



# AGENDA 10/09/14

## PLANNING COMMISSION

### Meeting

---

<b>MEETING DATE:</b>	Thursday, October 9, 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. (Schedule subject to change)

---

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.

00\_

- 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 28, 2014, Planning Commission Meeting Minutes.

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

- 2. Consideration and possible other action regarding approval of the September 25, 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)**

**H. New Business – Public Hearing**

- 3. **Environmental Assessment No. EA-1061, Conditional Use Permit No. CUP 14-01, Conditional Use Permit No. CUP 14-02, Subdivision No. SUB 14-05, Off-Site Parking Covenants Nos. MISC 14-02 and MISC 14-06, and Lot Tie Covenant MISC. 14-03**

**Address:** 525 North Sepulveda Boulevard (APNs 4139-025-073,-074, -075, -076, -081, -091 and 4139-024-013,-014, and 015)  
**Applicant:** Rubicon B Hacienda, LLC  
**Representative:** John Bowman  
**Property Owner:** Rubicon B Hacienda LLC

The Applicant proposes extensive renovations of the existing Hacienda Hotel and proposes to operate the facility as two separate hotels with a south hotel site and a north hotel site. The two hotel sites are proposed to be operated as two separate hotel brands, a Marriott Fairfield Inn and Suites and a Starwood Aloft Hotel. The existing Hacienda Hotel site is

located within the General Commercial (C-3) Zone and the existing hotel surface parking lot located north of the hotel site across Mariposa Avenue is located in the Parking (P) Zone.

The Applicant is proposing to amend the existing Hacienda Hotel entitlement, Conditional Use Permit No. CUP 87-01, to be applicable to the north hotel site only. Hotels are a permitted use in the C-3 Zone where the property is located. The Applicant is further proposing to operate the south hotel site as a new hotel within the C-3 Zone. Although hotels are a permitted use in the C-3 Zone, a conditional use permit is required for the new south hotel facility to allow the proposed alcohol service (a bar).

The Project consists of the following:

- 1) **Environmental Assessment No. EA-1061**- Interior and exterior renovations to an existing hotel and division of the hotel into two separate hotels (south hotel site and north hotel site). A 6,640 square-foot addition to the south hotel site.
- 2) **Conditional Use Permit No. CUP 14-02** – Allow the sale of alcohol at a bar located in the new lobby of the proposed south hotel site. Allow alcohol service in common spaces and limited rooms identified in the proposed project plans.
- 3) **Conditional Use Permit No. CUP 14-01** – Amend the existing Hacienda Hotel conditional use permit (CUP 87-01) to apply only to the proposed north hotel site. Modify the conditions of this CUP to match the proposed operating conditions at the north hotel site. These modifications include adjusting the number of required parking spaces for the north hotel to match the number of required spaces identified on the proposed plans (250 parking spaces).
- 4) **Subdivision No. SUB 14-05** – Combine the existing 12 lots underlying the hotel site into two parcels, one parcel for the north hotel and one parcel for the south hotel.
- 5) **Miscellaneous Nos. MISC 14-02, MISC 14-03, and MISC 14-06** – South Hotel: off-site parking covenant for 23 spaces; North Hotel: off-site parking covenant for 213 spaces. Lot tie covenants to the three parcels underlying the off-site parking location.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301(a) (interior and exterior alterations to existing facility); §15301(d) (rehabilitation of deteriorated structure); and §15301(e) (addition less than 10,000 s.f.); and, §15315 (division of property into four or fewer parcels).

**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. 2759 and Resolution No. 2760; 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**

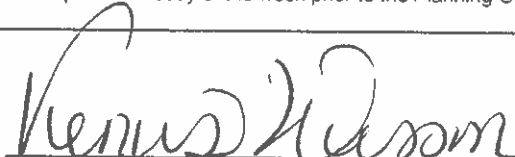
None.


**M. Adjournment – next meeting scheduled for October 23, 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)