



AGENDA 10/13/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, October 13, 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**

None.

G. **Written Communications (other than what is included in Agenda packets)**

H. **New Business – Public Hearing**

1. **Environmental Assessment EA-1167 and Subdivision No. SUB 16-07**

Address: 400 Duley Road
Applicant: Jan Holtze
Property Owner: Duley Road, LLC

Project Summary

The proposed project involves a request to extend Vesting Tentative Map No. 72745 for 12 months to allow the development of up to 70,000 square feet of office uses within five buildings on a 3.67 acre site at 400 Duley Road, located in the Urban Mixed Use North (MU-N) Zone. The project was originally approved by the Planning Commission on November 13, 2014, under EA-1040 and Subdivision No. SUB 13-09 for the development of up to 70,000 square feet of office and a subdivision for condominium purposes to allow up to four spaces per building with a maximum of 20 spaces. The project was amended on October 22, 2015, to increase square footages of some of the buildings under EA-1118. The amended project did not affect Vesting Tentative Map 72745.

Vesting Tentative Map No. 72745 expires November 13, 2016, unless the Planning Commission approves the applicant's request to extend the map. Pursuant to ESMC § 14-1-12, the Planning Commission may approve the extension for up to 5 years. If the request is approved by the Planning Commission, Vesting Tentative Map No. 72745 will expire on November 13, 2017, unless a Final Map is approved and recorded or a second extension is requested.

Environmental Impacts

For the Original Project (EA-1040), an initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations §15063 (CEQA Guidelines) and a Mitigated Negative Declaration (MND) of Environmental Impacts was adopted by the Planning Commission on November 13, 2014. An Addendum to the adopted Mitigated Negative Declaration was prepared for a modified project under the authority of 14 California Code of Regulations §15164(b), and the Addendum was adopted by The Planning Commission on October 22, 2015. It is recommended that the Planning Commission find that a new environmental document is not required for the proposed Subdivision amendment pursuant to CEQA Guidelines §15162 since the extension of time for Vesting Tentative Map No. 73745 would not result in any new or increased environmental impacts or require new mitigation measures, and is within the scope of the project covered by the MND.

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. 2806 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 October 27, 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)

Oct 6, 2014 8:47
(Date/Time)