



AGENDA 08/27/15

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, August 27, 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. **Director Decisions for Administrative Adjustments, Adjustments, Administrative Use Permits and Administrative Determinations**

A. **Environmental Assessment No. EA-1112 and Adjustment No. ADJ 15-01**

Address: 602 - 612 East Franklin Avenue
Applicant: Edel Vera, E.B.E. Associates, Inc.
Property Owner: Mark Telesz, Smoky Hollow Industries, LLC

The applicant is requesting an adjustment to reduce the width of a drive aisle to accommodate a loading space at the above-referenced project site. The proposed loading space does not meet the requirements in El Segundo Municipal Code (ESMC) § 15-15-7(A)(2) because it is located in the 25-foot drive aisle for two (2) required parking spaces. Potential circulation problems will be mitigated by limiting the hours of operation for the loading space to 7:00am – 8:00 am and 5:00pm – 7:00pm Monday through Friday. The limited hours for the use of the proposed loading space will avoid interference with vehicular and pedestrian onsite circulation. The adjustment request is made in conjunction with a lot line adjustment to merge four lots into one, a Smoky Hollow Site Plan Review to allow for the conversion of the office and warehouse use to an office and research and development use and exterior modifications, and the conversion of an existing open air storage area to a new parking area to accommodate the new required parking resulting from the tenant improvements and change of use. The property is located in the Small Business (SB) Zone of the Smoky Hollow Specific Plan (SHSP) and is surrounded by an office use to the north, office and research/development uses the south, a design studio to the east, and an interior design/manufacturing use to the west.

The proposed adjustment 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), § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use limitations), § 15311 as a Class 11 categorical exemption (Accessory Structures) and § 15332 as a Class 32 categorical exemption (In-Fill Development Projects).

The project consists of a lot line adjustment, tenant improvements, a change of use for an existing warehouse and office, and an adjustment to allow a minor deviation from the required number of loading spaces.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1112 and Adjustment No. ADJ 15-01; 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-1115 and Conditional Use Permit No. CUP 15-05**

Address: 525 North Sepulveda Boulevard
Applicant: T-Mobile
Property Owner: Rubicon B Hacienda, LLC

The Planning Division received an application for Environmental Assessment No. EA-1115 and Conditional Use Permit CUP No. 15-05 to allow the expansion of a Major Wireless Communications Facility ("WCF") on the 84-foot tall west building of the existing hotel located at 525 North Sepulveda Boulevard. The wireless facility is operated by T-Mobile and was originally approved by the City through the issuance of a building permit in 1995. ESMC Chapter 15-19, adopted in 1997, requires roof-top mounted facilities that exceed the maximum building height of a zoning district to obtain a Conditional Use Permit to operate. A Conditional Use Permit (CUP No. 02-01) was issued in 2002 to allow two equipment cabinets to be added to the facility. T-Mobile is seeking to expand the existing six-antenna facility into a nine-antenna facility, requiring modification of the Conditional Use Permit. The project site is the former Hacienda Hotel, currently under renovation to be re-opened as a Fairfield Inn and Suites. The Project Site is located on the southwest corner of the intersection of Sepulveda Boulevard and Mariposa Avenue in the General Commercial (C-3) Zone.

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 (Addition to an Existing Facility) and § 15311 as a Class 11 categorical exemption (Accessory Structure). The project is for a conditional use permit to allow a three-antenna expansion to an existing six-antenna WCF and bring the proposed nine-antenna facility into compliance with current ESMC WCF requirements, such as screening. The subject WCF consists of screened equipment mounted on the roof-top of an existing 84-foot tall hotel building and can be considered a negligible expansion of the existing accessory WCF use of the hotel site.

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. 2781; and/or (3) discuss and take any other action related to this item.

I. Continued Business

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

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for September 10, 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 Nilsson
(Signature)

August 19, 2015 / 3:30pm
(Date/Time)