



AGENDA 09/04/14

PLANNING COMMISSION

Special Meeting

MEETING DATE:	Thursday, September 4, 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.*

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.

None.

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

None.

H. **New Business – Public Hearing**

- 1. **Environmental Assessment No. EA-1065, Lot Line Adjustment No. LLA 14-03, and Variance No. VAR 14-01**

Addresses: 694,690,686, & 682 W. Palm Avenue
Applicants: Boushell, Messer, Hoffman and Larsen
Property Owners: Boushell, Messer, Hoffman and Larsen

Project Summary

The above noted four properties create one flag lot with access from Palm Avenue (686 Palm Avenue), and three land locked parcels with joint access to Palm Avenue via easements from the 686 Palm Avenue parcel. The lots appear to have been subdivided between 1948 and 1952. The applicants request a lot line adjustment and certificate of compliance to recognize the subdivisions as legal lots. The applicants also seek a variance for the 16 foot wide existing single access point for all four properties from Palm Avenue, for side yard setbacks that are substandard on all four parcels, for a front yard setback that is substandard on the 682 Palm Avenue parcel and for relief from the parking requirements for 694 and 686 Palm Avenue.

If approved, the lot line adjustment and variance would move the existing east property line between 694 and 690 Palm Avenue approximately 9.5 feet further east at its widest point, to 5.4 feet further east at its most narrow point. The lot line adjustment would also move the east property line between 690 and 686 Palm Avenue approximately 9.8 feet further east. The adjustments are needed to correct a current issue with the existing single family

residences at 694 and 690 Palm Avenue which were built over the existing shared property line between 694 and 690 by 6.3 feet at 694 Palm Avenue, and by 6.4 feet at 690 Palm Avenue between the shared property line between 690 and 686 Palm Avenue.

Adjusting the new lot lines would resolve the "building over property line" issue between 694 and 690 Palm Avenue, but it would create a zero lot line setback between 694 and 690 Palm Avenue at the attached garage on the 690 Palm Avenue parcel, a 0.5 foot setback at the point where it passes the east edge of the house at 694 Palm Avenue, and a 3.9 foot setback between 690 and 686 Palm Avenue, all less than the zone required 4.5 feet (10 percent of the width of the lot). In addition, the existing residence at 686 Palm Avenue has an existing 1 foot substandard east property line side setback that will not change. The existing residence at 682 Palm Avenue has a two car garage in that parcel's front yard setback area, no other changes are proposed for the 682 Palm Avenue property. The requested variance would allow the substandard setbacks, the substandard access point from Palm Avenue, and relief from the parking requirements for the 694 and 686 Palm Avenue properties.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations). The project involves front yard and side yard setback variances, and minor lot line adjustments not resulting in the creation of any new parcel.

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. 2752; and/or (3) discuss and take any other action related to this item.

2. **Determination of Consistency of the Proposed Fiscal Year 2014-2015 (FY2014-2015) Capital Improvement Program ("CIP") with the City of El Segundo General Plan**

Addresses: Citywide
Applicant: City of El Segundo
Property Owner: City of El Segundo

Project Summary

The City of El Segundo annually reviews its Capital Improvement Program ("CIP") for the purpose of identifying and prioritizing capital projects to be completed within the planning period. Government Code §§ 65401 and 65103(c) requires the City to prepare a coordinated program of proposed public works projects and requires such projects be reviewed by the City planning agency for conformity with the City's General Plan, including an annual review of the City's CIP for consistency. The planning agency in the City of El Segundo is the Planning Commission. Eleven (11) projects are proposed to commence for FY 2014-2015 that include:

- Annual water main repair and/or replacement,
- Annual sewer main repair and/or replacement
- Annual slurry seal of streets,
- Annual curb and sidewalk repair citywide,
- Installation of a sewer force main at the lifeguard station,
- Rehabilitation of sewer lift and pump stations,
- Fire Station 1 seismic upgrades,

- Fire Station 1 facility upgrades,
- Police Station upgrades,
- Restoration of Richmond St, and
- Exterior painting of the library.

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. 2757; 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 September 25, 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:

Venus Wilson
(Signature)

August 28/14 / 1:30pm
(Date/Time)