



AGENDA 08/25/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, August 25, 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 action regarding: (1) data collected on research and development (R&D) and “creative office” uses and (2) an administrative determination on the EI Segundo Municipal Code (ESMC) § 15-1-6 Definition for Research and Development.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to: (1) consider the data collected on research and development and “creative office” uses; (2) receive and file an administrative determination on the ESMC § 15-1-6 definition for research and development (R&D) use; and/or (3) alternatively, discuss and take other possible 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

- 2. **Environmental Assessment No. 1057, Specific Plan Amendment No. SPA 14-01, and Zoning Text Amendment 16-03**
Consideration and possible action regarding a Specific Plan Amendment and Zone Text Amendment to amend Downtown Specific Plan (DSP) Sections V-VIII, relating to: (1) tinting or reflective glass on storefront windows; (2) signs for non-street front uses; (3) design review process for projects in the DSP; (4) parking requirements for Non-Profit Museums in the DSP area; and/or to amend EI Segundo Municipal Code (ESMC) Chapter 15-24 regarding Adjustments.

Address: Citywide
Applicant: City of EI Segundo
Property Owners: Various

The proposed project is an Environmental Assessment, a Specific Plan Amendment, and a Zone Text Amendment amending the DSP and ESMC regulations to:

- 1) Allow storefront windows to be colored and/or tinted while maintaining a minimum 50% visible light transmittance level;
- 2) Allow an additional directory sign up to a maximum of 12 square feet in size for non-street front uses;
- 3) Establish a design review process, including ministerial, administrative, and planning commission levels of review; and
- 4) Establish a definition and parking requirements for non-profit Museums of Art.

The proposed specific plan amendment and zone text amendment is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "State CEQA Guidelines") because it consists only of minor revisions and clarifications to existing zoning regulations and related procedures. It does not have the effect of deleting or substantially changing any regulatory standards or findings required thereof. The proposed Ordinance is an action that does not have the potential to cause significant effects on the environment. In addition, any environmental impacts associated with this ordinance are adequately addressed in the General Plan FEIR. Accordingly, this ordinance is consistent with the General Plan FEIR and is exempt from further environmental review requirements under the California Environmental Quality Act. Furthermore, this ordinance constitutes a component of the EI Segundo Municipal Code which the Planning Commission determined to be consistent with the FEIR for the City of EI Segundo General Plan on December 1, 1992. Accordingly, no further environmental review is required pursuant to 14 Cal. Code Regs. § 15168(c)(2).

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. 2802; and/or (3) discuss and take any other action related to this item.

I. Continued Business

3. Environmental Assessment No. 1064

Possible Zone Text Amendment to amend EI Segundo Municipal Code §15-4A regulating the Single-Family Residential (R-1) Zone.

Address: Citywide
Applicant: City of EI Segundo
Property Owners: Various

Consideration and possible direction regarding various alternatives to the modulation requirements in the Single-Family Residential (R-1) Zone, and possible action regarding a potential related Zone Text Amendment to modify or eliminate the modulation standards of the R-1 Zone.

RECOMMENDED ACTION: That the Planning Commission review and discuss the various alternatives to regulate second story additions in the R-1 Zone; and, if appropriate, direct Staff to proceed with drafting an Ordinance to implement the preferred alternative.

J. Report from Planning and Building Safety Director or designee

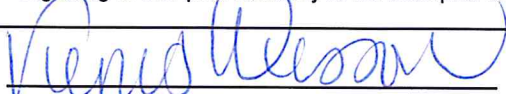
K. Planning Commissioners' Comments

L. Other Business

M. Adjournment – next meeting scheduled for September 8, 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)

August 18, 2016. 5:00 p.m.
(Date/Time)