



AGENDA 08/14/14

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, August 14, 2014
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 July 24, 2014, Planning Commission Meeting Minutes.

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

- F. **Call Items from Consent Calendar**
- G. **Written Communications (other than what is included in Agenda packets)**

None.

H. **New Business – Public Hearing**

- 2. **Environmental Assessment No. 1076 and Zone Text Amendment 14-03**
Zone Text Amendment to amend the El Segundo Municipal Code (“ESMC”) §§15-1-6, 15-2-7 and 15-21-6(B) to allow Architectural Landscape Features; Architectural Building Features; unroofed patios and decks; stairs, ramps, and safety guardrails to encroach into required setbacks in the Urban Mixed-Use (MU-S) Zone; and to amend the definition of Architectural Landscape Features.

Address: Citywide
Applicant: 2120 Park Place, LP, 2121 Park Place, LP, and 800 Apollo, LP
Property Owners: Various

The proposed project is an Environmental Assessment and a Zone Text Amendment amending the ESMC regulations to allow Architectural Landscape Features, Architectural Building Features, unroofed patios and decks; stairs, ramps, and safety guardrails to encroach into required setback areas in the Urban Mixed-Use South (MU-S) Zone; and to amend the definition of Architectural Landscape Features.

The proposed zone text amendment is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*,

"CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303; 15304(e); 15305; and 15311. Further, the adoption of this Ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making. This Ordinance does not authorize any new development entitlements, but simply establishes policies and procedures for allowing the previously approved project to be constructed. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

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. 2753; and/or (3) discuss and take any other action related to this item.

3. **Environmental Assessment No. EA-1077 and Adjustment No. ADJ 14-06**
Adjustment to allow a two-foot, six-inch tall bench wall to encroach 30 feet into the required 30-foot street side setback in the Urban Mixed-Use South (MU-S) Zone

Address: 2120 East Park Place
Applicant: 2120 Park Place, LP c/o Patrick Perry
Property Owners: 2120 Park Place, LP

The proposed project is an Environmental Assessment and an Adjustment to allow a two-foot, six-inch tall bench wall at 2120 East Park Place to encroach 30 feet into the required 30-foot street side setback in the Urban Mixed-Use South (MU-S) Zone. El Segundo Municipal Code (ESMC) § 15-2-14(B)(3)(b) allows Architectural Landscape Features as defined in ESMC §15-1-6 to encroach up to 80 percent (80%) of the required setback area provided the features do not have greater than twenty percent (20%) component solid portions. Encroachments which exceed these standards require approval of an Adjustment. The proposed bench wall encroaches up to 100% into the required setback and has up to 100% component solid portions.

The proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §15305 which identified the project as a Class 5 (Minor Alterations in Land Use Limitations and §15311 which identifies the project as a Class 11 (Accessory Structures). The project involves a minor exception to the setback requirements to allow minor accessory structures, such as bench walls (Architectural Landscape Features) not exceeding three feet and six inches in height to encroach up to 30 feet into a required 30-foot street side setback. 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) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2754; and/or (3) discuss and take any other action related to this item.

4. **Environmental Assessment No. EA-1078 and Adjustment No. ADJ 14-07**
Adjustment to allow a three-foot, six-inch tall landscape planter wall with four three-foot, six-inch tall benches to encroach 30 feet into the required 30-foot street side setback in the Urban Mixed-Use South (MU-S) Zone

Address: 2121, 2145, and 2175 East Park Place
Applicant: 2121 Park Place, LP c/o Patrick Perry
Property Owners: 2121 Park Place, LP

The proposed project is an Environmental Assessment and an Adjustment to allow a three-foot, six-inch tall landscape planter wall with four three-foot, six-inch tall benches at 2121, 2145, and 2175 East Park Place to encroach 30 feet into the required 30-foot street side setback in the Urban Mixed-Use South (MU-S) Zone. El Segundo Municipal Code (ESMC) § 15-2-14(B)(3)(b) allows Architectural Landscape Features as defined in ESMC §15-1-6 to encroach up to 80 percent (80%) of the required setback area provided the features do not have greater than twenty percent (20%) component solid portions. Encroachments which exceed these standards require approval of an Adjustment. The proposed benches and landscape planter encroach up to 100% into the required setback and have up to 100% component solid portions.

The proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §15305 which identified the project as a Class 5 (Minor Alterations in Land Use Limitations and §15311 which identifies the project as a Class 11 (Accessory Structures). The project involves a minor exception to the setback requirements to allow minor accessory structures, such as benches, bench walls, and landscape planter walls (Architectural Landscape Features) not exceeding three feet and six inches in height to encroach up to 30 feet into a required 30-foot street side setback. 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) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2755; and/or (3) discuss and take any other action related to this item.

I. **Continued Business – Public Hearing**

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 August 28, 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:

Kenneth Wilson
(Signature)

August 7, 2014 @ 10:00 AM
(Date/Time)

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