



AGENDA 07/27/17

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, July 27, 2017
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. Consideration and possible other action regarding approval of the January 26, 2017 Planning Commission Meeting Minutes.

RECOMMENDED ACTION: Approve the Minutes.

- 2. **Director Decisions for Administrative Adjustments, Adjustments, Administrative Use Permits and Administrative Determinations**

Environmental Assessment No. EA-1190 and Administrative Adjustment No. ADJ 17-03 to allow a deviation from the maximum curb-cut width for a property at 777 South Aviation Boulevard in the Light Industrial (M-1) zone.

Applicant: 701AB9 Owner, LLC c/o Embarcadero Capital Partners)

Environmental Assessment No. EA-1190 and Administrative Adjustment No. ADJ 17-03 to allow a deviation from the maximum curb-cut width for a property at 777 South Aviation Boulevard in the Light Industrial (M-1) zone.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1190 and Adjustment No. ADJ 17-03; 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**
 - 3. **Environmental Assessment No. EA-1150 and Zone Text Amendment No. ZTA 16-02**
Applicant: City of El Segundo

Consideration and possible action to amend the El Segundo Municipal Code (ESMC) Title 15 (Zoning Code) regarding signs to: 1) ensure the City does not regulate sign content, 2) update definitions and terms related to signs, 3) clarify general provisions for signs, 4) modify sign standards, and 5) streamline the review process for signs. (Fiscal Impact: None) Applicant: City of El Segundo.

- Insert language to ensure City does not regulate sign content;
- Update definitions and terms related to signs;
- Clarify general provisions for signs;
- Modify sign standards; and,
- Streamline review process for signs.

The proposed zone text amendment is exempt from the California Environmental Quality Act (CEQA) and the regulations promulgated thereunder pursuant to CEQA Guidelines Section (14 California Code of Regulations, Section 15061(b)(3)), because it can be seen with certainty that the amendments will not have the potential for any impacts on the environment.

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. 2823; and/or (3) discuss and take any other action related to this item.

**4. Environmental Assessment No. EA-1180, and Zone Text Amendment No. ZTA 17-01
Address: R-1 Zoned property citywide
Applicant: City of El Segundo**

The zone text amendment proposes to make changes to El Segundo Municipal Code (ESMC) article 15-4A, the permitted uses section that provides a list of the types of uses allowed in the R-1 (Single-Family Residential) Zone. The proposed amendment includes allowing Short-Term rentals of single-family residential units and of accessory dwelling units through a Short-Term Rental Unit Permit process.

Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulation, Title 14, Section 15000 *et. seq.*, and the City's Local CEQA Guidelines, the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 because it consists only of minor revisions and clarifications to existing zoning regulations and procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor. The proposed Ordinance is an action that does not have the potential to cause significant effects on the environment, but rather will help reduce the impact of short-term rentals in residential zone property on the environment. Accordingly, the proposed Ordinance constitutes a Class 1 (existing facilities), Class 3 (new construction or conversion of small structures), and Class 4 (minor alteration to land) categorical exemptions.

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. 2824; and/or (3) discuss and take any other action related to this item.

I. Continued Business – Public Hearing

J. Other Business

None.

- K. Report from Planning and Building Safety Director or designee
- L. Planning Commissioners' Comments
- M. Adjournment – next meeting scheduled for August 10, 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:

Venus Wilson

(Signature)

July 20, 2017

(Date/Time)

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