



# AGENDA 08/13/15

## PLANNING COMMISSION

### Meeting

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<b>MEETING DATE:</b>	Thursday, August 13, 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. **Election of a Vice-Chairman**

**RECOMMENDED ACTION:** The recommended action is for the Planning Commission to elect a Vice-Chairman or to take such additional possible related action.

F. **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.

**None.**

F. **Call Items from Consent Calendar**

G. **Written Communications (other than what is included in Agenda packets)**

H. **New Business – Public Hearing**

1. **Environmental Assessment No. EA-1111 and Subdivision No. SUB 15-02 (Vesting Tentative Parcel Map No. 73352)**

**Address:** 535 Indiana Street  
**Applicant:** Mirko Vukotic  
**Property Owner:** Vezuv Invest LLC, c/o Mirko Vukotic

The Planning and Building Safety Department received an application for an Environmental Assessment (EA-1111) and a Vesting Tentative Parcel Map No. 73352 (Subdivision No. SUB 15-02) for one parcel to construct one 4-unit condominium development at 535 Indiana Street. The parcel map is to subdivide the parcel into condominium air space rights. The proposed 4-unit residential condominium is proposed on a 7,327 square-foot existing lot with 10 semi-subterranean parking spaces. The lot is currently developed with a single-family residence. The project site is located in the Multi-Family Residential (R-3) Zone on the block bounded by Mariposa Avenue to the north, Pine Avenue to the south, Illinois Street to the west, and Indiana Street to the east.

The proposed project is exempt from additional CEQA analysis pursuant to CEQA Guidelines §15332 which identifies the project as Class 32 (infill development). The project consists of constructing two buildings with two dwelling units in each building on one parcel in the Multi-Family Residential (R-3) Zone. The project will result in a net increase of three

additional residential units. The project is proposed to be built on a site of not more than five acres and is substantially surrounded by urban uses. Furthermore, the site has no value as a habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project. The project is consistent with the City's General Plan and Zoning Code, and is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

**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. 2780; and/or (3) discuss and take any other action related to this item.

**2. Determination of Consistency of the Proposed Fiscal Year 2015-2016 (FY2015-2016) Capital Improvement Program ("CIP") with the City of El Segundo General Plan**

**Applicant: City of El Segundo**

The City of El Segundo annually reviews its Capital Improvement Program ("CIP") for the purpose of identifying and prioritizing capital projects to be completed within the planning period. Cities are required by Government Code §§ 65401 and 65103(c) to prepare a coordinated program of proposed public works projects and that they be reviewed by the city planning agency for conformity with the City's General Plan, including an annual review of the City's CIP for consistency. The planning agency in the City of El Segundo is the Planning Commission. Nineteen (19) projects are proposed for FY 2015-2016 that include:

- Annual water main repair and/or replacement,
- Annual sewer main repair and/or replacement
- Annual slurry seal of streets,
- Annual curb and sidewalk repair citywide,
- Annual rehabilitation of sewer lift and pump stations
- Smart Water Meter replacement
- Trash full capture device installation
- Police station security upgrades
- Three (3) Rec/Parks Facility Upgrades: picnic shelter, hockey rink and playground equipment
- Library and Police Station painting (interior only)
- Library window replacement
- Clubhouse kitchen remodel
- Police station flooring replacement
- City Hall Plaza redevelopment
- Main/Imperial Gateway Entrance Project
- City Hall remodel

**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. 2782; 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**

3. Selection of Downtown Specific Plan Code Amendment Sub-committee Members and Scheduling Sub-committee Meeting

**M. Adjournment – next meeting scheduled for August 27, 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)

*August 14, 2015, 5:00pm*  
(Date/Time)