



AGENDA 03/18/15

PLANNING COMMISSION

Special Meeting

MEETING DATE:	Wednesday, March 18, 2015
MEETING TIME:	7:00 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. **Director Decisions for Administrative Adjustments, Adjustments, Administrative Use Permits and Administrative Determinations**

A. **Environmental Assessment No. EA-1093 and Adjustment No. ADJ 14-09**

Addresses: 621 California Street
Applicant: Matthew Robinson
Property Owner: Matthew and Kelsey Robinson

The applicant is requesting an adjustment to allow a single-family dwelling two-car garage that does not meet the minimum interior dimension and the minimum opening width requirements in El Segundo Municipal Code (ESMC) §§ 15-15-5(I)(2) and 15-15-5(S)(2). The required minimum interior dimensions for single-family dwelling two-car garages are 20' x 20'. The subject garage dimensions are 19'-4" x 17'-2". The minimum opening width for two-car garages is 16'. The proposed garage opening width is 15'-8". The adjustment request is made in conjunction with an interior remodel and addition to an existing single-family residence. The property is located in the Single-Family Residential (R-1) Zone and is surrounded on all four sides by single-family residences.

The proposed adjustment application is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15301 (Existing Facilities) and § 15305 (Minor Alterations in Land Use limitations). The project consists of a remodel and addition to an existing single-family residence and an adjustment to allow a minor deviation from the minimum dimension requirements for a single-family residences.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1093 and Adjustment Permit No. ADJ 14-09; and (2) discuss and take any other action related to this item.

B. Environmental Assessment No. EA-1100 and Administrative Use Permit No. AUP 14-07

Address: 750 North Nash Street
Applicant: Verizon Wireless c/o Yvonne Autry
Property Owner: BRE SSP Property Owner LLC

The Planning Division received an application for Environmental Assessment No. EA-1100 and Administrative Use Permit No. 14-07 to allow the construction and operation of a Minor Wireless Communications Facility ("WCF") on the roof-top of the Hyatt Place Hotel located at 750 North Nash Street (APN 4138-030-093). The Minor WCF is proposed to be an unstaffed facility for Verizon Wireless. The proposed project would involve the installation, operation, and maintenance of a WCF consisting of 12 panel antennas, 12 remote radio units and one microwave dish. The antennas would be placed within two new rooftop screening enclosures that are 8.5 feet taller than the existing hotel parapet wall. Two new equipment cabinets and a generator for this facility will be placed within the more southerly screening area. Other equipment associated with the facility will be located within an existing penthouse already located on the hotel's roof. The top of the new screening walls will be 68.33 feet above the existing surface grade of the site, which is 4.66 feet lower than the existing highest point on the hotel building. The new equipment screens will be painted to match the existing pearl gray color of the hotel and existing rooftop penthouses. The project site is located in the Corporate Campus Specific Plan Zone on the east side of North Nash Street in the block bounded by Maple Avenue to the north and Mariposa Avenue the south.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301(e) as a Class 1 categorical exemption (minor alteration to an existing facility), §15303 as a Class 3 categorical exemption (construction of new, small facilities) and §15311 as a Class 11 categorical exemption (accessory structure). The project is for a new WCF within the existing developed footprint of a developed parcel. The project consists of the installation of new equipment within two new rooftop-mounted screening areas. The project can be considered a minor modification to the exterior of the existing hotel. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, telecommunication facilities are regulated by the Federal Communications Commission (FCC) and must comply with Federal emissions standards and health and safety requirements at all times. Based on the information provided by the Applicant, the facility will comply with the FCC's standards and therefore there are no cumulative health or safety impacts anticipated as part of the proposed project, and there is no reasonable possibility that the proposed project will have a significant effect on the environment due to unusual circumstances.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1100 and Administrative Use Permit No. AUP 14-07; 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**

2. **Environmental Assessment No. EA-1099, Smoky Hollow Site Plan Review SHSPR 14-04, Adjustment No. ADJ 14-11, and Miscellaneous MISC. 14-08**

Addresses: 235 and 239 Oregon Street and 228, 230 and 238 Nevada Street
Applicant: Michael Ortwein
Property Owner: Smoky Hollow Partners, LLC

The applicant is proposing to renovate and convert the three existing office/research and development/storage buildings to creative office use. The proposed improvements include: exterior renovation of the buildings including demolition of the lobby connection between the two Oregon Street buildings, demolition of an unpermitted wood structure on an existing loading dock, increased parking, increased landscaping, added ADA ramps, and interior improvements to a “core and shell” improvement level. The floor area of three buildings on the project site will decrease from 18,958 square feet to 16,509 square feet.

The Project is located in the Medium Manufacturing (MM) Zone within the Smoky Hollow Specific Plan area and requires the following Planning Commission approvals:

- A Site Plan Review to evaluate the project’s consistency with the Smoky Hollow Specific Plan requirements. This site plan review involves review of the proposed exterior of the building, proposed 49 stall and 2 loading space parking lot and site improvements including landscaping.
- Rescission of an existing City agreement to allow construction over a City sewer line and allowing construction of a building over the property line between the two parcels located on Oregon Street. This agreement is no longer necessary because the structure connecting the two buildings will be demolished.
- Off-site parking covenants to allow the two building on Oregon Street to use parking on the Nevada Street parcel. The 235 Oregon Street building requires 10 off-site parking spaces on the Nevada Street parcel. The 239 Oregon Street building requires 13 off-site parking spaces on the Nevada Street parcel.
- New reciprocal access agreements to allow the three lots to share access to parking.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301(d) as a Class 1 categorical exemption (rehabilitation of an existing facility).

