman*  
(Signature)

June 22, 12 / 1:30 PM  
(Date/Time)

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**MINUTES OF THE MEETING  
OF THE PLANNING COMMISSION  
OF THE CITY OF EL SEGUNDO, CALIFORNIA**

**May 24, 2012**

|   |  |
|---|--|
| Chair Wagner called the El Segundo Planning Commission meeting to order at 5:35 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California.   | <b>CALL TO ORDER</b>   |
| Commissioner Newman led the Pledge of Allegiance to the Flag.   | <b>PLEDGE TO FLAG</b>  |
| <b>PRESENT: WAGNER, NEWMAN, and BALDINO</b>   | <b>ROLL CALL</b>   |
| <b>ABSENT: BARBEE</b>   |  |
| None.   | <b>PUBLIC COMMUNICATIONS</b>                                 |
| Chair Wagner presented the Consent Calendar.  | <b>CONSENT CALENDAR</b>                                      |
| None.   | <b>CALL ITEMS FROM CONSENT</b>                               |
| Vice Chair Baldino moved, seconded by Commissioner Newman to approve the May 10, 2012 Minutes. Motion carried (3-0).  | <b>MOTION</b>  |
| Planning Manager Kimberly Christensen read one item into the record for Agenda Item H-2 a letter from Brain Sievers.  | <b>WRITTEN COMMUNICATIONS</b>                                |
| Chair Wagner presented Agenda Item H-2, Environmental Assessment No. EA-979 and Administrative Determination No. AUP 12-01. Applicant: City of El Segundo. Address: 1212-1320 East Imperial Avenue. Property Owner: Various.  | <b>NEW BUSINESS – PUBLIC HEARING FOR EA-979 and AD 12-01</b> |
| Principal Planner Paul Samaras presented a PowerPoint presentation of the staff report (of record.)   |  |
| Commissioner Newman asked if the zone could be changed back to the 1993 – 1994 commercial zone.   |  |
| Mr. Samaras stated that is something that the property owner can pursue to change the zoning back to the original zoning designation.   |  |
| Planning Manager Kimberly Christensen clarified that if the property owners wanted to revert to the uses that were permitted in the C-2 Zone they would need to request a Zone Text Amendment, General Plan Amendment, and Zoning Map Amendment to change the property back to C-2 as a different zoning classification instead of R-3. |  |
| Chair Wagner inquired if a lease terminates a business on a property and the property remains vacant for a year is it considered abandoned.   |  |
| Ms. Christensen stated that the nonconforming definition has separate provisions for a vacated property and that it allows a longer period than a year if the property is activity leased.  |  |

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**Brian Sievers, applicant**

Mr. Sievers gave a brief statement about the project and stated that he is available to answer questions.

**Closed Public Communication and Re-Opened Public Communication**

Vice Chair Baldino asked Mr. Sievers if he was for or against making the administrative determination that since this building is legal nonconforming it would only allow the uses under the classification Business and Consumer Support Services.

Mr. Sievers stated that while he would prefer greater flexibility he would be satisfied with the Business and Consumer Support Services.

Ms. Newman asked if Mr. Sievers can give an example of a business that was not allowed by the City.

Mr. Sievers stated that there have been a couple businesses such as a warehouse, limousine services, and gun manufacturing all of which have been refused.

City Attorney Karl Berger referred the Commission to Stamped Page 56 and stated that retail services includes a list of definitions that are available to clarify the uses allowed to replace his business.

Planning Manager Kimberly Christensen stated that each of the properties were documented with its own paper trail and history. She stated that each property became legal nonconforming at different dates and different points in time and that staff made individual property determination to apply the nonconforming regulations consistently.

Mr. Baldino confirmed that the designation of categories is address specific.

Vice Chair Baldino moved, seconded by Commissioner Newman to approve Resolution No. 2720 approving Environmental Assessment No. 979, and Administrative Determination No. AD 12-01. Motion carried (3-0).

None.

**PUBLIC HEARING  
CONTINUED BUSINESS**

Planning and Building Safety Director Sam Lee stated that the next regularly scheduled meeting would be on June 14, 2012 and reviewed a list of items tentatively scheduled for that meeting.

**REPORT FROM  
PLANNING AND  
BUILDING SAFETY  
DIRECTOR**

The Commissioners stated that the Ed Foundation Gala was a great success. Chair Wagner congratulated Vice Chair Baldino and Commissioner Newman regarding their re-appointment to the Planning Commission.

**PLANNING  
COMMISSIONERS  
COMMENTS**

Chair Wagner presented Agenda Item L-3, Environmental Assessment No. EA-941 and Administrative Use Permit No. AUP 11-10. Applicant: Chaddeh Abboud. Address: 601 Virginia Street. Property Owner: Al Marco.

**OTHER BUSINESS  
EA-941 and AUP 11-10**

Assistant Planner Bryan Fernandez presented the staff report (of record.)

Chair Wagner inquired about the sign above the door advertising alcohol.

Mr. Fernandez stated that the sign is permitted.

The Commission requested that a follow up report be provided within two months.

Planning and Building Safety Director Sam Lee stated that staff will follow up with a report at that time.

Chair Wagner adjourned the meeting. Motion carried (3-0).

**MOTION**

The meeting adjourned at 6:34 p.m.

**ADJOURNMENT**

PASSED AND APPROVED ON THIS 24 DAY OF MAY 2012.

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**Sam Lee, Secretary of**  
the Planning Commission  
and Director of the  
Planning and Building Safety  
Department

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**David Wagner, Chairman**  
Planning Commission  
City of El Segundo, California

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# CITY OF EL SEGUNDO

## PLANNING COMMISSION STAFF REPORT

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**PUBLIC HEARING:** June 28, 2012

**SUBJECT:** Environmental Assessment EA-954 for Off-Site Parking Covenant MISC 11-09

**APPLICANT:** Beach City Baseball Academy (BCBA)

**PROPERTY OWNER:** Beach City Baseball Academy (BCBA)

**REQUEST:** A request for an Off-Site Parking Covenant to allow ten (10) required parking spaces for a private baseball academy and ancillary practice field use at 423, 427 and 430 East Grand Avenue; off-site spaces to be provided at 423 and 427 East Grand Avenue.

