



# AGENDA 12/11/14

## PLANNING COMMISSION

### Meeting

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<b>MEETING DATE:</b>	Thursday, December 11, 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)

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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 November 13, 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 and Off-Site Parking Covenants**

- A. **Environmental Assessment No. EA-1087, Administrative Adjustment No. ADJ 14-08, and Miscellaneous No. MISC 14-07.** A request to modify the entrance to Boeing Parking Lot "P-30" to exceed 30 feet in width and modify the off-site parking covenant for the site from 312 off-site parking spaces to 317 off-site parking spaces.

**Address: 900 North Sepulveda Boulevard**  
**Applicant: Nisha Dattaray**  
**Property Owner: The Boeing Company**

The applicant requests approval of: 1) an Administrative Adjustment to modify the entrance to the Boeing Parking Lot "P-30" on Imperial Highway to exceed 30 feet in width; and 2) modification of an existing off-site parking covenant for the site to increase the number of off-site parking spaces from 312 parking spaces to 317 parking spaces.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301 as a Class 1 categorical exemption (Existing Facilities), and § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations).

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1087; Administrative Adjustment No. ADJ 14-08 and Miscellaneous No. MISC 14-07; and/or (2) discuss and take any other action related

to this item.

3. **Director Decisions for Administrative Use Permits**

- A. **Environmental Assessment No. EA-1092 and Administrative Use Permit No. AUP 14-05.** An Administrative Use Permit to allow the placement and construction of eight monument signs exceeding six feet in height at the Corporate Campus Elevon Project.

**Address:** 710 North Nash Street  
**Applicant:** William Messori  
**Property Owner:** CDC Mar Campus LLC

The applicant requests an Administrative Use Permit allowing placement and construction of eight (8) monument signs not to exceed 9'-0" in height, with some monument signs located within the landscaped setback area on Douglas Street, Maple Avenue, Campus Drive, within the north parking area, and along the driveway formerly known as Campus Square West. The monument signs are part of a Sign Program for the property that was reviewed by the Planning and Building Safety Director. The monument signs require approval of the Administrative Use Permit. The project site is located on the southwest corner of Maple Avenue and Douglas Street.

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15311(a), as a Class 11 categorical exemption (construction or placement of on-premise sign).

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1092 and Administrative Use Permit No. AUP14-05; and/or (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)**  
H. **New Business – Public Hearing**

4. **Environmental Assessment No. EA-1085 Conditional Use Permit No. CUP 14-05**

**Address:** Public right-of-way adjacent to 901 North Nash Street  
**Applicant:** Korina Arvizu – Verizon Wireless  
**Property Owner:** Verizon Wireless, Southern California Edison, and City of El Segundo

The applicant requests: 1) a Wireless Communications Facility Permit (Minor) to allow a utility-mounted wireless facility on a Southern California Edison (SCE) pole; and 2) a Conditional Use Permit to allow the wireless facility's antennas to project more than 18 inches horizontally from the SCE pole. The project also involves installation of four equipment cabinets and other associated equipment in a chain link enclosure on the parkway adjacent to the public sidewalk. The proposed facility and associated equipment cabinets are located on the public right-of-way adjacent to 901 North Nash Street in the Light Industrial (M-1) Zone.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15303, because the project involves the construction of small structures.

**RECOMMENDED ACTION:** That the Planning Commission: (1) open the public hearing; (2) continue the public hearing to the January 22, 2015 meeting; and/or (3) discuss and take any other action related to this item.

5. **Determination of Consistency of the Proposed Vacation of A 150-Foot Wide Easement That Runs East-West Generally along the Southern Property Line of 815 and 821 Hornet Way between Hornet Way and Douglas Street with the City of El Segundo General Plan**

**Address: 815-821 Hornet Way**

**Applicant: Northrop Grumman Systems Corporation c/o DCA Civil Engineering Group**

**Property Owner: Northrop Grumman Systems Corporation**

The Applicant is requesting the City vacate an existing 150-foot wide public street easement at 815 and 821 Hornet Way. The public street easement that is the subject of the vacation request transverses Northrop Grumman-owned property in an east-west direction between Hornet Way and Douglas Street. The easement is further described on Exhibits A and B. This public street easement was recorded in 1941 and it has never been improved as a public street by the City of El Segundo. A portion of two existing buildings owned by Northrop Grumman within the Northrop Grumman Campus located between Hornet Way/Aviation Boulevard and Douglas Street are located within the 150-foot wide public street easement.

On November 4, 2014, the City Council adopted a resolution of intention declaring its intent to vacate the easement and scheduling a public hearing to consider the same. State law also requires the Planning Commission review this matter and report whether the proposed vacation of the public street easement conforms to the El Segundo General Plan. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301(b) (minor alteration to existing public street facility); § 15301(c) (minor alteration to existing street). No adverse environmental impacts would occur as a result of the proposed project because the elements of the project comply with all conditions applicable to Class 1 Categorical Exemptions.

**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. 2763 finding the vacation of the public street easement conforms to the El Segundo General Plan; 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 January 8, 2015, 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.

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**POSTED:**

Venus Wilson  
(Signature)

12/4/14 4:30pm  
(Date/Time)