



AGENDA 02/12/15

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, February 12, 2015
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.

- 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 January 08, 2015 Planning Commission Meeting Minutes.

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

- 2. **Director Decisions for Administrative Adjustments, Adjustments, and Administrative Determinations**

- A. **Environmental Assessment No. EA-1096 and Administrative Use Permit No. AUP 14-05**

**Address: 831 South Nash Street (ArcLight Cinemas)
 Applicant: Continental Development Corporation c/o Toni Reina
 Property Owner: Continental Rosecrans Nash, LLC**

The proposed project is a request for an Administrative Use Permit to construct a new monument sign that exceeds the maximum permitted height of six feet. The proposed monument sign is 16'-5" tall and 10'-10" wide. The sign is proposed in the public right-of-way on the west side of the terminus of Nash Street and Park Place. The proposed monument sign, which is internally illuminated, will direct patrons to available parking for ArcLight Cinemas, a movie theater located at 831 South Nash Street in the Urban Mixed-Use South (MU-S) Zone. In addition to the movie theater, the project site contains surface parking, a parking structure, offices, retail, and restaurant uses. The proposed location for the monument sign is surrounded by restaurants, a movie theater, office, parking, commercial retail uses and railroad tracks.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15303 as a Class 3 categorical exemption (New construction or conversion of small structures) and §15311 as a Class 11 categorical exemption (Accessory Structures).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1096 and Administrative Use Permit No. AUP 14-05; and (2) discuss and take any other action related to this item.

B. Environmental Assessment No. EA-1089 and Administrative Use Permit No. AUP 14-08

Address: 831 South Nash Street (Pacific Theatres)

Applicant: Art Rodriguez and Associates

Property Owner: Continental Rosecrans Nash, LLC

The applicant is requesting an Administrative Use Permit to allow the expansion of alcohol service at ArcLight Cinemas located at 831 South Nash Street. The property is in the Urban Mixed Use South (MU-S) Zone. The site contains surface parking, a parking structure, office, retail, restaurants and a movie theater. The existing theater complex has an active Type 47 Department of Alcoholic Beverage Control ("ABC") License which was approved for the sale and consumption of beer, wine and distilled spirits at an indoor café, an outdoor dining area, Auditorium No. 7, and a lounge area with a full service bar immediately adjacent to Auditorium No. 7.

The applicant proposes to expand alcohol service in all 16 auditoriums within the existing 65,000 square-foot theater. The modification request would expand the on-site sale and consumption of alcohol from the existing café and bar to all 16 auditoriums with an existing Type 47 ABC License. Alcoholic beverages will be sold from the café, a bar counter, a lounge area adjacent to the bar and servers who will cater to patrons in all 16 auditoriums.

The proposed hours of operation for the theater complex are 10:00 a.m. to 2:00 a.m., Monday through Sunday. The proposed hours for the sale of alcohol for the 16 auditoriums, a café, an outdoor dining area, and a bar with a lounge area are 10:00 a.m. to 1:30 a.m. Monday through Sunday.

The proposed project application 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). The project consists of the expansion of alcohol service at an existing theater with an approved active Type 47 ABC License, which results in a minor alteration in the operation of an existing private structure involving a minor expansion of an existing use. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1089 and Administrative Use Permit No. AUP14-08; and (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**

3. **Environmental Assessment No. EA-1094 and Conditional Use Permit No. CUP-1407 - Modification to the Queen Esther Square Shopping Center Project (In N Out Burger)**

Address: 600-630 North Sepulveda Boulevard
Applicant: In-N-Out Burger
Property Owner: Queen Esther Square Ltd. (c/o Decron Properties)

Project Summary

The Project is a modification to two conditions of approval for the previously approved Environmental Assessment No. EA-912 and Conditional Use Permit No. CUP 11-02 for improvements at the existing Queen Esther Square Shopping Center including demolition of a Sizzler restaurant and construction of a new In-N-Out Burger restaurant with a drive-through. The condition modifications would make the following changes to CUP No. 11-02, which was approved by the Planning Commission Resolution No. 2735 on June 27, 2013:

- Modify Condition No. 7 of Planning Commission Resolution No. 2735 to require the applicant provide proof of offer of dedication of the existing sidewalk adjacent to Sepulveda Boulevard to CalTrans before the City issues a Certificate of Occupancy for the new restaurant.
- Modify Condition No. 16 of Planning Commission Resolution No. 2735 to require the applicant to install a protected left signal on Mariposa Avenue at Sepulveda Boulevard. This modification would delete the previous requirement that required the applicant to install an additional westbound left turn lane on Mariposa Avenue.

