



AGENDA 05/12/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, May 12, 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.

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-1126, Smoky Hollow Site Plan Review No. SHSPR 15-03, Administrative Adjustment No. ADJ 15-09, and Adjustment No. ADJ 16-02**

Address: 140 Sheldon Street
Applicant: SAGA Architecture c/o Lavinia Khongi
Property Owner: Jon Ramey

The Planning and Building Safety Department received an application for an Environmental Assessment (EA-1126) for a Smoky Hollow Site Plan Review (SHSPR 15-03) to allow for the demolition of existing quonset huts and associated development that total approximately 2,705 square feet and the construction of a new two-story office and warehouse building of approximately 7,116 square feet (gross) at 140 Sheldon Street. The applicant is also requesting an Administrative Adjustment (ADJ 15-09) to allow for the maximum percentage of tandem parking spaces to be exceeded by 0.7% and an additional Adjustment (ADJ 16-02) to allow for the loading area to be sited in the required 25-foot drive aisle for one required parking space in the Small Business (SB) Zone of the Smoky Hollow Specific Plan. The project site is located on the block bounded by Franklin Avenue to the north, El Segundo Boulevard to the south, Sheldon Street to the west, and Penn Street to the east.

Staff are recommending the Planning Commission deny the application; accordingly, environmental review is not required at this time because the California Environmental Quality Act does not apply to projects the public agency rejects or disapproves (CEQA Guidelines § 15270).

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. 2790; and/or (3) discuss and take any other action related to this item.

2. Environmental Assessment No. EA-1148 and Adjustment No. 16-01

Address: 535 Indiana Street
Applicant: Jan Bartosik
Property Owner: Mirko Vukotic

The applicant is requesting an adjustment to reduce the interior dimensions for the required garages associated with the four-unit condominium development previously approved by the Planning Commission on August 13, 2015 (EA-1111 and SUB 15-02). The proposed garages do not meet the requirements in El Segundo Municipal Code (ESMC) § 15-15-5(I) because they constitute interior dimensions of nineteen feet by twenty feet (19' x 20') when twenty feet by twenty feet (20' x 20') are required. The applicant is also requesting a deviation from the required, additional one (1) foot horizontal clearance for the guest parking space (ESMC § 15-15-5(L)). ESMC § 15-15-5(L)(3) allows parking facilities to deviate from the parking clearance standards in order to comply the Americans with Disabilities Act (ADA). The proposed reductions of the interior dimensions of the garages and the parking clearance are requested to accommodate a five-foot (5') access aisle adjacent to the ADA-required accessible guest parking space. The project site is located in the Multi-Family Residential (R-3) Zone on a block bounded by Mariposa Avenue to the north, Pine Avenue to the south, Illinois Street to the west, and Indiana Street to the east.

The proposed adjustment application to allow a reduction of the interior dimensions for the required garages to comply with the ADA is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15303 as a Class 3 categorical exemption (New Construction) and § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations). The property is in an urbanized and developed area where it has adequate access and all public services and facilities are available. In addition, it is in an area that has no known value as habitat for endangered, rare, or threatened species. 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. 2796; 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

None.

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for May 26, 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 Wilson
(Signature)

May 5, 2014
(Date/Time)

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