**PROPERTIES INVOLVED:** 423 and 427 East Grand Avenue

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### I. Introduction

The proposed project is a request for an Environmental Assessment (EA-954) for an Off-Site Parking Covenant (MISC 11-09) to allow ten (10) required parking spaces to be provided off-site at 423 and 427 East Grand Avenue. The spaces will be used to meet the parking need of an existing private baseball academy with ancillary practice field use at 423, 427 and 430 East Grand Avenue.

### II. Conclusion

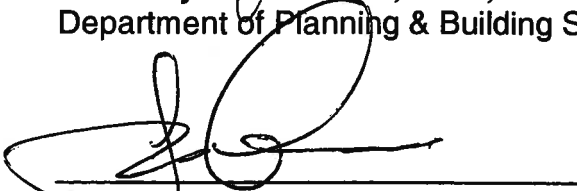
Planning staff needs additional time to resolve issues relating to the conditions of approval with the applicant. Planning staff recommends that the Planning Commission continue Environmental Assessment EA-954 and Off-Site Parking Covenant MISC 11-09 to their next regularly scheduled meeting on July 12, 2012.

### VII. Exhibits

Prepared by: Trayci Nelson, Senior Contract Planner



**Kimberly Christensen, AICP, Planning Manager**  
Department of Planning & Building Safety



**Sam Lee, Director**  
Department of Planning & Building Safety

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# CITY OF EL SEGUNDO

## PLANNING COMMISSION STAFF REPORT

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**PUBLIC HEARING:** June 28, 2012

**SUBJECT:** Environmental Assessment No. 958 and  
Subdivision No. 12-01 (VTM No. 71820)

**APPLICANT:** Randy Morris

**PROPERTY OWNERS:** Mariposa Building LLC

**REQUEST:** A request (Vesting Tentative Map) to approve a  
subdivision for a nine-unit residential  
condominium.

**PROPERTY INVOLVED:** 1700-1710 East Mariposa Avenue

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### I. Introduction

The Planning Division received an application to construct nine multi-residential dwelling units on two parcels (EA-958 and SUB 12-01) located as follows: Lot 1 is on the southeast corner of Illinois Street and Mariposa Avenue and is approximately 9,189 net square feet; Lot 2 on Mariposa Avenue is approximately 7,001 net square feet. Lot 1 would have 5 dwelling units; Lot 2 would have 4 dwelling units. The project site is located on vacant property 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.

### II. Recommendation

Planning staff recommends that the Planning Commission review the facts as contained within this report and adopt Resolution No. 2722 approving Environmental Assessment No. 958 and Subdivision No. 12-01 (VTM 71820).

### III. Background

The project site consists of two vacant lots totaling approximately 16,196 net square feet in area.

#### **IV. Analysis**

The applicant proposes to create two new lots and to construct two buildings for 5 dwelling units on Lot 1 and to construct two buildings for 4 dwelling units on Lot 2. The lot coverage for Lot 1 is 48.7% and the lot coverage for Lot 2 is 51.8%. The four proposed buildings will be two-stories each over semi-subterranean two-car garages. Three buildings (Buildings B, C, and D) contain two units each while Building A is comprised of three units.

Each of the units would have three bedrooms and two bathrooms. The entries to the units are from walkways within the front or rear yard setback. The living areas of the units range in size from 1,765 square feet to 1,725 square feet per unit.

#### **Parking**

Access to the lower level enclosed parking spaces and open guest parking spaces is from a twenty-five foot wide, two-car driveway located between the buildings. Vehicular access to Lot 2 parking spaces requires a lot-tie covenant and a reciprocal access agreement for parking and driveway purposes.

Twelve parking spaces (two per unit, plus two guest parking spaces) are proposed on Lot 1 and 10 parking spaces (two per unit plus two guest parking spaces) are proposed on Lot 2. The total of 22 parking spaces complies with the minimum requirements of the El Segundo Municipal Code ("ESMC"). A 20' x 20' enclosed garage is provided for each unit. Four guest parking spaces, two on each lot, would be provided in surface parking areas.

#### **Landscaping**

Lot 1 and Lot 2 are required to provide 50 square feet of private open space per unit for a total 250 square feet of private open space on Lot 1 and 200 square feet of private open space on Lot 2. Both lots provide the minimum private open space required by the ESCMC. Additionally, Lot 1 must provide 200 square feet of common open space per unit and Lot 2 is required to provide 150 square feet of common open space per unit. Lot 1 will provide 1,286.71 square feet of common open space and Lot 2 will provide 1,038.85 square feet of common open space.

ESMC §15-4C-6(A) requires that the street-side and front-yard setbacks be landscaped. If adopted, the draft Resolution approving the project requires the City to approve a landscaping plan before issuing a building permit.

The following chart provides the development standards for the Multi-Family Residential (R-3) Zone and those proposed for the project. The project meets all R-3 Zone development standards.

