



# AGENDA 03/09/17

## PLANNING COMMISSION

### Meeting

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<b>MEETING DATE:</b>	Thursday, March 09, 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. Director Decisions for Administrative Adjustments, Adjustments, Administrative Use Permits and Administrative Determinations**

**A. Environmental Assessment No. EA-1176 for Adjustment No. ADJ 16-07**

**Address:** 555 South Aviation Boulevard  
**Applicant:** Steve Minden, Senior Director of Design/Construction  
**Property Owner:** 555 South Aviation Property, L.P.

The applicant is requesting an adjustment to allow a reduction in the number of required truck loading spaces for an office building that is 237,944 gross square feet. ESMC § 15-15-7(C) requires 2 small truck loading spaces, and one large truck loading space for an office building of this size. The applicant proposes two small truck loading spaces, and the joint use of a large truck loading space with 7 non-required standard size parking spaces. The proposed loading hours for the required large truck loading space will be on weekends, by appointment on weekdays (between 8 am and 6 pm), and after businesses are closed for the day. The Director of Planning and Building Safety Department may approve a request to reduce the number of required truck loading spaces pursuant to ESMC § 15-15-7(D).

The project site is in the Light Industrial (M-1) zone, and is located on the block bounded by Utah Avenue to the north, Alaska Avenue to the south, Aviation Boulevard to the east, and Douglas Street to the west.

The 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), § 15304 as a Class 4 categorical exemption (Minor Alterations to Land), and § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations).

The request is a minor alteration to a land use limitation involving new paint striping for a large truck loading space in a paved parking area that will be shared with 7 standard size parking spaces. The existing building will be rehabilitated and changed in use to office.

New interior partitions and new plumbing is proposed for construction. Grading is proposed for the removal of two existing loading docks in the western parking lot, parking spaces will be added to the two properties, and new water efficient landscaping will be installed. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. The site has no value as habitat for endangered, rare, or threatened species and there are adequate utilities and public services to serve the project.

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1176 for Adjustment No. ADJ 16-07 with conditions; and (2) Discuss and take action related to this item.

**B. Environmental Assessment No. EA-1176 for Administrative Adjustment No. ADJ 16-08**

**Address:** 555 South Aviation Boulevard  
**Applicant:** Steve Minden, Senior Director of Design/Construction  
**Property Owner:** 555 South Aviation Property, L.P.

The applicant is requesting and administrative adjustment to allow a reduction in the level of illumination in the parking areas. The existing building will be reduced in size and will be changed in use to office. The ESMC § 15-15-5(G) requires a minimum parking lot lighting level of 1.25 footcandles that must be maintained during all hours of operation.

Currently, the illumination during the hours of darkness at the site is minimal with some areas providing less than 0.5 footcandles. The perimeter of the parcel at 555 South Aviation Boulevard is primarily illuminated by street lighting and a few building mounted light fixtures. Very few light poles exist at the 701 South Aviation Boulevard off-site parking lot and they were all originally installed in 1966. The current condition of the site does not meet the minimum ESMC illumination standards.

The proposed lighting adjustment is being requested to comply with the new Green Code and enhanced security standards described by the Department of Energy RP-20-98. The proposed illumination design contains one driveway with 0.73 footcandles instead of the minimum required 1.25 footcandles and a minimum average illumination of 3.02 footcandles for the majority of the three parking lots.

The project site is in the Light Industrial (M-1) zone, and is located on the block bounded by Utah Avenue to the north, Alaska Avenue to the south, Aviation Boulevard to the east, and Douglas Street to the west.

An administrative adjustment may be granted by the Director of Planning and Building Safety if the strict interpretation of the Zoning Code would result in the unreasonable deprivation of the use or enjoyment of the property. In particular, administrative adjustments may be granted from the lighting standards set by ESMC Chapter 15 § 15-5(G) if the following findings are met (ESMC § 15-24-1). 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), § 15304 as a Class 4 categorical exemption (Minor Alterations to Land), and § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations).

The project involves the lowering of the parking lot lighting intensity (foot candle) requirement from 1.25 foot-candles to the Department of Energy RP-20-98 parking lot illumination requirements for enhanced security. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. The project site contains an existing building that will be changed in use to office. The project is categorically exempt since it involves a minor alteration in land use limitations to change the site's parking lot lighting levels. Furthermore, the site has no value as habitat for endangered, rare, or threatened species and there are adequate utilities and public services to serve the project.

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1176 for Administrative Adjustment No. ADJ 16-08 with conditions; and (2) Discuss and take 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. **Environmental Assessment No. 1177 and Zoning Text Amendment No. 16-06.**  
**Discussion related to possible ordinance amending various sections of the El Segundo Municipal Code (ESMC) related to the City's regulation of accessory dwelling units.**

**Address: Citywide**  
**Applicant: City Initiated**  
**Property Owners: Various**

The state law regarding second units (now called "accessory dwelling units") was amended in 2016 by two bills, Assembly Bill (AB) 2299 and Senate Bill (SB) 1069. The state law requires that if the City chooses to adopt an ordinance in response to the new law, that the ordinance include certain requirements. In response to the new law, the Planning Commission will evaluate various options for regulating accessory dwelling units and consider directing staff to prepare an ordinance that will be considered by Planning Commission at upcoming meeting.

Because the City has several options the proposed ordinance, City staff will present the options to the Planning Commission. The option include the extent to which new accessory dwelling units that are not in existing structures would be allowed within the R-1 (Single-Family) zone. One options would be to limit new accessory dwelling structures to certain areas in the R-1 zone; another options would be to allow new accessory dwelling units throughout the R-1 zone.

The proposed zone text amendment is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it can be seen with certainty that there is no possibility that the adoption of the proposed Ordinance will have a significant effect on the environment pursuant to CEQA Guidelines § 15061(b)(3). The Ordinance is for general policies and procedure-making. This Ordinance does not authorize any new development entitlements, but simply establishes policies and procedures for allowing accessory dwelling units to be constructed.

The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

**RECOMMENDED ACTION:** That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence provide further direction to staff to bring back a revised ordinance for further consideration and/or (3) discuss and take any other action related to this item.

**I. Continued Business – Public Hearing**

None.

**J. Other Business**

None.

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

**L. Report from City Attorney's office**

- Update regarding recent Supreme Court decision, *City of San Jose v. Superior Court (Smith)* (filed March 2, 2017) pertaining to City-related communications, personal accounts and the Public Records Act.

**M. Planning Commissioners' Comments**

**N. Adjournment – next meeting scheduled for March 23, 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:

  
(Signature)

March 2, 2017 / 6:00pm  
(Date/Time)