



AGENDA 03/10/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, March 10, 2016
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.

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-1125 and Vesting Tentative Map No. 73745 Subdivision No. SUB 15-08
Corporate Campus Development Project – Subdivision Request

Address: 2130 East Maple and 725 Campus Square West
Applicant: Amar Shokeen
Property Owner: Amar Shokeen

NOTICE

In 2002, the City Council approved the Corporate Campus development project (the "Original Project") and the Certified EIR. The Original Project (EA-548) allows development of up to 2,175,000 square feet of office, light industrial, retail, restaurant, health club, hotel/conference, medical/dental office, and day care uses, along with public recreational facilities and a City fire station on a 46.5-acre site. The Original Project Site (46.5 acres) boundaries are Atwood Way to the north, Douglas Street to the east, Nash Street to the west, and Mariposa Avenue to the south (the "Site"). The application for the Original Project included a subdivision (Vesting Tentative Map No. 53570) for a maximum of 26 parcels.

On December 3, 2013 the City Council approved a 625,205 square-foot development project (the "Revised Project") that would be developed in 3 phases under Environmental Assessment No. EA-1021, Specific Plan Amendment No. SP 13-02, Subdivision No. SUB 13-05 (Vesting Tentative Map No. 72287), and Development Agreement No. DA 13-01, which modified a portion of the Original Project's 46.5-acre area approved in EA-548 in 2002. An Addendum to the previously Certified Final Environmental Impact Report (FEIR) was prepared for EA-1021 and was also approved. The Revised Project, which was comprised of 23.87 acres and 32 parcels, was intended to be developed in three phases

(Phase 1: 13 acres; Phase 2: 5.87 acres; and Phase 3: 5 acres). On March 3, 2015, the Revised Project was modified under EA-1091 to exclude the Phase 2 and Phase 3 areas from the Revised Project to allow the sale of the former Phase 3 area to the Lakers and a portion of the former Phase 2 area to EVA Airways and the Applicant.

The proposed Project will be located in the northern portion of the former Phase 2 area of the Revised Project and will encompass 2.58 acres of the 5.87 acres of the former Phase 2 area. The proposed project involves an environmental assessment and a subdivision map to subdivide the 2.58 acre site into two lots for condominium purposes (Subdivision No. SUB 15-08 for Vesting Tentative Map No. 73745) to allow up to 8 office condominium units (4 units per building), develop two two-story buildings, and a four-level 217-space parking structure in the Corporate Campus Specific Plan (CCSP) Zone. The subdivision will create two lots, Lot No. 1 will be developed at a future date and Lot No. 2 will contain the proposed improvements. The proposed subdivision will require easements and will include common areas that will be maintained by an association that will be created as part of the project requirements.

The two buildings will be 9,959 square feet and 9,527 square feet respectively. Each building will have a maximum height of 38'-0" where a maximum building height of 175'-0" is allowed. The project proposes a Floor Area Ratio of .34:1 where .99:1 is allowed. The proposed project requires 66 parking spaces and is providing a four-level 217-space parking structure.

ENVIRONMENTAL IMPACTS

The City Council certified a Final Environmental Impact Report ("FEIR") for the overall project on January 2, 2002 and approved the Addendum to the Certified FEIR on November 19, 2013. It is recommended that the Planning Commission find that a new environmental document is not required for the proposed Subdivision amendment pursuant to CEQA Guidelines § 15162 since the proposed project and Vesting Tentative Map No. 73745 would not result in any new or increased environmental impacts or require new mitigation measures and is within the scope of the project covered by the FEIR.

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. 2788; and/or (3) discuss and take any other action related to this item.

I. Continued Business – Public Hearing

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 March 24, 2016, 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)

Kenneth Deason

(Date/Time)

March 3, 2014