| <b>REQUIREMENTS</b>             | <b>R-3 ZONE STANDARDS</b>  | <b>PROPOSED</b>   |
|---------------------------------|--|---|
| Permitted Uses                  | Multi-family, including condominiums<br>ESMC §15-4C-2  | Lot 1: 5 condo units.<br>Lot 2: 4 condo units.<br>Complies  |
| Minimum Lot Size                | 7,000 square feet per lot<br>(for new lots)<br>ESMC §15-4C-5(B)  | Lot 1: 9,189 sq. ft. (net)<br>Lot 2: 7,001 sq. ft. (net)<br>Complies.   |
| Lot Width                       | Not less than 50' at the rear line of the<br>required front yard.<br>ESMC §15-4C-5(E)  | Lot 1: 80.50 feet<br>Lot 2: 53.8 feet<br>Complies.  |
| Lot Area per Dwelling (Density) | 1 unit per 1,613 square feet of lot area<br>and one additional unit for a fraction of a<br>lot greater than 1,075 square feet<br>ESMC §15-4C-5(F)(1) | Lot 1: 1,837 sq. ft./unit<br>Lot 2: 1,750 sq. ft./unit<br>Complies.   |
| Lot Coverage                    | Maximum of 53% of lot area.<br>Lot 1: 4,870.65 sq. ft.<br>Lot 2: 3,710 sq. ft.<br>ESMC §15-4C-5(H)   | Lot 1: 4,475 sq. ft.<br>(48.7%)<br>Lot 2: 3,624 sq. ft.<br>(51.8%)<br>Complies.   |
| Front Setback                   | Average of 20 feet min., but not less than 15<br>feet<br>ESMC §15-4C-5(D)(1)   | Lot 1: Average 20 feet.<br>Lot 2: Average 20 feet<br>Complies.  |
| Side Setbacks                   | 10% of the lot width = 5 feet<br>(but in no case shall it be less than 3' or<br>greater than 5')<br>ESMC §15-4C-5(D)(3)                              | Lot 1: 5 feet from west<br>property line; average 5<br>feet from east property<br>line.<br>Lot 2: 5 feet from west<br>property line. Average 5<br>feet from east property<br>line.<br>Complies. |
| Rear Setback                    | 10-foot minimum<br>ESMC §15-4C-5(D)(5)   | Lot 1: 10' minimum<br>Lot 2: 10 minimum'<br>Complies.   |
| Height                          | 26-foot maximum<br>ESMC §15-4C-5(C)  | 26-foot height.<br>Complies.  |

| REQUIREMENTS             | R-3 ZONE STANDARDS   | PROPOSED  |
|--------------------------|--|---|
| Building Wall Modulation | <p>No plane of a building wall facing a property line shall exceed 24' in height or length without at least a two-foot offset for a minimum length of 6 feet in the wall plane.</p> <p>ESMC §15-4C-5(J)</p>                                    | <p>Lot 1: Maximum 20' wall plane length.<br/> Lot 2: Maximum 20'-2" wall plane length.<br/> Complies.</p>   |
| Open Space               | <p>Private Open Space: 50 square feet minimum per unit</p> <p>Common Open Space: 200 square feet minimum per unit for Lot 1 (min. 1,000 sq. ft.) and 150 square feet minimum per unit for Lot 2 (min. 600 sq. ft.)</p> <p>ESMC §15-4C-5(I)</p> | <p>Private Open Space<br/> Lot 1: 50 square feet minimum per unit--250 square feet total<br/> Lot 2: 50 square feet minimum per unit--200 square feet total</p> <p>Common Open Space<br/> Lot 1: 200 square feet minimum per unit--1,286.71 square feet<br/> Lot 2: 200 square feet minimum per unit--1,038.85 square feet</p> <p>Complies</p>            |
| Landscaping              | <p>1) Landscaping required in front yard and street side setback areas.<br/> ESMC §15-4C-6(A)</p> <p>2) 50% of the common open space shall include soft landscape (Lot 1: 643.3 sq. ft.; Lot 2: 519.4 sq. ft.)<br/> ESMC §15-4C-6(B)</p>       | <p>Lot 1:<br/> 1) Landscape provided on street-side setbacks. Complies.<br/> 2) 50% of the common open space per Resolution No. 2722 will include soft landscape.</p> <p>Lot 2:<br/> 1) Landscape provided on street-side setbacks. Complies.<br/> 2) 50% of the common open space per Resolution No. 2722 will include soft landscape.<br/> Complies</p> |

| REQUIREMENTS                | R-3 ZONE STANDARDS  | PROPOSED  |
|-----------------------------|---|---|
| Walls                       | 42" high within front yard<br>6' high to the rear of the front yard<br>ESMC §15-2-4(A)  | None in front yard. Six foot high fence on side and rear.<br>Complies.  |
| Parking                     | 2 fully enclosed spaces per dwelling unit; 2 visitor spaces for 3-5 dwelling units (per lot)<br>ESMC §15-4C-7<br>and ESCM §15-15-3(A)   | 2 fully enclosed spaces per unit (18 total spaces for 9 units) and 4 guest spaces for a total of 22 spaces<br>Complies.   |
| Vehicular Access            | <ol style="list-style-type: none"> <li>1) Where an R-3 lot abuts an alley, vehicular access shall be from the alley;<br/>ESMC §15-4C-9</li> <li>2) 12-foot min. driveway width;<br/>ESMC §15-15-5(A)(2)</li> <li>3) 25-foot vehicle maneuvering back-up area.<br/>ESMC §15-15-5(A)(2)</li> <li>4) 5 feet min. from side property line in front 2/3 of the lot.<br/>ESMC §15-15-5(F)</li> </ol>  | <ol style="list-style-type: none"> <li>1) No Alley</li> <li>2) Vehicle access is from a 25-foot driveway off of Illinois Ave.</li> <li>3) 25 feet wide (pursuant to Lot-Tie Agreement and Reciprocal Access Agreement)</li> <li>4) 5 feet min provided<br/>Complies.</li> </ol> |
| Driveway Visibility         | <p>Fences, walls, and landscaping shall not be allowed to exceed 30", unless it is a tree which is trimmed to provide a minimum of 12' of visibility from street grade under the canopy created by the branches.<br/>ESMC §15-2-11</p> <p>The driveway visibility area is located adjacent to but outside of the driveway area, one angle of the triangle shall be formed by the intersection of the driveway and the property line abutting the street, the sides of the triangle are 10' in length. The third side of the triangle shall be a straight line connecting the 2 other endpoints.<br/>ESMC §15-2-11</p> | There are no structures, fences, trees or landscaping that exceeds the height limit.<br>Complies.   |
| Curb Cut and Driveway Width | Minimum 12 feet, no more than 20% of lot width or maximum of 30 feet.<br>ESMC §15-15-5(F)   | A 24.5 feet wide curb cut on Illinois Avenue.<br>Complies.  |

| REQUIREMENTS                              | R-3 ZONE STANDARDS   | PROPOSED  |
|---|--|---|
| Driveway Distance from Side Property Line | 5' minimum in front 2/3 (or 100') of lot. Entrance on or from an alley may be less. ESMC §15-15-5(F) | Driveway is 43 feet from the properties to the south. Complies. |

