



# AGENDA 07/24/14 PLANNING COMMISSION Meeting

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<b>MEETING DATE:</b>	Thursday, July 24, 2014
<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 June 26, 2014, Planning Commission Meeting Minutes.

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

2. **Director Decisions for Administrative Adjustments**

- A. **Environmental Assessment No. EA-1071, Administrative Adjustment No. ADJ 14-05 -Allow green colored parking lot striping, instead of white for a commercial office development.**

**Address:** 2101 East El Segundo Boulevard  
**Applicant:** Mark Belknap – Bixby Land Company  
**Property Owner:** CREF 2101 El Segundo LLC c/o Aaron Hill

The applicant requests approval of green colored parking lot striping, instead of the required white striping for a commercial office development. ESMC §§ 15-15-3(J)(1) and 15-15-5(C) allow for the Director of Planning and Building Safety to review and approve an Administrative Adjustment to allow alternative parking lot designs and colors. All ADA accessible parking stalls are striped and will remain blue/white per code. The green striping for the rest of the parking stalls is part of an office tenant's effort to create a "creative office" environment and it is used on other properties occupied by the same business. The project site is located in the Corporate Office (CO) Zone within the on the block bounded by El Segundo Boulevard to the south, Grand Avenue to the north, Nash Street to the east and Continental Boulevard to the west.

The proposed project is categorically exempt from additional CEQA analysis 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). The project involves the use of green colored parking lot striping instead of white for an existing commercial office development.

The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. The project site is currently developed with commercial office uses and is 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) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1071 and Administrative Adjustment No. ADJ 14-05; and (2) discuss and take any other action related to this item.

**B. Environmental Assessment EA-1067 and Administrative Adjustment No. ADJ 14-04 - To allow a lift for disabled persons within the required 10-foot rear yard setback of a property in the Multi-Family Residential (R-3) Zone.**

**Address: 711 Main Street, El Segundo, CA.**

The applicant requests approval of adjustment to construct an 18 square-foot handicap lift for a new 4-story condominium building that will encroach 4-foot and 2-inches on to the required 10-foot rear-yard setback. The handicap lift will provide service on the ground floor of Unit D to the rear ADA space at the subterranean garage. ESMC § 15-24-1(G) allows for the Director of Planning and Building Safety to review and approve adjustment request for deviations from development standards for reasonable access accommodation. The project site is located in the Multifamily Residential (R-3) Zone on the block bounded by Palm Avenue to the south, Oak Avenue to the north, Main Street to the east and Virginia Street to the east.

The proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §15303 which identifies the project as a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption. The project involves the construction of an 18 square-foot handicap lift for a new 4-story condominium building. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. The project site is currently developed with an industrial use and is 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) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1067 and Administrative Adjustment No. ADJ 14-04; 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 – Public Hearing**

None.

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

K. **Planning Commissioners' Comments**

L. **Other Business**

3. **Information Item: Presentation regarding El Segundo South Campus Specific Plan DEIR.**

M. **Adjournment – next meeting scheduled for August 14, 2014, 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)