



AGENDA 11/13/14

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, November 13, 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. (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.

001

- 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 October 23, 2014, Special 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

- 2. **Environmental Assessment EA-1040 and Subdivision No. SUB 13-09 (Vesting Tentative Map No. 72745)**

Address: 400 Duley Road
 Applicant: 400 Duley Road Properties LLC
 Property Owner: 400 Duley Road Properties LLC

Project Summary

The proposed project involves an environmental assessment and a subdivision for condominium purposes (Subdivision No. SUB 13-09 for Vesting Tentative Map No. 72745) to allow the development of five (5) buildings for a maximum of 20 office condominium units (4 units per building) on an approximately 3.67 acre site at 400 Duley Road located in the Urban Mixed Use North (MU-N) Zone. The proposed subdivision will include common areas that will be maintained by an association that will be created as part of the project requirements. The project site is a relatively flat site that is currently a vacant lot. The project site is the former site of the UCLA wind tunnel. The five buildings will range in size from 11,619 square feet to 17,713 square feet and will total 68,997 square feet. Each building will be two-stories. The project proposes a Floor Area Ratio of .43:1 where 1.3:1 is allowed. The proposed project will provide 202 parking spaces, the required minimum

number of parking spaces. The buildings will have a maximum height of 38'-0" where a maximum building height of 175'-0" is allowed.

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 Mitigated Negative Declaration of Environmental Impacts was published and circulated for public review for 30-days from September 9, 2014 through October 8, 2014.

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. 2761; 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

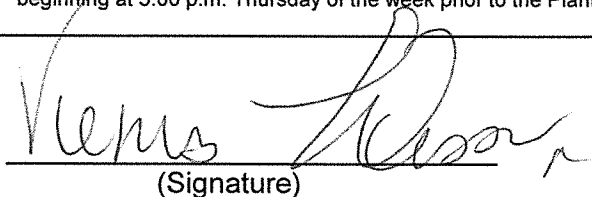
L. Other Business

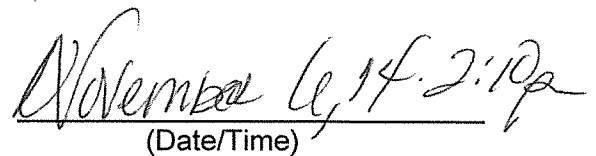
None.

M. Adjournment – next meeting scheduled for November 27, 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)