The surrounding land uses are as follows:

|               | <u>Land Uses</u> | <u>Zone</u> |
|---------------|------------------|-------------|
| <b>North:</b> | Multi-Family     | R-3         |
| <b>South:</b> | Multi-Family     | R-3         |
| <b>East:</b>  | Multi-Family     | R-3         |
| <b>West:</b>  | Open Space       | O-S         |

### Subdivision

The application includes a subdivision request (Vesting Tentative Map No. 71820) to create two lots (Lot 1 and Lot 2) and construct five multi-family condominium residential units on Lot 1 and four multi-family condominium residential units on Lot 2 for a total of 9 residential units. The Multi-Family Residential (R-3) Zone permits condominium development. A lot tie covenant will be required in order for residents of Lot 2 to use the driveway access to Illinois Avenue and for residents on both lots to use the guest parking spaces. Residents would have exclusive use of their personal units and garage, and a percentage ownership in the common areas and project amenities. Covenants, Conditions and Restrictions (C.C. & Rs) would establish a Homeowners Association (HOA) to ensure maintenance of the common areas and the exterior of the building. The C.C. & Rs would be reviewed by the City Attorney's office before the City Council can approve the Final Map. The vesting tentative map would expire twenty-four months after approval or conditional approval but may be extended for a period not to exceed twelve months pursuant to ESMC § 14-2-3. The development rights expire when the vesting tentative map expires unless a final map is approved before the expiration date. Once the final map is approved, the development rights remain valid for one year pursuant to ESMC §14-2-3(B) and may be extended for one year pursuant to ESMC §14-2-3(D).

### Findings for Denial of a Subdivision

ESMC § 14-1-6 requires the Planning Commission to deny a request for a subdivision map if it makes any of the following findings consistent with Government Code § 66474:



1. That the proposed map is not consistent with applicable general and specific plans as specified in Government Code §65451.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of the development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Based upon the administrative record, it does not appear that any facts would support findings for denial for the proposed project. Among other things, the project complies with the ESMC's zoning requirements and is consistent with the General Plan. Additionally, the proposal meets the City's development goal that promotes the construction of high quality multi-family residential projects with open space. This project would be located in an appropriate place in the City and was carefully evaluated to ensure that this development is not detrimental to the existing residential character of the area. This proposal to construct a nine unit condominium development would improve and maintain the existing scale and character of the neighborhood.

### **General Plan Consistency**

This condominium development would conform with Goal 3 of the City's Housing Element which focuses on providing housing opportunities through new construction, but also in a variety of locations and densities in accordance with the land use designations detailed in the Land Use Element of the General Plan. The Land Use Designation of the project site is Multi-Family Residential. The project conforms with Goal 3 of the City's Housing Element which seeks to provide housing opportunities through new construction, in a variety of locations and densities in accordance with the Land Use Element. The project conforms with the City's General Plan Land Use Element Objective LU 3-2, which designates the site for Multi-Family Residential use. Policy 3.1 of the Housing Element specifies providing for the construction of 168 new housing units during the 2006-2014 timeframe in order to meet the goals of the Regional Housing

Needs Assessment. This project will help facilitate the achievement of this goal by providing a net of nine new residential units. The project is also consistent with the Housing Element Goal 4 to remove governmental constraints on housing development and in turn improve the overall quality of housing through the private sector.

The Circulation Element of the El Segundo General Plan classifies Illinois Avenue as a Local Residential Street and Mariposa Avenue as a Collector Street. The Circulation Element requires a 60-foot right-of-way for the Local Residential Street classification and 64 feet right-of-way for the Collector Street. Therefore, a dedication of 5-feet will be required on Illinois Avenue and 7-feet on Mariposa Avenue.

#### **V. Inter-Departmental Comments**

The project application and plans were circulated to all departments and all comments are attached to the report. Staff has incorporated those comments that have a legal nexus as conditions of approval.

#### **VI. Environmental Review**

The proposed project is categorically exempt from additional California Environmental Quality Act (CEQA) analysis pursuant to CEQA Guidelines § 15332 which identifies the project as a Class 32 infill development. The project consists of constructing four two-story buildings each over semi-subterranean two-car garages in the Multi-Family Residential (R-3) Zone. The project will result in a net increase of nine new residential units. The project is proposed to be built on a site of not more than five acres and is substantially surrounded by urban uses. Furthermore, the site has no value as a habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

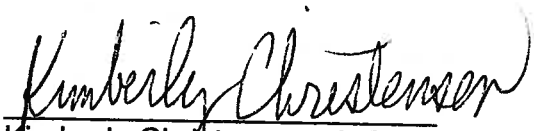
#### **VII. Conclusion**

Planning staff recommends approval of Environmental Assessment No. 958 and Subdivision No. 12-01 (VTM 71820) since the required findings for support have been made.

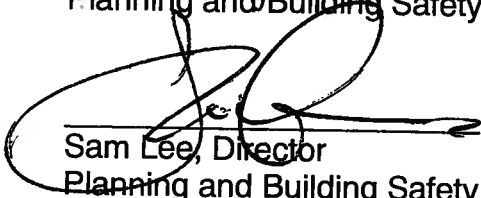
#### **VIII. Exhibits**

- A. Draft Planning Commission Resolution No. 2722
- B. Vesting Tentative Map No. 71820
- C. Plans

Prepared by: Bryan Fernandez, Assistant Planner



Kimberly Christensen, AICP, Planning Manager  
Planning and Building Safety Department



Sam Lee, Director  
Planning and Building Safety Department

**RESOLUTION NO. 2722**

**A RESOLUTION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-958, SUBDIVISION NO. 12-01 FOR VESTING TENTATIVE MAP NO. 71820 TO ALLOW DEVELOPMENT OF NINE RESIDENTIAL CONDOMINIUM UNITS WITHIN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONE, LOCATED AT 1700-1710 EAST MARIPOSA AVENUE.**

The Planning Commission of the City of El Segundo does resolve as follows:

