



# AGENDA 05/28/15

## PLANNING COMMISSION

### Meeting

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<b>MEETING DATE:</b>	Thursday, May 28, 2015
<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. **Director Decisions for Administrative Adjustments, Adjustments, Administrative Use Permits and Administrative Determinations**

A. **Environmental Assessment No. EA-1117, Administrative Adjustment No. ADJ 15-03**

**Address:** 645 Douglas Street, 630 Parkview Drive South, and 2275 Mariposa Avenue  
**Applicant:** LAL Property, LLC  
**Property Owner:** CDC Mar Campus LLC.

The applicant requests an Administrative Adjustment allowing three small truck loading spaces in lieu of two small trucks and one large truck loading spaces. The applicant proposes three small truck loading spaces (12 feet wide by 25 feet long) to be located in the loading area for the proposed Lakers Project. ESMC loading requirements (ESMC §15-15-7(C)) for office uses requires two small truck spaces for buildings 25,001-100,000 square feet in size and requires two small truck and one large truck space for buildings over 100,000 square feet in size. The proposed building is 121,852 square feet in size. Only 48,761 square feet of the building will be used for office uses with the remaining 73,091 square feet used for an athletic training facility and exhibition venue. ESMC §15-15-7(C) does not specify loading space requirements for athletic training facilities and exhibition venues, but authorizes the Director to determine the loading spaces standard for uses not listed within the ESMC. The office use portion of the building would require 2 small truck loading spaces since the office space is less than 100,000 square feet in size. The Lakers' current facility located at 555 North Nash Street receives deliveries from companies such as UPS and Fed Ex single-axle walk-in type trucks and the new facility will receive deliveries in a similar fashion with no regular demand for large truck loading spaces. The Director has determined that three small truck loading spaces will meet the loading space needs for the facility

Pursuant to ESMC § 15-15-7(D), the Planning and Building Safety Director is authorized to approve an Administrative Adjustment based on the required findings listed in ESMC §15-24-1 (see attached Exhibit A). Planning staff reviewed the

application and the Director made the necessary findings to grant an Administrative Adjustment. The attached Administrative Adjustment approval letter specifies the required findings in detail. The Director also found that the proposed modification is consistent with applicable General Plan Goals and Objectives and with the policies, guidelines, purpose, standards and conditions of approval of the CCSP as specified in the decision letter. The effective date of the Administrative Adjustment coincides with effective date of the amendments to the Corporate Campus Specific Plan approved by the City Council on April 21, 2015.

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1117, Administrative Adjustment No. ADJ 15-03; 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-1097, Subdivision No. SUB 14-14 for (Vesting Tentative Parcel Map No. 73137), Adjustment No. ADJ 14-10, and Smoky Hollow Site Plan Review SHSPR No. 14-04**

**Address: 123 Nevada Street**  
**Applicant: Smoky Hollow, LLC c/o Matt Crabbs**  
**Property Owner: Smoky Hollow, LLC**

The Planning Division received an application for Subdivision No. 14-14 (Vesting Tentative Parcel Map No. 73137), Adjustment No. ADJ 14-10, and Smoky Hollow Site Plan Review No. SHSPR 14-04. The property is currently developed with two attached single-story structures containing an auto-service use and a surface parking lot. The applicant proposes to combine five existing lots into one new parcel and construct a four-unit commercial mixed-use condominium development in a 14,495 square-foot two-story building on the newly created parcel. The applicant is also requesting the approval for an Adjustment to allow a 12-foot by 25-foot truck loading space to be located in the minimum required vehicle back-up area of six tandem parking spaces. The proposed project will have a total of 25 parking spaces. The project site is located in the Medium Manufacturing (MM) Zone within the block bordered by Franklin Avenue to the north, El Segundo Boulevard to the south, Center Street to the west, and Nevada Street to the east.

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 Alterations in Land Use Limitations), § 15315 as a Class 15 categorical exemption (Minor Land Divisions), and § 15332 as a Class 32 categorical exemption (In-fill Development 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. 2776; and/or (3) discuss and take any other action related to this item.

I. **Continued Business – Public Hearing**

3. **Environmental Assessment EA-1110, Subdivision No. SUB 15-04 and Miscellaneous No. MISC 15-01**

**Address:** 701-705 West Maple Avenue and 700-720 West Sycamore Avenue  
**Applicant:** Paragon Communities, Inc.  
**Property Owner:** Paragon Capital Holdings, Inc.

**Project Summary**

The proposed project involves an Environmental Assessment and a request to modify a condition of approval for a previously approved subdivision (EA-807 and Sub No. 08-09) to reduce the width of new easements from a minimum of ten (10) feet to three (3) feet for a subdivision that subdivided a single 40,220 square-foot parcel into six lots within the Single-Family (R-1) Zone. The project site is currently a vacant lot and is sloped.

The original subdivision was approved in 2010 and required any new easements to have a minimum width of ten (10) feet. The applicant proposes to record private easements with a minimum of three (3) feet that will be used for drainage purposes. The new easement width will not change or alter property lines nor require the need to change any other conditions established under the previously approved project.

**Environmental Assessment**


The proposed project is categorically exempt from additional California Environmental Quality Act (CEQA) analysis pursuant to 14 California Code of Regulations §§ 15332 (“In-fill Development Project”) and 15305 (“Minor Alterations in Land Use Limitations”), as the 6-lot Single-Family Residential project was previously evaluated as an infill development and the change in the easement width is a minor alteration in land use limitation. The proposed easement width change will not create any new significant impacts or increase the intensity of any impacts for the original subdivision 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. 2775; and/or (3) discuss and take any other action related to this item.

- J. **Report from Planning and Building Safety Director or designee**
- K. **Planning Commissioners’ Comments**
- L. **Other Business**
- M. **Adjournment – next meeting scheduled for June 11, 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:  (Signature) May 21, 2015 4:47 pm (Date/Time)