



AGENDA 10/22/15

PLANNING COMMISSION

Meeting

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| MEETING DATE: | Thursday, October 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 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 October 08, 2015 Planning Commission Meeting Minutes.

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

- 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 EA-1118 – Addendum to previously approved IS/MND**

| | |
|------------------------|--------------------------------------|
| Address: | 400 Duley Road |
| Applicant: | 400 Duley Road Properties LLC |
| Property Owner: | 400 Duley Road Properties LLC |

Project Summary

The proposed project would modify a previously-approved project to allow the development of up to 73,153 square foot of office uses within five (5) buildings on an approximately 3.67 acre site at 400 Duley Road located in the Urban Mixed Use North (MU-N) Zone. The proposed project was originally approved by the Planning Commission on November 13, 2014 under EA-1040 and Subdivision No. SUB 13-09 for the development of up to 70,000 square feet of office within five (5) buildings and a subdivision for condominium purposes to allow up to four (4) condominium units per building with a maximum of 20 total units. The project site is a relatively flat, vacant lot and is the former site of the UCLA wind tunnel.

The modified project still proposes five buildings; the buildings will range in size from 11,980 square feet to 18,072 square feet and will total 73,153 square feet. Each building will remain two-stories and the proposed buildings have a Floor Area Ratio of .43:1 which is less than the 1.3:1 allowed by applicable law. The proposed modified project will increase buildings Nos. 4 and 5, include a medical use in Building No. 5 up to 15,482 square feet in

size, and will incorporate 65 underground parking spaces. The proposed modified project will provide 257 parking spaces, more than the 241 parking spaces required. The building heights will remain the same with a maximum height of 38'-0" where a maximum building height of 175'-0" is allowed in the Urban Mixed Use North (MU-N) Zone.

Mitigated Negative Declaration

A Mitigated Negative Declaration of Environmental Impacts was originally adopted for the project on November 13, 2014 pursuant to CEQA Guidelines § 15070. An Addendum to that previously adopted Mitigated Negative Declaration was prepared for the modified project under the authority of CEQA Guidelines § 15164(b) which allows a lead agency to prepare an addendum to a previously adopted Mitigated Negative Declaration if some changes or additions to the previously adopted Mitigated Negative Declaration are necessary, but none of the conditions described in CEQA Guidelines § 15162 of the CEQA Guidelines requiring preparation of a subsequent Mitigated Negative Declaration occurred.

RECOMMENDED ACTION: It is recommended that the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2784; and/or (3) take such additional, related, action that may be desirable.

I. Continued Business

3. Environmental Assessment No. EA-905, General Plan and General Plan Map Amendment No. GPA 11-01, Specific Plan No. SP 11-01, Development Agreement No. DA 11-02, Zone Change and Zoning Map Amendment No. ZC 11-02, Zone Text Amendment No. ZTA 11-01, and Subdivision No. SUB 11-02 (Tentative Map No. 71551) El Segundo South Campus Specific Plan Project

Location: 2000-2100 East El Segundo Boulevard
El Segundo, CA 90245

Applicant: The Raytheon Company
2000 East El Segundo Blvd.
MS: E0/E07/S158 El Segundo, CA 90245

Applicant Representative: Mar Ventures, Inc.

The City prepared and completed a Draft Environmental Impact Report (EIR) for the proposed El Segundo South Campus Specific Plan Project (SCH # 2012101081). A Draft EIR is an informational document that evaluates a proposed project's potential to result in significant impacts on the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures and identifying and evaluating alternatives to the project.

PROJECT LOCATION

The proposed El Segundo South Campus Specific Plan Project is located in the County of Los Angeles, in the southeast quadrant of the City of El Segundo, approximately 19 miles southwest of downtown Los Angeles. The 142-acre Project site is more specifically located at 2000-2100 East El Segundo Boulevard, south of East El Segundo Boulevard, in the block between South Sepulveda Boulevard and South Douglas Street.

PROJECT DESCRIPTION

The proposed Project includes entitlement request for:

- Environmental Assessment No. EA 905, the Draft EIR.
- General Plan and General Plan Map Amendments No. GPA 11-01, changing the land use designations from “Light Industrial,” “Open Space,” and “Public Facilities,” to “El Segundo South Campus Specific Plan” (“ESSCSP”).
- Zone Change and Zoning Map Amendment No. ZC 11-02 and a Zone Text Amendment No. ZTA No. 11-01 changing zoning designations in the project area from Light Industrial (M-1), Open Space (OS) and Public Facilities (P-F) to “ESSCSP.”
- Specific Plan No. SP 11-01 establishing a maximum allowable development within the Specific Plan area boundaries of 4,231,547 gross square feet, or an additional 2,142,457 gross square feet over existing conditions. Proposed uses within the Specific Plan include office, warehousing, light industrial, and commercial (retail/restaurant) uses.
- Subdivision No. SUB 11-02 (Vesting Tentative Map No. 71551) which would subdivide the property into 26 separate parcels in three phases.
- Development Agreement No. DA 11-02 specifying the standards and conditions that would govern development of the property and detailing the Applicant’s and City’s obligations.

Should the El Segundo South Campus Specific Plan be approved, all future development proposals within the Project area must comply with the Specific Plan. It is anticipated the actual amount of development may be refined during subsequent entitlement processes. However, future development could not exceed the development limits established by the El Segundo South Campus Specific Plan. A mixed-use development concept that provides flexibility within the Project area was developed by the applicant. All future development within the Specific Plan would be subject to a maximum floor area ratio (FAR) of 0.60 (based on the gross square foot size of the Project area) and be subject to an overall vehicle trip ceiling. The development concept would allow for transfers of uses and densities between land use types and planning areas within the Project area, as long as the Specific Plan maximum FAR and vehicle trip ceiling are not exceeded.

The Specific Plan application includes a conceptual development scenario that presents a potential implementation of the El Segundo South Campus Specific Plan land uses and standards. This conceptual development scenario includes 1,752,800 gross square-foot of new single tenant office, 148,960 gross square-foot of new retail/restaurant development, 91,840 gross square-foot of new warehouse space, 168,000 gross square-foot of new light industrial development, demolition of 19,142 square-foot of existing development and the existing 2,089,090 gross square-foot Raytheon Company facility.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL IMPACTS

Based on the analysis in the Draft EIR, following the incorporation of mitigation measures, the project would have significant and unavoidable impacts relative to land use and planning, transportation and traffic, air quality, and greenhouse gas. Based on the analysis in the Draft EIR, following the incorporation of mitigation measures, the project would have significant and unavoidable cumulative impacts relative to transportation and traffic, air quality, and greenhouse gas.

RECOMMENDED ACTION: It is recommended that the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence, adopt Resolution No. 2765; and/or (3) take such additional, related, action that may be desirable.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for November 12, 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 Nesper
(Signature)

October 14, 2015 / 4:30pm
(Date/Time)

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