**SECTION 1:** The Planning Commission finds and declares that:

- A. On January 9, 2012, Mariposa Building LLC c/o Randy Morris filed an application for Environmental Assessment No. EA-958, Subdivision No. 12-01 and Vesting Tentative Map No. 71820 to create two new lots and to construct two buildings for 5 dwelling units on Lot 1 and to construct two buildings for 4 dwelling units on Lot 2;
- B. Mariposa Building, LLC's application was reviewed by the City's Planning and Building Safety Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC");
- C. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines (City Council Resolution No. 3805, adopted March 16, 1993);
- D. The Planning and Building Safety Department completed its review and scheduled a public hearing regarding the application before this Commission for June 28, 2012;
- E. On June 28, 2012, the Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Commission by Mariposa Building, LLC; and
- F. The Commission considered the information provided by City staff, public testimony, and Mariposa Building, LLC c/o Randy Morris. This Resolution, and its findings, are made based upon the evidence presented to the Commission at its June 28, 2012 hearing including, without limitation, the staff report submitted by the Planning and Building Safety Department.

**SECTION 2: *Factual Findings.*** The Commission finds that the following facts exist:

- A. The subject site is located in the Multi-Family Residential (R-3) Zone.
- B. The surrounding land uses consist of multi-family residential to the north and south, single-family and open space to the west, and multi-family residential to the east.
- C. The subject site is comprised of two proposed lots. Lot 1 measures 80.5 feet wide by 127.60 feet deep, totaling 9,189 square feet. Lot 2 measures 53.8 feet wide by 127.60 feet deep, totaling 7,001 square feet. Measurements are taken after the 5-foot right-of-way dedication on Illinois Street and a 7-foot right-of-way dedication on Mariposa Avenue.
- D. The subject site is currently vacant.
- E. Vehicular access for the proposed condominium development would be provided from a single 25-foot wide driveway on Illinois Street.
- F. The proposed project would consist of four buildings: two on Lot 1 and two on Lot 2. One building will contain three units and the other three will contain two units for a total of 9 condominium units. The twenty-two required parking spaces are provided within semi-subterranean two-car garages for each unit and four guest parking spaces provided adjacent to the buildings.
- G. The maximum roof height of the proposed condominium units would be 26 feet from grade.

**SECTION 3: *Environmental Assessment.*** Based upon the facts identified in this Resolution and the evidence presented to the Planning Commission at its June 28, 2012 hearing, the proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §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.

**SECTION 4: *General Plan and Zoning.*** The proposed project conforms with the City's General Plan and the zoning regulations in the ESMC as follows:

- A. This condominium development would conform with Goal 3 of the City's 2006-2014 Housing Element adopted in July 2009 which focuses on providing housing opportunities through new construction, but also in a variety of locations and densities in accordance with the land use designations detailed in the Land Use Element of the General Plan. The Land Use Designation of the project site is Multi-Family Residential. The project conforms with Goal 3 of the City's 2006-2014 General Plan Housing Element which seeks to provide housing opportunities through new construction, in a variety of locations and densities in accordance with the Land Use Element. The project conforms with the City's General Plan Land Use Element Objective LU 3-2, which designates the site for Multi-Family Residential use. Policy 3.1 of the Housing Element specifies providing for the construction of 168 new housing units during the 2006-2014 timeframe in order to meet the goals of the Regional Housing Needs Assessment. This project will help facilitate the achievement of this goal by providing a net of nine new residential units. The project is also consistent with the Housing Element Goal 4 to remove governmental constraints on housing development and in turn improve the overall quality of housing through the private sector.
- B. The ESMC zoning classification for the project sites is Multi-Family (R-3) Residential, which allows condominium developments in conformance with ESMC Chapter 15-4C.
- C. The proposed project meets all the site development standards of Chapter 15-4C of the ESMC.
- D. The proposed project complies with the applicable provisions of ESMC Chapter 14-1, since proper notification and a public hearing were provided, proper hearing decision and records will be complied with and the required findings will be considered.

**SECTION 5: Subdivision.** The Planning Commission cannot make any of the findings for denial set forth in ESMC §14-1-6 for the following reasons:

1. The proposed map is consistent with applicable general and specific plans as specified in Government Code §65451. As set forth in Section 4, this project meets the goals and objectives of the General Plan.
2. The design of the proposed subdivision is consistent with applicable general and specific plans. As set forth in Section 4, this project meets the goals and objectives of the General Plan.
3. The site is physically suitable for the type of development. As set forth in Section 4, this project meets the goals and objectives of the General Plan.

4. The site is physically suitable for the proposed density of development. The proposed project is for the new construction of nine condominium units. The proposed density is the less than the number of units permitted for two parcels with 9,189 square feet of land area in Lot 1 and 7,001, square feet of land area in Lot 2 within the Multi-Family Residential (R-3) Zone. The resulting density per unit in Lot 1 is 1,838 square feet/unit and Lot 2 is 1,750 square feet/unit, which exceeds the minimum required of 1,613 square feet/unit.
5. The design of the subdivision or the proposed improvements is unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed project site is located in an urbanized area. The new 9-unit condominium development is not likely to result in any substantial environmental damage or cause injury to fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements is unlikely to cause serious public health problems. There is no evidence demonstrating that the proposed 9-unit condominium development is likely to cause any serious public health problem.
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The subdivision of the 9-unit condominium will not conflict with any known easements located at, or near the property.

**SECTION 6:** *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. 958 and Subdivision No. 12-01 (VTM 71820).

**SECTION 7:** *Notice of Determination.* The Director of Planning and Building Safety or designee, is directed to file a Notice of Exemption in accordance with Public Resources Code §§ 21152 and 21167(f); CEQA Guidelines § 15094; and any other applicable law.

**SECTION 8:** This Resolution will remain effective until superseded by a subsequent resolution.

**SECTION 9:** The Commission Secretary is directed to mail a copy of this Resolution to Mariposa Building, LLC c/o Randy Morris and to any other person requesting a copy.

**SECTION 10:** This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this

time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 11: Except as provided in Section 10, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 28th day of June 2012.

