



AGENDA 09/27/12

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, September 27, 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. 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.

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 August 23, 2012, Planning Commission Meeting Minutes.

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

2. **Environmental Assessment EA 970 and Off-site Parking Covenant MISC 12-02**

Address:	2240-2260 East Imperial Highway
Applicant:	Tait & Associates, Inc. – Greg Fick
Property Owner:	Kilroy Realty Finance Partnership

Project Summary

The proposed project involves the Kilroy Airport Center, a commercial property located at 2240-2260 East Imperial Highway and two off-site parking lots to the south that are bounded by Douglas Street to the east, Atwood Way to the south and the I-105 freeway on-ramp to the west. The property at 2240-2260 East Imperial Highway is developed with two 12-story office buildings and one 13-story parking structure totaling 690,052 square feet of office space. The parking structure and a surface lot onsite contain 1,854 parking spaces. The Director of Planning and Building Safety recently approved Environmental Assessment EA 970 and Precise Plan Amendment PPA 12-101 to: 1) include two off-site surface parking lots containing 128 parking spaces in the Precise Plan area; 2) install access control gates to the off-site parking lots; and 3) re-stripe the existing parking structure to reduce the number of compact parking spaces and improve vehicular circulation. The parking structure re-striping would reduce the number of parking spaces onsite to 1,854, which is less than 1,972 parking spaces, the minimum required by Precise Plan PP 2-81. As a result, the Director of Planning and Building Safety required as a condition of approval of EA 970 and PPA 12-01 that an off-site parking covenant be recorded to reserve 128 parking spaces in the two parking lots located south of the Kilroy Airport Center. The subject application is required to address the Planning Commission's condition. The 128 parking spaces to be provided in these parking lots are not required spaces for other existing uses on the adjacent properties. Pursuant to ESMC § 15-15-3(H) the Planning Commission must review all off-site parking covenants for more than 20

parking spaces.

The subject property is located in the Urban Mixed Use North (MU-N) Zone. The site is located on the block bounded by Imperial highway to the north, Nash Street to the west, Atwood Way to the south, and Douglas Street to the east. The site is surrounded by the Los Angeles International Airport (LAX) to the north, office and light industrial uses to the east and west, and office and restaurant uses to the south.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301 as a Class 1 categorical exemption (Existing Facilities), § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations), and § 15311 as a Class 11 categorical exemption (Accessory Structures).

RECOMMENDED ACTION: The recommended action is for the Planning Commission to: 1) approve Environmental Assessment EA-970 and Off-site Parking Covenant MISC No. 12-02; and 2) discuss and take any other action related to this item.

F. Call Items from Consent Calendar

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

None.

H. New Business – Public Hearing

None.

I. Continued Business

None.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

Study session to discuss the Planning Commission Rules.

M. Adjournment – next meeting scheduled for October 11, 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:

_____ (Signature)

_____ (Date/Time)

