



AGENDA 09/24/15

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, September 24, 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. Consideration and possible other action regarding approval of the September 10, 2015 Planning Commission Meeting Minutes.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to approve the Minutes.

2. **Director Decisions for Administrative Adjustments, Adjustments, Administrative Use Permits and Administrative Determinations**

- A. **Environmental Assessment No. EA-1120 and Administrative Adjustment No. ADJ 15-05 regarding parking space striping requirements at The Point development project**

Address: 850 South Sepulveda Boulevard
Applicant: Street Retail, Inc. c/o Michael Strahs
Property Owner: Street Retail, Inc. c/o Michael Strahs

The applicant is requesting an administrative adjustment to deviate from the standard striping requirements for standard parking spaces. The El Segundo Municipal Code (ESMC) Section 15-15-5(C) requires white double-striping, 4-inches wide and 12 inches apart on either side of a standard parking space. The applicant proposes white double-striping, 4-inches wide and 4 inches apart; the subject site is the parking lot for The Point shopping center, which is located in the Commercial Center (C-4) Zone at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue.

The proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §15305 which identifies the project as a Class 5 exemption (Minor Alterations in Land Use Limitations). The project consists of striping of a commercial center parking lot.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1120 and Adjustment Permit No. ADJ 15-05; 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

3. **Environmental Assessment No. EA-1122 to modify Condition No. 5L of Resolution No. 4415 and Ordinance No. 1382, as amended by Resolution No. 4542 and Ordinance No. 1417, regarding fencing requirements for the Plaza El Segundo and The Point development project**

Address: 710-860 South Sepulveda Boulevard, 2004-2015 East Park Place, 700-740 South Allied Way, and 2001-2021 Rosecrans Avenue
Applicant: Michael Strahs c/o Federal Realty Investment Trust
Property Owners: Jeffrey Berkes c/o Street Retail, Inc.

The proposed project is a request to modify Condition No. 5L of Resolution No. 4415 and Ordinance No. 1382, as amended by Resolution No. 4542 and Ordinance No. 1417 regarding fencing requirements for the Plaza El Segundo and The Point development project. The applicant requests to modify the condition to allow the use of chain link fencing topped with 1-foot six-inch high three-strand barbed wire fence along the north property line of "The Point" directly south of the Union Pacific Railroad right-of-way.

The proposed condition modification is consistent with the Program/Project Environmental Impact Report, entitled *Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development Final Environmental Impact Report* (State Clearinghouse No. 2003121037), which the City prepared as the Lead Agency ("FEIR"). The FEIR analyzed the environmental impacts of the development project, including, without limitation, aesthetic impacts. The FEIR was certified by the City Council on March 15, 2005 and the Statement of Overriding Considerations was adopted as Section V of City Council Resolution No. 4415. None of the elements set forth in Public Resources Code § 21166 or CEQA Guidelines § 15162 and 15168(c)(2) exists since the proposed changes to the types of walls/fencing would not result in a new significant impact to the environment or require new mitigation measures. Accordingly, it is recommended that the Planning Commission, and subsequently the City Council, find that no subsequent or supplemental Environmental Impact Report, Mitigated Negative Declaration or Addendum is required to be prepared before adopting the draft Ordinance approving the proposed amendment.

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. 2783; and/or (3) discuss and take any other action related to this item.

4. **Environmental Assessment No. EA-1127 and Subdivision No. SUB 15-09 (Vesting Tentative Parcel Map No. 73408)**

Address: 1435 E. Maple Avenue
Applicant: Razadino, LLC
Property Owner: Razadino, LLC

The Planning Division received an application for at 1435 East Maple Avenue Environmental Assessment No. EA-1127 and Subdivision No. SUB 15-09 for Vesting Tentative Parcel Map No. 73408 to divide an existing through lot into two parcels. The site has 58 feet of street frontage on both Sycamore and Maple Avenues. The southern portion of the lot fronting East Maple Avenue contains a 1,649 square-foot single-family residential dwelling unit with an attached porte cochere and a detached two-car garage. The existing structures will remain at the site. If approved, the subdivision would result in two (2) legal parcels: Parcel No. 1 (11,188 square feet) and Parcel No. 2 (7,540 square feet). Proposed Parcel No. 1 will remain vacant until sold or developed, and the existing single-family residential dwelling unit with an attached porte cochere and detached two-car garage will remain on Parcel No. 2. The project site is located in the Single-Family Residential (R-1) Zone, on the block bounded by Sycamore Avenue to the north, Maple Avenue to the south, Washington Street to the east, and California Street to the west.

The 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 Existing Facilities, § 15303 as a Class 3 New Construction or Conversion of Small Structures, and § 15332 as a Class 32 In-Fill Development Project. The project will result in a net increase of one single-family residential dwelling unit surrounded by single-family residential dwelling units. There are adequate utilities, public services and facilities available to serve the project. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality or water quality. The site has no value as habitat for endangered, rare, or threatened species.

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**

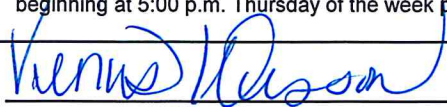
K. **Planning Commissioners' Comments**

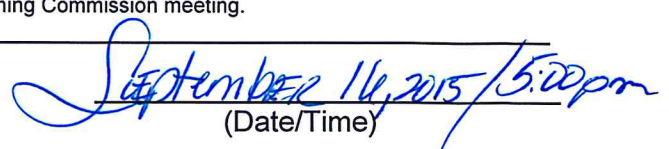
L. **Other Business**

M. **Adjournment – next meeting scheduled for October 8, 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)