\_\_\_\_\_  
David Wagner, Chairperson  
City of El Segundo Planning Commission

ATTEST:

\_\_\_\_\_  
Sam Lee, Secretary

Wagner -  
Baldino -  
Newman -  
Nisley -

APPROVED AS TO FORM:  
Mark D. Hensley, City Attorney

By: \_\_\_\_\_  
Karl H. Berger, Assistant City Attorney

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## **PLANNING COMMISSION RESOLUTION NO. 2722**

### **Exhibit A**

#### **CONDITIONS OF APPROVAL**

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Mariposa Building, LLC agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Assessment No. 958, Subdivision No. 12-01 for Vesting Tentative Map No. 71820, (“Project Conditions”):

#### **Planning Division Conditions**

1. Before the City issues a building permit, the applicant must submit plans, which show that the project substantially complies with plans and conditions approved and on file with the Planning and Building Safety Department. Any subsequent modification to the approved project must be referred to the Planning and Building Safety Director to determine whether Planning Commission approval is required for the proposed modification.
2. Not more than five dwelling units may be developed on Lot 1 and a maximum of four dwelling units may be developed on Lot 2.
3. A Lot Tie Covenant, in a form approved by the City Attorney, must be recorded before the City issues a Certificate of Occupancy. A separate instrument, in a form approved by the City Attorney, must be recorded concurrently with the Final Map that allows permanent access to all common areas of both Lots 1 and 2 including, without limitation, the driveway; drive aisle to garages; visitor parking spaces; trash and recycling enclosure; and common open spaces. The applicant agrees to compensate the City for the costs of reviewing these documents including, without limitation, attorney’s fees.
4. All exterior mechanical equipment, including Southern California Edison transformers, must be screened from public view.
5. All fire sprinkler system risers, bollards for gas meters and other equipment within front yard area must be fully screened from public view with landscaping. The equipment cannot be placed within the driveway visibility area.
6. The trash enclosure location(s) and area shown on the plans must be sufficiently large enough to store the necessary containers required for the

regular collection of residential solid waste and recyclable materials in multiple bins. The cleaning and maintenance must be described within the project's Covenants, Conditions and Restrictions (CC&R's).

7. Guest parking spaces must have a minimum dimension of 9 feet by 20 feet.
8. A minimum of 50% of required common open space must include soft landscaping materials (e.g. plantings).
9. The applicant must incorporate the following items into the project's Covenants, Conditions and Restrictions (CC&R's), to the satisfaction of the Planning and Building Safety Director, and approved as to form by the City Attorney:
  - a. Any leaks or spills on project driveways must be cleaned on a regular basis from all pavement and landscaped areas;
  - b. The project's surface parking lots and driveways must be swept clean of debris on a regular basis;
  - c. Oils or other pollutants must be cleaned from surface parking areas on a regular basis either by utilizing biodegradable solvents or by spreading sand and vacuuming the residual matter;
  - d. Any hazardous waste generated by the project must be removed and disposed of in accord with Los Angeles County requirements.

#### Police Department Conditions

10. Street addressing and unit numbers must be a minimum of four (4) inches high. Street numbers must be visible from the street or vehicular drive surface, of contrasting color to the background and illuminated during hours of darkness. If the street addressing has multiple numerical addresses (e.g., 425-429), this must be reflected in the numbering street side.
11. All addressing locations and sizes must be depicted on the elevation drawings.
12. All landscaping must be low profile around perimeter fencing, windows, doors and entryways taking special not to limit visibility or provide climbing access. Floral or grass ground cover is recommended. Bushes must be trimmed to 2 to 3 feet and away from buildings. Dense bushes cannot be clumped together to prevent a hiding place for criminal activity.

13. Trees/bushes/shrubs cannot be planted next to or near any light fixture or light standard.
14. The addressing, driveways, vehicular drive surface, garage doors, guest parking, and trash dumpster must be illuminated with a maintained minimum of one footcandle of light on the ground surface during hours of darkness.
15. Aisles, walkways and recesses related to and within all sides of the building must be illuminated with a maintained minimum of .25 footcandles on the ground surface during hours of darkness.
16. Lighting devices must be enclosed and protected by weather and vandal resistant covers.
17. A site plan must be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels. Foot-candles must be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
18. A photometric light study must be approved by the Police Chief before the City issues building permits. The photometric study must be point-by-point and include the light loss factor (.7). Lighting levels must be adjusted accordingly to meet the minimum footcandle requirements within each area of the project.
19. Street lighting cannot be included in the calculations for the photometric light study.
20. Perimeter walls must be a minimum height of 6 feet street side and of solid construction. Walls must limit climbing access (e.g., concrete walls cannot have varied sections were decorative blocks allow for stepping over the wall or part of the wall consists of wrought iron). Wood, wrought iron, steel tubular or mesh perimeters must be 6 feet high and all horizontal members must be on the inside of the perimeter. Where wrought iron or steel tubular fencing is used, the horizontal members must run along the top and bottom portion of the fence.
21. The project must be secured with security gates at the front and rear of the building enclosing the walkway and utilize a buzz-in entry system.
22. Mailboxes must be placed in a secure, central location to provide for easy surveillance. Both mailboxes and mail receptacles must be locking.

23. All main entry doors for dwelling units (including entry doors from the driveway and the garage into the residence) must be of solid core construction with a minimum thickness of 1 ¾ inches.
24. Dwelling unit main entry doors constructed of glass are not permitted. However, glass panels in the top eighth of the door may be considered upon submission and review.
25. Dwelling unit main entry doors where windows are set along side the entry door must either reverse the swing of the door, or reverse the position of the window to be opposite the locking mechanism.
26. Dwelling unit entry doors must have a deadbolt-locking device and the deadbolt throw must have a one-inch projection. The cylinder guard must be of case hardened steel, with the outer edge angled or tapered and free spinning. The exterior portion of the lock must be connected to the inside portion of the lock with bolts at least one-quarter inch in diameter and constructed of steel. The locking mechanism must contain a minimum of a five-pin tumbler.
27. A panoramic door viewer with a minimum of 200 degree viewing angle must be installed in each main entry door for individual dwelling units.
28. Strike plates must be made with a minimum of 16 U.S. gauge steel, bronze or brass and secured to the jamb by a minimum of two screws, off-set and which must penetrate at least three (3) inches into solid backing beyond the surface to which the strike plate is attached.
29. Double or French doors must have a secondary locking device, such as a cane or flush bolt in addition to a deadbolt. The inactive leaf of double door(s) must be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the doorframe.
30. The CC&R's must include a provision notifying dwelling unit residents that a permit is required by the City for operating any home security alarm system, whether audible or monitored by a security company and False Alarm regulations are enforced by the City.

