



AGENDA 11/10/16 PLANNING COMMISSION Meeting

MEETING DATE:	Thursday, November 10, 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**

Approved – Environmental Assessment No. EA-912 and Conditional Use Permit No. CUP 11-02, and Adjustment No. ADJ 11-01.

Address: 600-630 N. Main Street
Applicant: Decron Properties
Property Owner: Decron Properties

Consideration and possible action regarding a six-month review of the Queen Esther Square parking lot operations, the In-n-Out drive-through operations, and the operation of the Sepulveda and Mariposa intersection required by Planning Commission Resolution No. 2735 approving Environmental Assessment No. EA-912, Conditional Use Permit No. CUP 11-02, and Adjustment No. ADJ 11-01 for the property located at 600-630 North Sepulveda Boulevard in the General Commercial (C-3) Zone.

RECOMMENDED ACTION: That the Planning Commission: (1) receive and file the report; and/or (2) discuss and take any other action related to this item.

- F. **Call Items from Consent Calendar (if applicable)**
- G. **Written Communications (other than what is included in Agenda packets)**
- H. **New Business – Public Hearing**

None.

I. **Continued Business – Public Hearing**

2. **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 7,364 square feet (gross) at 140 Sheldon Street. The applicant is also requesting an Administrative Adjustment (ADJ 15-09) for a deviation from the required type of loading space 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.

This project was originally considered by the Planning Commission at its May 12, 2016 meeting. The Commission directed staff to continue working with the applicant and continued the item to a date uncertain.

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15303 which identifies the project as a Class 3 exemption (New Construction) and § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The project consists of the demolition of existing quonset huts that total 1,756 square feet and the construction of a new two-story office and warehouse building approximately 7,364 square feet in gross floor area on an in-fill lot in the Small Business (SB) Zone. The proposed project is located on a site of not more than five acres and is substantially surrounded by urban uses. Furthermore, the site has no value as a habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

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

J. **Report from Planning and Building Safety Director or designee**

K. **Planning Commissioners' Comments**

L. **Other Business**

3. **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 action regarding changes to the City's development standards regarding two-story homes and second story additions in the City's R-1, single-family residential zone.

On September 22, 2016, the Planning Commission formed a subcommittee to discuss second story additions in the R-1 Zone. The subcommittee has met on October 3, October 10, October 17, and October 26, 2016, and this item will include an update as to the subcommittee's findings.

RECOMMENDED ACTION: That the Planning Commission conduct a public forum, including: a) hearing a presentation from staff regarding possible changes to the zoning code as developed by the R1 Subcommittee; b) review the draft development standards for two-story homes and second story additions in the R1 zone; c) provide staff with feedback on the draft regulations; and, d) direct staff to place an item on the December 8, 2016, Planning Commission agenda to consider adopting a zone text amendment, and provide notice of said hearing in accordance with the El Segundo Municipal Code.

M. Adjournment – next meeting scheduled for December 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:

Venus Wilson
(Signature)

November 10, 2016
(Date/Time)