



AGENDA 05/26/16

PLANNING COMMISSION

Meeting

MEETING DATE: Thursday, May 26, 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 April 14, 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 April 28, 2016 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**

None.

I. **Continued Business – Public Hearing**

- 3. **Environmental Assessment No. EA-1106 and Subdivision No. SUB 15-01 for Vesting Tentative Parcel Map (VTPM) No. 73563**

Address: 215-275 Main Street
Applicant: Bradley J.M. Conroy

Property Owners: Bradley J.M. Conroy and Amy J. Conroy, Trustees of the Conroy Family Trust, Steven Taylor and Natalie Mense Taylor, Trustees of the Steven Taylor and Natalie Mense Taylor Revocable Living Trust; Iron Hammer Properties, L.P., a California Limited Partnership; Magnum, L.P., a California Limited Partnership; Steve Leisner, Trustee of the Steve Leisner GST Trust and Eddie Leisner, Trustee of the Eddie Leisner GST Trust, as Tenants in Common.

The Planning Division received an application for Environmental Assessment No. EA-1106 Subdivision No. SUB 15-01 for Vesting Tentative Parcel Map (VTPM) No. 73563 to merge thirteen (13) existing adjoining rectangular lots in to one parcel. The project site (the "Property") is within the Main Street Transitional District (MSTD) in the Downtown Specific Plan ("DSP"), on the block bounded by Grand Avenue to the north, Franklin Avenue to the south, Main Street to the east, and Richmond Street to the west. The project site is currently developed with a commercial shopping center containing five (5) buildings totaling 26,731 square feet of building floor area. The existing uses at the site are: retail sales, restaurants, fast food-to-go, retail service, yoga studio, medical office, an assembly hall without fixed seating, and a financial institution. Proposed Parcel No. 1 is 46,839 net square feet in area (1.07 acres) with 334.83 feet of street frontage facing Main Street, 139.75 feet of street frontage facing Grand Avenue, and 139.98 feet of street frontage facing Franklin Avenue.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15305 as a Class 5 (Minor Alteration in Land use Limitation) which will not result in any changes in land use or density and the project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Additionally, the project site has no value as habitat for endangered, rare, or threatened species.

RECOMMENDED ACTION: That the Planning Commission: (1) re-open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2793; and/or (3) discuss and take any other action related to this item.

4. 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 continue the item to its regularly scheduled meeting on June 9, 2016.

J. Report from Planning and Building Safety Director or designee

None.

K. Planning Commissioners' Comments

L. Other Business

5. Report on the feedback received from the Downtown Subcommittee regarding potential amendments to the Downtown Specific Plan (DSP)

Consideration and possible action regarding potential amendments to the Downtown Specific Plan (DSP) relating to: (1) tinting or reflective glass on storefront windows; (2) signs for non-street front uses; (3) building height limit along street-side property lines; (4) design review process of projects relating to existing design review standards in the DSP; (5) parking requirements for Non-Profit Museums in the DSP area; and/or (6) parking and the Parking-In-Lieu Fee Program in the DSP and review and potential formulation of recommendations relating to parking issues in the DSP. (Fiscal Impact: None)

M. Adjournment – next meeting scheduled for June 9, 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)

5/19/16 11:00 AM
(Date/Time)