



AGENDA 04/14/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, April 14, 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.

- 1. Consideration and possible other action regarding approval of the March 10, 2016 Planning Commission Meeting Minutes.

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

- 2. Consideration and possible other action regarding approval of the December 10, 2015 Planning Commission Meeting Minutes.

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

- 3. 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.

- 4. Consideration and possible other action regarding approval of the May 28, 2015 Planning Commission Meeting Minutes.

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

- 5. Consideration and possible other action regarding approval of the April 23, 2015 Planning Commission Meeting Minutes.

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

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

A. **Environmental Assessment No. EA-1145 and Administrative Use Permit No. AUP 16-02**

An Administrative Use Permit to allow the placement and construction of two 15-foot tall multi-tenant monument signs and the fastening of six seven-foot tall address numbers to columns of an existing colonade for the office center at 300-400 Continental Boulevard.

Address: 300-400 Continental Boulevard
Applicant: Richard Benson of Scott | AG
Property Owner: Divco West.

An application for an Environmental Assessment and Administrative Use Permit to allow placement and construction of two internally and externally illuminated multi-tenant monument signs greater than six feet in height for Continental Grand Plaza at 300/400 Continental Boulevard. The proposed monument signs will not exceed the maximum permitted height of 20 feet and the maximum permitted sign area of 150 square feet. The monument signs are to be located within the landscaped setback areas along the east side of Continental Boulevard: on its corner with Grand Avenue and the other approximately 400 feet up Continental Boulevard. In addition, the applicant will fasten six seven-foot tall, one-inch thick address numbers to columns of an existing colonade within the front landscaped setback area, which will serve both decorative and informative purposes. The subject property is located in the Corporate Office (CO) Zone. The project site is located on the northeast corner of the intersection of Continental Boulevard and Grand Avenue in El Segundo.

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15311(a), as a Class 11 categorical exemption (on-premise sign).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1045 and Administrative Use Permit No. AUP 16-02; 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**

7. **Environmental Assessment No. EA-1134, Conditional Use Permit CUP No. 15-07, and Administrative Use Permit AUP No. 15-04**

Address: 727 N. Douglas St.
Applicant: Petros Benekos
Property Owner: Petros Benkos

The Planning Division received an application for Environmental Assessment No. EA-1134, Conditional Use Permit CUP No. 15-07, and Administrative Use Permit AUP No. 15-04 for alcohol service in a new restaurant and outdoor dining area associated with the restaurant. The proposed project involves alcohol service within the indoor dining, bar, and outdoor patio areas of the restaurant. The total outdoor patio area is approximately 665 square feet. Outdoor dining requires approval of a CUP application and the on-site sale and consumption of alcohol requires the approval of an AUP. The project site is located in the Corporate Campus Specific Plan (CCSP) Zone within the Elevon Project bounded by Maple Avenue to the north, Campus Drive to the south, Douglas Street to the east, and Campus Square West Nash to the west.

The proposed 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 categorical exemption (Existing Facilities). The project includes the approval of permits to allow the sale of general alcohol (beer, wine, and distilled spirits) at a proposed restaurant and for outdoor dining. Minor tenant improvements are proposed for the proposed restaurant and outdoor dining patio. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Only minor exterior changes to the previously-approved building are proposed. The project involves no expansion of use, because the restaurant use was previously-approved as part of the approval of the Elevon Project and is a permitted use under the Corporate Campus Specific Plan.

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. 2791; and/or (3) discuss and take any other action related to this item.

8. **Environmental Assessment No. EA-1136 and Subdivision No. SUB 15-12 (Vesting Tentative Parcel Map No. 73879)**

Address: 135-139 Virginia Street and 412 West Franklin Avenue
Applicant: Lyle Maul
Property Owner: Virginia ES10, LLC c/o Lyle Maul

The Planning and Building Safety Department received an application for an Environmental Assessment (EA-1136) and a Subdivision No. SUB 15-12 (Vesting Tentative Tract Map No. 73879) for two lots to construct one 10-unit condominium development at 135-139 Virginia and 412 West Franklin Avenue. The subdivision is to reconfigure three lots into two lots, and to subdivide the lots into condominium air space rights. The proposed 10-unit residential condominium development is proposed on two lots, 8,136 square feet and 9,730 square feet respectively, with 5 units and 12 semi-subterranean parking spaces on each lot. The project site consists of three lots developed with two-family and multi-family uses. The project site currently contains a total of six structures on the site ranging in size from 748 square feet to 1,664 square feet. The project site is located in the Multi-Family Residential (R-3) Zone on the block bounded by Franklin Avenue to the north, El Segundo Boulevard to the south, Whiting Street to the west, and Virginia Street to the east.

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15332 as a Class 32 categorical exemption (infill development). The project consists of constructing four buildings on two parcels in the Multi-Family Residential (R-3) Zone. The project will result in a net increase of one additional residential unit. 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. 2789; and/or (3) discuss and take any other action related to this item.

9. **Environmental Assessment EA 1144 and Off-site Parking Covenant MISC 16-02**

Address: 2017 East Rosecrans Avenue
Applicant: Federal Realty Investment Trust
Property Owner: Federal Realty Investment Trust

Project Summary

The proposed project involves the development of a 24,445 square-foot (.56 acre) triangular-shaped site, which is located in the Commercial Center (C-4) Zone. The applicant proposes to construct a surface parking lot at the site and requests approval of an Off-site Parking Covenant for 42 additional parking spaces at 2017 East Rosecrans Avenue for the existing shopping center (The Point) located at 850 South Sepulveda Boulevard. The site is located on the block bounded by East Park Place to the north, Nash Street to the east, Sepulveda Boulevard to the west, and Rosecrans Avenue to the south. The site is surrounded by Plaza El Segundo to the north, a theater (Arc Light Theater), retail and restaurants to the east, Oil Refinery (Chevron) to the west, office and retail uses to the south in the City of Manhattan Beach.

The commercial shopping center contains three (3) single-story buildings and one (1) two-story building surrounding a public plaza with five (5) kiosks within the plaza area. The shopping center contains a total of 119,613 gross square feet of building area and is 109,575 net square feet in floor area. The public plaza area is approximately 62,000 square feet. The existing uses at the shopping center are: retail, restaurant, service and office. A minimum of 573 parking spaces are required and 669 spaces are provided for the shopping center. A surplus of 96 spaces are currently provided for the shopping center. Three (3) parking spaces will be eliminated from the existing parking lot. The proposed project will add 39 net new parking spaces with direct vehicular access from the existing parking lot. A combined total of 708 parking spaces will be provided.

The proposed 42 spaces are not required spaces for other existing uses on the adjacent property. Pursuant to ESMC 15-15-3(H) the Planning Commission must review all off-site parking covenants for more than 20 parking spaces.

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 categorical exemption (Existing Facilities) and § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Limitations). The project site is in an urbanized and developed area where it has adequate access and all public services and facilities are available. Therefore, the project 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. 2792; 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 April 28, 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:

Venus Desai
(Signature)

April 6, 2016 10:00 AM
(Date/Time)