The proposed project modifications are within the development limits of the Mitigated Negative Declaration adopted for the site as part of Environmental Assessment No. EA-912 and Conditional Use Permit No. CUP 11-02. In addition, the 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 Alteration in Land Use Limitations). The project involves minor modifications to the conditions of approval for previously approved 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. 2767; and/or (3) discuss and take any other action related to this item.

4. **Environmental Assessment No. EA-1091 and Subdivision No. SUB 14-11 (Vesting Tentative Map No. 72287)**

Corporate Campus Development Project – Subdivision Modification Request

Address: 710 N. Nash Street
Applicant: CDC Mar Campus, Inc.
Property Owner: CDC Mar Campus, LLC

NOTICE

On December 3, 2013 the City Council approved a 625,205 square-foot development project that would be developed in 3 phases under Environmental Assessment No. EA-1021, Specific Plan Amendment No. SP 13-02, Subdivision No. SUB 13-05 (Vesting Tentative Map No. 72287), and Development Agreement DA 13-01 which modified a portion of the original 46.5 acre Corporate Campus Specific Plan Project approved in EA-548 in 2001. An Addendum to the previously Certified Final Environmental Impact Report

(FEIR) was prepared for EA-1021 that evaluated potential environmental effects which were associated with changes in the previously-approved Corporate Campus Development. The Addendum evaluated a development of up to 930,025 square feet, which was a reduction from the 2,175,000 square-foot project that was approved under Environmental Assessment No. EA-548 on January 2, 2002 for the entire 46.5 acre Corporate Campus Specific Plan area, which included approval of the Certified FEIR. The previously approved Addendum to the Certified EIR analyzed the environmental effects of the project including the Subdivision.

The Applicant is proposing to modify Vesting Tentative Map No. 72287 under Environmental Assessment No. EA-1091 and Subdivision No. SUB 14-11 to exclude two phases of the three-phased development approved in EA-1021 (Phases 2 and 3) that were part of the previously approved project and vesting tentative map for Environmental Assessment No. EA-1021. Vesting Tentative Map No. 72287 included 23.87 acres of the 46.5-acre Corporate Campus Specific Plan area with three phases (Phase 1: 13 acres; Phase 2: 5.87 acres; and Phase 3: 5 acres). The revised map would include only the Phase 1 portion of the project (Elevon) that is currently under construction while maintaining the lot lines of the original project subdivision (Vesting Tentative Tract Map No. 53570) that was approved for the Corporate Campus Specific Plan area for Phases 2 and 3 of the development project. The proposed modification to Vesting Tentative Map No. 72287 includes modifications that will result in the creation of 24 lots under the amended Vesting Tentative Map 72287 compared to 32 lots as previously approved under EA-1021 and SUB 13-05. The proposed tentative map modification will not impact the proposed building layout, size, or configuration and it will comply with the conditions of approval in EA-548 and in EA-1021 in compliance with the Corporate Campus Specific Plan relative to lot size, lot frontage, and access.

The Elevon project will remain the same involving 217,637 square feet of office and retail uses on 13 acres. It is anticipated that the overall development of the 46.5 acre site of the Corporate Campus Specific Plan area will be within the 930,025 square feet that was approved and evaluated under the Addendum to the Certified EIR.

ENVIRONMENTAL IMPACTS

The City Council certified a Final Environmental Impact Report ("FEIR") for the overall project on January 2, 2002 and approved the Addendum to the Certified FEIR on November 19, 2013. It is recommended that the Planning Commission, and subsequently the City Council, find that a new environmental document is not required for the proposed Subdivision amendment pursuant to CEQA Guidelines § 15168(c)(2) since the proposed modifications to Vesting Tentative Map No. 72287 would not result in any new or increased environmental impacts or require new mitigation measures.

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. 2768; and/or (3) discuss and take any other action related to this item.

5. **Environmental Assessment No. EA-905, General Plan and General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Development Agreement No. DA 11-02, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, and Subdivision No. SUB 11-02 (Tentative Map No. 71551) El Segundo South Campus Specific Plan Project**

Address: 2000-2100 East El Segundo Boulevard, El Segundo, CA 90245
Applicant: The Raytheon Company
Representative: William Messori

The City of El Segundo, as lead agency pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA *Guidelines*, has prepared and completed a Draft Environmental Impact Report (EIR) for the proposed El Segundo South Campus Specific Plan Project (SCH # 2012101081). A Draft EIR is an informational document that evaluates a proposed project's potential to result in significant impacts on the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures and identifying and evaluating alternatives to the project.

