



# PLANNING COMMISSION MEETING ACTION REPORT

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<b>MEETING DATE:</b>	Thursday, April 11, 2013
<b>MEETING TIME:</b>	5:30 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	El Segundo Cable Channel 3 (Live). Replayed on Friday following Thursday's Meeting at: 1:00 p.m. and 7:00 p.m., Channel 3.

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items.

Unless otherwise noted in the Agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the **Public Communications** portion of the meeting. Additionally, the public can comment on any public hearing item on the Agenda during the public hearing portion of such item. The time limit for comments is generally limited to five minutes per person.

Members of the public may request that items be placed on the Agenda by submitting a **Written Request** to the Planning and Building Safety Director at least ten days before the Planning Commission Meeting (by 10:00 a.m. the Monday of the prior week). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Planning and Building Safety Director a minimum of two working days before the meeting and they do not exceed five minutes in length.

**In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2306. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.**

- A. **Call to Order** – 5:30 p.m.
- B. **Pledge of Allegiance** – Commissioner Newman
- C. **Roll Call** – present: Wagner, Baldino, Nisley, Nicol, and Newman.
- 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**

- 1. Consideration and possible other action regarding approval of the February 14, 2013 Planning Commission Meeting Minutes.

**ACTION:** Approved (5-0).

**F. Call Items from Consent Calendar**

None.

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

Agenda Item H-2: PowerPoint presentation handout.

**H. New Business – Public Hearing**

- 2. **Environmental Assessment No. EA-974 – Chevron El Segundo Refinery Central Reliability Center and Central Tool Room/Instrument and Electric Shop Project**

**Address:** 324 W. El Segundo Boulevard  
**Applicant:** Chevron USA, Inc.  
**Property Owners:** Chevron USA, Inc

**Project Summary**

The Project site is currently occupied by several structures associated with the Chevron El Segundo Refinery (refinery). The proposed Project would demolish seven of these industrial structures totaling 126,897 square feet in order to accommodate two new facilities; the Central Reliability Center (CRC) and the Central Tool Room/Instrument and Electric (CTR/I&E) Shop. The Central Reliability Center (CRC) and the Central Tool Room/Instrument and Electric (CTR/I&E) Shop buildings would be comprised of 101,185 square feet of new floor area. The Central Reliability Center building is comprised of 63,800 square feet of office area and an 18,085 square-foot cafeteria for Chevron employees. The Central Tool Room/Instrument and Electric Shop is comprised of 19,300 square feet.

The proposed project is located on 7.5 acres within the central portion of the existing Chevron refinery approximately 1,570 feet east of Vista Del Mar, 2,090 feet south of El Segundo Boulevard, 2,420 feet north of Rosecrans Avenue, and 5,725 feet west of Sepulveda Boulevard in the Heavy Manufacturing (M-2) Zoning District. The Project site is generally bounded by two interior refinery streets: Rack Street to the north and Main Street to the East.

**Mitigated Negative Declaration**

An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines § 15070. The 30-day public review and comment period for the Negative Declaration began on February 15, 2013 and ended on March 18, 2013.

**RECOMMENDED ACTION:** Planning Commission adopted Resolution No. 2731. Approved (5-0).

**I. Continued Business - Public Hearing**

None.

**J. Report from Planning and Building Safety Director or designee**

None

**K. Planning Commissioners' Comments**

None.

**L. Other Business**

None.

**M. Adjournment: 5:55 p.m. – Next regular meeting scheduled for April 25, 2013, 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.

**POSTED:**

Kenus Nelson  
(Signature)

April 16, 2013 / 4:00 pm  
(Date/Time)