#### Building Division Conditions

31. All buildings must comply with the 2010 California Green Building Code and the 2010 California Energy Code, as adopted by the ESMC.

32. The Planning and Building Safety Director must approve a geotechnical report that is not more than one year old for the project before the City issues building permits.
33. Before the City issues building permits, the applicant must submit a grading report to the Planning and Building Safety Director for review and approval.
34. Before the City issues building permits, submitted plans must show conformance with the 2010 California Building, Mechanical, Electrical, Fire, Plumbing, and Energy Codes, as adopted by the ESMC, as a Group R, Division 1.
35. Before the City issues building permits, plans must be reviewed for accessibility requirements per Chapter 11 of the 2010 California Building Code, as adopted by the ESMC.
36. The applicant must ensure that any trenches deeper than five feet and meeting CalOSHA definitions will comply with shoring requirements.
37. The project must conform with the California Airport Noise Regulations and California Noise Insulation standards.
38. The applicant must employ all necessary measures to reduce interior noise levels to minimum state standards. The applicant must commission a post acoustical analysis to demonstrate compliance. The applicant can choose to comply with the all applicable provisions of ESMC § 13-1-4 which establishes Residential Noise Insulation standards in the City of El Segundo in lieu of performing a post acoustical analysis.

#### Public Works Department Conditions

39. The Final Map must be recorded and filed with the City Engineer of the City of El Segundo and Los Angeles Recorder's Office.
40. An irrevocable offer, in a form approved by the City Attorney, to dedication of 5-feet on Illinois Street and 7-feet on Mariposa Avenue for right-of-way improvements must be provided to the satisfaction of the Public Works Director and Planning and Building Safety Director.
41. Before the City issues a Certificate of Occupancy, the applicant must construct curb and gutter, sidewalk, and driveway approaches per SPPWC standards along Mariposa Avenue and Illinois Street by an appropriately licensed contractor. Sidewalks must be a minimum 4 feet wide on Illinois Street and a minimum of 5 feet wide on Mariposa Avenue.

42. Before the City issues a Certificate of Occupancy, the applicant must resurface half of the street from the proposed curb and gutter to the centerline of the street along Mariposa Avenue and Illinois Street.
43. Before the City issues a Certificate of Occupancy, the applicant must construct a Survey Monument at street centerline intersection of Mariposa Avenue and Illinois Street.
44. The applicant must ensure that water service connections are sized for the expected water usage increase as a result of the new development.
45. The applicant must identify all existing utilities (water, sewer, gas, storm drain, electrical, etc.) including easements, around the project site.
46. The applicant must provide a potable water service lateral and water meter for each new lot. Location and sizes of proposed water meters must be approved by Public Works Department Water Division.
47. The applicant must provide sewer lateral with property cleanout on each lot and pay the required sewer connection fees. Any unused water service lateral and sanitary sewer laterals must be abandoned at the City main.
48. The applicant must install water meters. Size and locations of the meters must be approved by the Public Works Director, or designee.
49. The applicant must comply with the latest NPDES requirements and provide Best Management Practices (BMPs) for sediment control, construction material control, and erosion control.
50. A registered civil engineer must provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts, as follows, subject to review and approval from the Public Works Department:
  - a. The design must follow the criteria contained in both the Los Angeles County Department of Public Works Hydrology Manual 2006 and Standard Urban Storm Water Mitigation Plan or most recent editions. Flows cannot impact neighboring properties.
  - b. The project cannot increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.

51. All record drawings (as-built drawings) and supporting documentation must be submitted to the Public Works Director, or designee, before scheduling the project's final inspection.

#### Fire Department Conditions

52. Before building permits are issued, the Fire Chief, or designee, must approve plans that identify fire protection, notification, detection and access provisions for testing and maintaining the system.
53. The applicant must comply with the applicable requirements of the 2010 California Building, Residential, and Fire Codes and the 2009 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.

#### Recreation and Parks Department Conditions

54. The plant materials used in landscaping the site must be compatible with the El Segundo climate pursuant to Sunset Western Garden Book's Zone 24 published by Sunset Books Inc, Revised and Updated 2001 edition and available for review at the Planning and Building Safety Department. The landscape and irrigation plan must be reviewed and approved by the Recreation and Parks Department and the Planning and Building Safety Department.
55. A City tree—*Melaleuca quinquenervia* (paperbark tree)—on the corner of Illinois Street and Mariposa Avenue must be removed through the Tree Removal Permit process before the City issues a building permit. A Tree Removal Permit approval must be obtained from the Department of Recreation and Parks to remove any trees on the public right-of-way.
56. Install a 5-foot wide parkway on Mariposa Avenue and an 8-foot wide parkway on Illinois Street to the satisfaction of the Parks and Recreation Department and the Planning and Building Safety Department.
57. Install street trees in compliance with the City's Master Street Tree Plan to the satisfaction of the Parks and Recreation Department.

#### Service Fees

58. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time library services mitigation fee in accordance with Resolution No. 4687. The fee amount must be based upon the adopted fee at the time the building permit is issued.

59. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time fire services mitigation fee in accordance with Resolution No. 4687. The fee amount must be based upon the adopted fee at the time the building permit is issued.
60. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time police services mitigation fee in accordance with Resolution No. 4687. The fee amount must be based upon the adopted fee at the time the building permit is issued.
61. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time parks services mitigation fee in accordance with Resolution No. 4687. The fee amount must be based upon the adopted fee at the time the building permit is issued.
62. Before building permits are issued, the applicant must pay the required sewer connection fees (as specified in ESMC Title 12-3).
63. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before the City issues a certificate of occupancy, the applicant must pay a one time traffic mitigation fee in accordance with Resolution No. 4443.
64. Before building permits are issued, the applicant must pay the required School Fees. This condition does not limit the applicant's ability to appeal or protest the payment of these fees to the school districts(s).