PROJECT LOCATION

The proposed El Segundo South Campus Specific Plan Project is located in the County of Los Angeles, in the southeast quadrant of the City of El Segundo, approximately 19 miles southwest of downtown Los Angeles. The 142-acre Project site is more specifically located at 2000-2100 East El Segundo Boulevard, south of East El Segundo Boulevard, in the block between South Sepulveda Boulevard and South Douglas Street.

PROJECT DESCRIPTION

The proposed Project includes entitlement request for:

- Environmental Assessment No. EA 905, the Draft EIR.
- General Plan and General Plan Map Amendments No. GPA 11-01, changing the land use designations from 'Light Industrial', 'Open Space', and 'Public Facilities' to 'El Segundo South Campus Specific Plan' ('ESSCSP').
- Zone Change and Zoning Map Amendment No. ZC 11-02 and a Zone Text Amendment No. ZTA No. 11-01 changing zoning designations in the project area from Light Industrial (M-1), Open Space (OS) and Public Facilities (P-F) to 'ESSCSP'.
- Specific Plan No. SP 11-01 establishing a maximum allowable development within the Specific Plan area boundaries of 4,231,547 gross square feet, or an additional 2,142,457 gross square feet over existing conditions. Proposed uses within the Specific Plan include office, warehousing, light industrial, and commercial (retail/restaurant) uses.
- Subdivision No. SUB 11-02 (Vesting Tentative Map No. 71551) which would subdivide the property into 26 separate parcels in three phases.
- Development Agreement No. DA 11-02 specifying the standards and conditions that would govern development of the property and detailing the Applicant's and City's obligations.

Should the El Segundo South Campus Specific Plan be approved, all future development proposals within the Project area must comply with the Specific Plan. It is anticipated the actual amount of development may be refined during subsequent entitlement processes. However, future development could not exceed the development limits established by the El Segundo South Campus Specific Plan. A mixed-use development concept that provides flexibility within the Project area has been developed. All future development within the Specific Plan would be subject to a maximum floor area ratio (FAR) of 0.60 (based on the gross square foot size of the Project area) and be subject to an overall

vehicle trip ceiling. The development concept would allow for transfers of uses and densities between land use types and planning areas within the Project area, as long as the Specific Plan maximum FAR and vehicle trip ceiling are not exceeded.

The Specific Plan application includes a conceptual development scenario that presents a potential implementation of the El Segundo South Campus Specific Plan land uses and standards. This conceptual development scenario includes 1,752,800 gross square-feet of new single tenant office, 148,960 gross square-feet of new retail/restaurant development, 91,840 gross square-feet of new warehouse space, 168,000 gross square-feet of new light industrial development, demolition of 19,142 square-feet of existing development and the existing 2,089,090 gross square-foot Raytheon Company facility.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL IMPACTS

Based on the analysis in the Draft EIR, following the incorporation of mitigation measures, the project would have significant and unavoidable impacts relative to land use and planning, transportation and traffic, air quality, and greenhouse gas.

Based on the analysis in the Draft EIR, following the incorporation of mitigation measures, the project would have significant and unavoidable cumulative impacts relative to transportation and traffic, air quality, and greenhouse gas.

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. 2765; 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

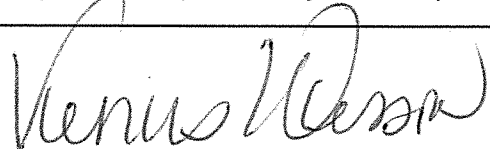
L. Other Business

None.

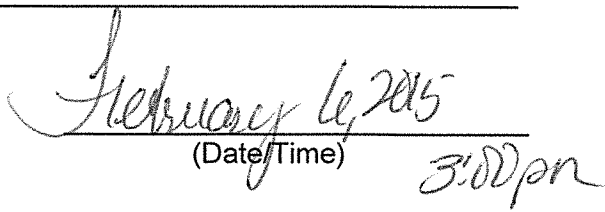
M. Adjournment – next meeting scheduled for February 26, 2015, 5:30 p.m.

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.

POSTED:



(Signature)



(Date/Time)