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. 2770 which would recommend that the City Council approve the Revised Project; and/or (3) discuss and take any other action related to this item.

3. **Environmental Assessment No. EA-1082, Specific Plan Amendment No. SP 14-02, and Parking Demand Study No. PDS 14-01**
Los Angeles Lakers Project (2014 Revised Project)

Address: 615 Douglas Street, 645 Douglas Street, 630 Parkview Drive South, and 2275 Mariposa Avenue
Applicant: LAL Property, LLC (Los Angeles Lakers)
Property Owner: CDC Mar Campus, LLC c/o Continental Development Corp.

Original Project and Revised Project

The original Corporate Campus Development project was approved in 2002 under EA-548. The approval also included a Specific Plan, Development Agreement, General Plan Amendment, Zone Change, and Subdivision. The original Corporate Campus included the development of 2,175,000 square feet of commercial, office, and retail on a 46.5 acre site.

In 2013, the revised Corporate Campus project was approved under application EA-1021. A previously approved Draft Addendum to the Certified EIR for the 2013 Revised Project analyzed the environmental effects of a proposed Specific Plan Amendment that would (1) affect the distribution of vehicle traffic throughout the project site's private streets and (2) change the site plan of 23.87 acres of the site to a 625,205 square-foot commercial office/retail development to be constructed in three phases (Phases 1, 2 and 3).

Proposed Project and Location

The proposed project is a further scaled-down project consisting of up to 133,000 square feet of combined offices, athletic training facilities, and an exhibition venue for a professional sports team in a single two-story building ("Lakers Project"). The Lakers Project only involves the Phase 3 5-acre site of the 2013 Revised Project, and is 81,340 square feet smaller than the previously approved 214,340 square-foot commercial office/retail development for Phase 3 of the previously approved 2013 Revised Project. Additionally, the previous Addendum to the Certified EIR for the 2013 Revised Project allowed for a daily maximum allowable trip count in the Phase 3 area of 2,343 trips. The Lakers Project will generate a total of 1,260 daily trips which is 1,083 fewer trips than the maximum trip generation used to evaluate the traffic impacts of the Phase 3 portion of the 2013 Revised Project.

The proposed Lakers Project includes modification of certain development standards of the Specific Plan that would: 1) Amend the CCSP to list combined offices, athletic training facilities, and exhibition venues for professional sports teams as a permitted use; 2) Amend the parking section of the CCSP to permit shared on-site parking for the exhibition venue and office use that will not operate simultaneously; and 3) Amend the signage section of the CCSP to allow: a) a non-projecting roof sign up to 24,300 square feet in size; b) one 265 square-foot window sign; c) an increase in the total area of signage per building face to exceed five (5) percent size up to a maximum combined twenty seven (27) percent for projecting wall signs and LED digital signs with individual projecting wall signs up to 2,000 square feet in size and LED digital signs up to 450 square feet in size; d) allocation of up to 65 percent of the sign area of the window sign and seven of the projecting wall signs with sponsorship name and/or logo information; and e) allocation of up to 100 percent of the sign area of the non-projecting roof sign and the LED digital video sign.

Environmental Review

The City of El Segundo prepared a Draft Addendum to the previously Certified Final Environmental Impact Report (FEIR) for the proposed Los Angeles Lakers Project to evaluate potential environmental effects which may be associated with changes in the previously-approved Corporate Campus Development. The addendum has been prepared under the authority of 14 California Code of Regulations § 15164(a) (CEQA Guidelines) which allows a lead agency to prepare an addendum to a previously certified EIR if some changes or additions to the previously certified EIR are necessary but a subsequent EIR need not be prepared (CEQA Guidelines § 15162).

Based on the analyses in the Addendum to the Certified EIR, following incorporation of mitigation measures, the proposed project would have no additional significant and unavoidable impacts not previously identified. The project, as analyzed in the Certified EIR, has a significant and unavoidable impact relative to transportation/traffic, air quality, and construction noise. The proposed project will also contribute to a significant cumulative impact relative to traffic/transportation, regional population growth and housing, and solid waste but will be less than the Original Project as the 2014 Revised Project is smaller in scale.

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. 2769 which would recommend that the City Council approve the 2014 Revised Project; 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

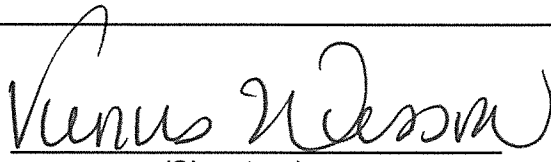
L. Other Business

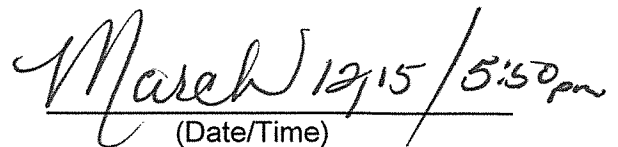
None.

M. Adjournment – next meeting scheduled for March 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)