



# AGENDA 01/26/17

## PLANNING COMMISSION

### Meeting

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<b>MEETING DATE:</b>	Thursday, January 26, 2017
<b>MEETING TIME:</b>	5:30 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	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)

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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.

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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. Environmental Assessment No. EA-1169 and Adjustment ADJ No. 16-06**

**Address:** 127 Penn Street  
**Applicant:** 127 Penn LLC, c/o Mark Harrigian  
**Property Owner:** 127 Penn LLC

The Planning Division received an application for Environmental Assessment No. EA-1169 and Adjustment ADJ No. 16-06 to allow the following:

1. A 1-foot reduction of the parking space width from 8'-6" to 7'-6" for two compact parking spaces pursuant to El Segundo Municipal Code (ESMC) Section 15-5-5(I)(4);
2. A 6-inch reduction of the parking space width from 8'-6" to 8'-0" for six standard parking spaces pursuant to ESMC Section 15-5-5(I)(4); and,
3. A reduction of the required vehicle back-up area from 25' to 19' across the alley pursuant to ESMC Section 15-5-5(N)(3).

The project also involves the conversion of a 3,401 square foot "light industrial" building to an "office" use located in the Small Business (SB) Zone of the Smoky Hollow Specific Plan area. 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.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15332 as a Class 32 categorical exemption (Infill development). The project is (a) consistent with the general plan designation and policies as well as with the zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of less than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1169 and Adjustment ADJ No. 16-06; and (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**

**2. 6-Month Review of Environmental Assessment No. EA-1131, Administrative Determination No. AD 15-02, Administrative Use Permit No. AUP 15-01, and Parking Demand Study No. PDS 15-03**

**Address:** 909 E. El Segundo Boulevard  
**Applicant:** Robert Rubens II, on behalf of Hemilane Inc.  
**Property Owner:** Michael Katz

On April 28, 2016, the Planning Commission approved the above-mentioned applications, allowing the operation of a tasting room with related sales of alcohol for on-site and off-site consumption, as an accessory use associated with a brewery and distillery in the Medium Manufacturing (MM) Zone. The approved tasting room measures 289 square-feet, and consists of 3 tables with 3 seats each, and 6 bar stools (seating for 15 patrons); retail racks and merchandise display areas; and cashier/to-go areas for off-site sales. The approval also allowed a reduction in the parking requirement based upon a parking demand study. One of the conditions of approval required that the Planning Commission conduct a 6-month review after final occupancy is issued by the Building Safety Division. The Planning Commission will conduct an operational review of the project's compliance with, and the adequacy of, the conditions of approval imposed by the Planning Commission. The Commission's review can include, but is not limited to, the operation (including hours), lighting, noise, and any other concerns raised by the public. The Planning Commission may add, delete or modify the Conditions of Approval as deemed necessary and appropriate to address impacts resulting from the project.

Additionally, the property owner is requesting modifications to certain conditions of approval. Specifically, condition no. 9, requesting an increase to the number of employees from 4 to 6 employees; and condition no. 11, requesting that the current prohibition on live entertainment be removed, thereby allowing live entertainment and the use of a disc jockey.

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), and no further environmental review is required. The proposed project includes a review for compliance with an AUP approved by the Planning Commission in April 2016, which allowed a tasting room as an ancillary use related to the permitted alcohol manufacturing use. Further, there is no evidence that approval of the requested revisions would have a significant effect on the environment and, therefore, the proposed project will not introduce new significant environmental effects.

**RECOMMENDED ACTION:** That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence determine that the use is being conducted in accordance with the conditions of approval and (3) adopt amended Resolution No. 2793 amending conditions no. 9 and 11; and/or discuss and take any other action related to this item.

I. **Continued Business – Public Hearing**

None.

J. **Other Business**

3. **Initial Study Scoping Meeting – The Continental Grand Campus Specific Plan: EA-986, Specific Plan No. SPA 12-03, General Plan Amendment No. GPA 12-02, Zone Change No. ZC 12-02, Zone Text Amendment No. ZTA 12-02, Development Agreement No. DA 12-02.**

**Address:** 333 and 455 – 475 Continental Boulevard & 1955 East Grand Avenue, El Segundo, CA 90245  
**Applicant:** Mattel, Inc.  
333 Continental Boulevard  
El Segundo, CA 90245  
**Property Owners:** Mattel, Inc.

The project applicant, Mattel, Inc. (Mattel), proposes to expand their corporate headquarters, located on an approximately 12.5-acre campus in the City of El Segundo. The proposal project includes constructing an approximately 300,000 square foot (sf), 14-story office building and an eight-level parking structure on the 455 Continental parcel. The project also includes constructing a new six-story office building with up to 174,240 square feet of new office floor area and a surface parking lot on the 1955 East Grand Avenue parcel (Project). The existing improvements at 333 Continental Boulevard would remain unchanged.

This item is a scoping meeting as required by the California Environmental Quality Act (CEQA) to obtain public feedback on the environmental issues to be analyzed in the forthcoming Environmental Impact Report (EIR) for the 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 scoping meeting to receive comments from the public and/or the Planning Commission on environmental issues to be analyzed in the Draft Environmental Impact Report (DEIR) for the project.

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

L. **Planning Commissioners' Comments**

M. **Adjournment – next meeting scheduled for February 9, 2017, 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:

Venuesh Desan  
(Signature)

January 19, 2017 - 3:00pm  
(Date/Time)