



AGENDA 07/22/15

PLANNING COMMISSION

Special Meeting

MEETING DATE:	Wednesday, July 22, 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 Thursday 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-1119 and Administrative Adjustment No. ADJ 15-04.** **Administrative Adjustment by the Director of Planning and Building Safety regarding a reduction in the parking lot lighting intensity (foot-candle) requirement for the Aerospace Campus parking lots including the A6 East parking lot.**

Address: 300 South Douglas Street
Applicant: Luis Aguilar, c/o The Aerospace Corporation
Property Owner: The Aerospace Corporation

The proposed project involves the lowering of the parking lot lighting intensity (foot-candle) requirement from 1.25 foot-candles to an approximate average of 1.0 foot-candle within the existing Aerospace Corporation campus. The existing parking lots are completely guarded, fenced and patrolled 24 hours per day, 365 days per year. The reduction is necessary to limit parking lot lighting interference as Aerospace conducts experiments and other research and development activities using two existing roof mounted, light sensitive telescopes. The higher foot-candle creates excessive light and pavement reflection which causes interference that can render the research useless. The reduced foot-candle is the standard recommended by the Illuminating Engineers Society (IES). The El Segundo Police Department approved of the reduction.

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 §15304 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations). The project involves the lowering of the parking lot foot-candle requirement from 1.25 to an approximate average of 1.0 foot-candle. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. The project site is currently developed with an office and research and development use and is surrounded by similar uses.

Further, the site has no value as habitat for endangered, rare, or threatened species. 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-1119 and Adjustment No. ADJ 15-04; 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-1116, Subdivision No. SUB 15-06 (Vesting Tentative Parcel Map No. 73476) and Smoky Hollow Site Plan Review No. SHSPR 15-02

Address: 119 and 123 Lomita Street
Applicant: Propeller Properties, LLC c/o Brett Drogmund
Property Owner: Propeller Properties, LLC c/o Brett Drogmund

The proposed project is located within the Small Business (SB) Zone and is within the Smoky Hollow Specific Plan area at 119 and 123 Lomita Street. The site consists of two existing lots which contain a print shop, shipping operation, storage and surface parking; all to be demolished. The proposed subdivision will create one lot with undivided interest for three commercial condominium units and the application includes a Smoky Hollow Site Plan Review.

The proposed development incorporates three attached two-story commercial spaces with large suites for research and development on the first floor, and ancillary office space on the second floor. Units will range in size from 844 square feet to 1,331 square feet with a total gross floor area of 10,764 square feet and a total net building area of 6,840 square feet. The design style is a contemporary industrial style. The three units are oriented towards Lomita Street with parking and driveway access from the alley at the rear of the site. A total of 19 parking spaces are provided.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15315, as a Class 15 categorical exemption (minor land divisions), and §15332, as a Class 32 (In-Fill Development).

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. 2778; and/or (3) discuss and take any other action related to this item.

I. Continued Business

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 August 13, 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:

Venus Wilson
(Signature)

4:30 pm July 18/15
(Date/Time)