



AGENDA 09/08/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, September 08, 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. **Director Decisions for Administrative Adjustments, Adjustments, Administrative Use Permits and Administrative Determinations**

- A. **Environmental Assessment No. EA-1166 and Administrative Use Permit AUP No. 16-11**
Address: 204 Main Street
Applicant: Kristian Krieger
Property Owner: HJM International, LLC

The Planning Division received an application for Environmental Assessment No. EA-1166 and Administrative Use Permit AUP No. 16-11 for alcohol service in a new restaurant (Brewport) located at 204 Main Street in the Downtown Specific Plan Area. The proposed project involves alcohol service on-site and off-site within the indoor dining area and in the outdoor patios proposed at the front and rear of the restaurant. The total patio area is approximately 376 square feet. The on-site and off-site sale of beer and wine requires the approval of an Administrative Use Permit under the Downtown Specific Plan. The project site is located on the block between Grand Avenue and Franklin Avenue in the Main Street Transitional District.

The Director of Planning and Building Safety approved the application for the Administrative Use Permit; however, pursuant to the Downtown Specific Plan and ESMC § 15-24-8, the decision must be reviewed by the Planning Commission before it becomes final.

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 an Administrative Use Permit to allow the sale of alcohol at a restaurant. The project is a negligible expansion of the use of an existing building involving alcohol service within certain areas of the restaurant, and restaurant uses and retail uses are permitted uses in the Downtown Specific Plan.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1166 and Administrative Use Permit No. ADJ 16-11; 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**

2. **Environmental Assessment No. 1154, Specific Plan Amendment No. 16-01, Subdivision No. 16-01, Development Agreement Amendment No. 16-01,**

Address: 540 East Imperial Avenue
Applicant: D.R. Horton Homes CA2. Inc.
Property Owner: El Segundo Unified School District

Project Description/Background

On January 26, 2012 the El Segundo Planning Commission approved Environmental Assessment No. EA-890, General Plan Amendment No. 10-03, Zone Change No. 10-01, Specific Plan 10-03, Zone Text Amendment No. 10-06, Development Agreement No. 10-02, and Subdivision No. 10-01 for Vesting Tentative Map Nos. 71410 and 71582 to allow for the construction of one of two possible conceptual options on a 5.65-acre surplus school site. Option 1 consisted of a three-story, 150 unit assisted living complex and a 154-unit senior apartment/condominium complex. Option 2 consisted of 34 multi-family dwelling units taking access from Imperial Avenue, and 24 single-family dwelling units taking access from Walnut Avenue, for a total of 58 units. On March 20, 2012 the City Council approved the project and certified the Environmental Impact Report (EIR).

El Segundo Unified School has entered into an agreement with D.R. Horton Homes for the latter's right to purchase and develop the property. D.R. Horton Homes seeks to develop the property as expressed in the Option 2 conceptual layout of the approved 540 East Imperial Avenue Specific Plan (540 EIASP). Since the approvals under both options of the 540 EIASP were conceptual, in order to design and build the homes to the specific single-family and multi-family product mix unique to the D.R. Horton style, modifications of the original approvals are necessary.

The proposed modifications and requested approvals include:

- A Specific Plan Amendment to clarify design details to implement the Mixed Residential Development Option 2. The clarifications include: adjustments to lot coverage, floor area ratio, height for the multi-family unit stair tower element, a reduced guest parking requirement for the multi-family units, driveway widths reduced for the single-family units, street widths narrowed on the single-family side, modified modulation requirements, and LEED Certification requirements.
- An Amendment to Development Agreement No. 10-02.
- An Amended Vesting Tentative Tract Map No. 71410 to adjust the parcels and street widths to accommodate the D.R. Horton housing project. The overall configuration remains the same.

Environmental Determination

On March 20, 2012, the City of El Segundo City Council certified an Environmental Impact Report (EIR) for *Environmental Assessment No. EA-890*. As described above, the applicant is seeking to modify that project. Under CEQA, an Addendum to a previously certified EIR is appropriate if minor changes or additions to the EIR are necessary to reflect the proposed modifications to the project in the environmental analysis and none of the conditions described in section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or negative declaration have occurred (CEQA Guidelines §15164). Generally, the conditions described in Section 15162 have not occurred if the proposed modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines §15164[c]); however, an addendum must be considered by the decision-making body before making a decision on the project (CEQA Guidelines §15164[d]).

This Addendum to the previously-certified EIR demonstrates that the environmental analysis, impacts, and mitigation measures identified in the *2012 EIR for Environmental Assessment No. EA-890* remain substantively unchanged despite the proposed project revisions. It supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Environmental Impact Report.

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. 2805; and/or (3) discuss and take any other action related to this item.

3. **Initial Study Scoping Meeting – The Lakes Specific Plan and Topgolf Facility: EA-1135, Specific Plan No. SPA 16-02, Subdivision No. SUB 16-03, General Plan Amendment No. GPA 16-01, Zone Change No. ZC 16-01, Zone Text Amendment Nol. ZTA 16-04, Site Plan Review No. SPR 16-01, Administrative Use Permit No. AUP 16-09, and Conditional Use Permit No. CUP 16-05**

Address: Three properties generally located at 400 South Sepulveda Boulevard (The Lakes at El Segundo Golf Course)
Applicant: ES CenterCal, LLC
Property Owners: City of El Segundo, Southern California Edison, and West Basin Municipal Water District

Scoping meeting to obtain public feedback on the environmental issues to be analyzed in the forthcoming Environmental Impact Report (EIR) for the Lakes Specific Plan and Topgolf facility project. No decision on the project application will be made at the scoping meeting; therefore, comments on the merits of the project should be held until after the completion of the Draft EIR and public hearing(s) on the project applications are held.

RECOMMENDED ACTION: Open the public hearing to receive public comments on environmental issues to be analyzed in the Draft Environmental Impact Report (DEIR) for the Lakes Specific Plan and Topgolf Facility project; and receive any input on the environmental issues to be analyzed in the project DEIR from the Planning Commission.

I. **Continued Business – Public Hearing**

4. **Environmental Assessment No. 1064**

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

Address: Citywide
Applicant: City of El 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 re-open to 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**

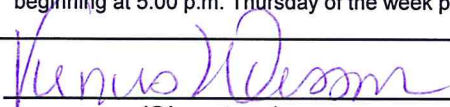
L. **Other Business**

None.

M. **Adjournment – next meeting scheduled for September 22, 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)

September 1, 2016 3:00 pm
(Date/Time)