#### Construction Conditions

65. The applicant must keep soil stockpiled for two days or more covered, moist, or treated with soil binders to prevent dust generation.
66. The applicant must cover or maintain two feet of free board on any stock pile of debris, dirt or rusty materials on-site.
67. All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard.
68. The owner or contractor must conduct daily street sweeping and truck wheel cleaning to prevent dirt in the storm drain system.
69. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, streets and sidewalks within 150 feet of the site perimeter must be swept and cleaned a minimum of twice weekly.



70. All diesel equipment must be operated with closed engine doors and must be equipped with factory-recommended mufflers.
71. The applicant must provide a telephone number for local residents to call to submit complaints associated with the construction noise. The number must be posted on the project site and must be easily viewed from adjacent public areas.
72. All construction related parking must be accommodated on-site. No construction parking must be permitted off-site.

#### Miscellaneous Conditions

73. Before approval of the Final Map, the applicant must submit the Covenants, Conditions and Restrictions (CC&R's) to the City for review and approval. CC&R's must address the project conditions of approval, the management and maintenance of the property, and must specify that no storage is permitted within the required parking spaces consistent with the ESMC. The CC&R's must be approved as to form by the City Attorney. The Applicant must pay for all fees incurred by the City as a result of the City Attorney's review of CC&R's before the City issues a certificate of occupancy.
74. The vesting tentative map expires 24 months after approval or conditional approval but may be extended for a period not to exceed 12 months, pursuant to Government Code § 66452.6 and ESMC § 14-2-3. The development rights expire when the vesting tentative map expires unless a final map is approved before the expiration date. Once the final map is approved, the development rights remain valid for one year pursuant to ESMC § 14-2-3(B) and may be extended for one year pursuant to ESMC § 14-2-3(D).
75. Mariposa Building, LLC agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. 958, Subdivision No. 12-01 (VTM 71820). Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. 958, Subdivision No. 12-01 (VTM 71820), Mariposa Building, LLC agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the

City” includes the City of El Segundo’s elected officials, appointed officials, officers, and employees.

By signing this document, Mariposa Building, LLC certifies that it has read, understood, and agree to the Project Conditions listed in this document.

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Randy Morris, Mariposa Building, LLC, Property Owner

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

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# CITY OF EL SEGUNDO

## PLANNING COMMISSION STAFF REPORT

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**PUBLIC HEARING:** June 28, 2012

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

**APPLICANT:** Mar Ventures, Inc – William Messori

**PROPERTY OWNER:** SMPO LAB, LLC – Steve Williams

**REQUEST:** General Plan Amendment to create a new Specific Plan for a 4.83-acre property; a Zone Change to designate this property as “222 Kansas Street Specific Plan” on the Zoning Map; a Specific Plan Amendment to remove this property from the Smoky Hollow Specific Plan area; a Zone Text Amendment to reflect the new Specific Plan in the zoning regulations and modify affected sections in the Smoky Hollow Specific Plan regulations; a Subdivision of the property into five parcels and 20 condominium units; construction of 45,152 square-foot facility operated by the USDA and used for Animal and Plant Health Inspection Services (“APHIS”) on the southern portion of the property (Phase 1), and two office buildings totaling 31,000 square feet in floor area on the northern portion of the property (Phase 2); a Development Agreement, and an Environmental Assessment for the proposed project.

**PROPERTY INVOLVED:** 222 Kansas Street

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### I. Introduction

Mar Ventures, Inc requests that the Planning Commission recommend approval to the City Council of Environmental Assessment (EA) No. 959, General Plan Amendment (GPA) No. 12-01, Specific Plan Amendment (SPA) No. 12-01, Zone Change (ZC) No. 12-01, Zone Text Amendment (ZTA) No. 12-01, Subdivision (SUB) No. 12-02, Site Plan Review (SPR) No. 12-01, Development Agreement (DA) No. 12-01, and adoption of an Addendum to the Initial Study/Mitigated Negative Declaration to establish a Specific Plan and to allow construction of a 45,152 square-foot facility operated by the

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USDA and used for Animal and Plant Health Inspection Services ("APHIS"), and two office buildings totaling 31,000 square feet in floor area. The project site is located at the southeast corner of Grand Avenue and Kansas Street, on the block bounded by Grand Avenue to the north, Franklin Avenue to the south, Kansas Street to the west, and Sepulveda Boulevard to the east. The entire project site encompasses consists of two parcels with a total area of approximately 4.83 acres. The current zoning designation for the property is Medium Manufacturing (MM) with a Grand Avenue Commercial (GAC) Overlay Zone over the north portion of the property. The current zoning allows a maximum floor area ratio (FAR) of 0.60. The proposed Specific Plan identifies a maximum floor area ratio (FAR) of 0.60 as well, and the proposed construction project would have an FAR of 0.34.

Staff needs additional time to work with the applicant regarding finalizing the Development Agreement and complete preparation of all the associated documents relating to the application. Planning Division staff requests that the Planning Commission continue the hearing to their next regularly scheduled meeting on July 12, 2012. The applicant is in agreement with the continuance.

## II. Conclusion

Staff recommends that the Planning Commission continue the hearing regarding Environmental Assessment (EA) No. 959, General Plan Amendment (GPA) No. 12-01, Specific Plan Amendment (SPA) No. 12-01, Zone Change (ZC) No. 12-01, Zone Text Amendment (ZTA) No. 12-01, Subdivision (SUB) No. 12-02, Site Plan Review (SPR) No. 12-01, Development Agreement (DA) No. 12-01 to their next regularly scheduled meeting on July 12, 2012.



Kimberly Christensen, AICP, Planning Manager  
Planning and Building Safety Department



Sam Lee, Director  
Planning and Building Safety Department