



AGENDA 08/24/17

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, August 24, 2017
MEETING TIME:	5:30 p.m.
MEETING PLACE:	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
TELECONFERENCE: LOCATIONS:	Commissioner Wingate 1911 Valeri Drive. Newberg, Oregon, 97132
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.

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. 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 March 23, 2017, Planning Commission Meeting Minutes.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to approve the Minutes.

- 2. **Ruben's Distillery status update regarding six-month review of the operation for the brewery and with an accessory tasting room located at 909 E. El Segundo Boulevard, in the MM Zone. (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). (ES)**

RECOMMENDED ACTION: Receive and file this report.

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

- 3. **Determination of Consistency of the Proposed Fiscal Year 2017-2018 Capital Improvement Program ("CIP") with the City of El Segundo General Plan (PS)**

Applicant: City of El Segundo

Project Description: Consideration and possible action regarding a Determination of Consistency of the Proposed Fiscal Year 2017-18 (FY 17/18) Capital Improvement Program (CIP) with the City of El Segundo General Plan

CEQA Determination: General Plan Consistency Finding is deemed not to be a "project" since the Planning Commission is reviewing the City's Capital Improvements Program

for its conformance with the City's General Plan, and a decision on individual projects in the CIP is not being made by the Planning Commission.

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. 2825; and/or (3) discuss and take any other action related to this item.

4. **Environmental Assessment No. EA-1185, Zone Text Amendment No. ZTA 17-02, Development Agreement No. DA 17-01 (7th Amendment to Development Agreement No. DA 03-01), and Site Plan Review No. 17-01. PLAZA EL SEGUNDO/THE POINT DEVELOPMENT PROJECT (PS)**

Address: 700-860 South Sepulveda Boulevard,
2004-2015 East Park Place, and 700-740 Allied Way
(generally the northeast corner of Sepulveda Boulevard/
Rosecrans Avenue)

Applicant: Federal Realty Investment Trust

Property Owner: Federal Realty Investment Trust

Project Description: Consideration and possible action regarding a request to amend prior approvals for Plaza El Segundo and The Point shopping centers originally approved in 2005 and amended subsequently. The two centers consist of 498,442 square feet of retail, restaurant, grocery, office, service and fitness uses. The applicant seeks to increase the size of the project by 18,850 square feet; to ease restrictions on the size of tenant spaces; to modify the maximum area of specific uses; to allow additional uses in the C-4 zone; and to increase the number and size of the permitted monument signs. This project consists of the following applications: Environmental Assessment EA-1185; Zone Text Amendment ZTA17-02; Development Agreement DA17-01 (7th Amendment); and Site Plan Review 17-01.

CEQA Determination: The proposed project includes an Addendum to a Certified EIR. In, 2005, the City certified a Final Environmental Impact Report (FEIR) for the Sepulveda/Rosecrans Site Rezoning and the Plaza El Segundo Development, of which this project is a part. Pursuant to the California Environmental Quality Act (CEQA), staff analyzed the potential impacts of the project and determined that although some changes or additions to the previously certified FEIR are necessary, none of the circumstances described in CEQA Guidelines § 15162 exist that would require preparation of a subsequent EIR.

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. 2818; and/or (3) discuss and take any other action related to this item.

I. **Continued Business**

5. **Environmental Assessment No. EA-1150 and Zone Text Amendment No. ZTA 16-02. Chapter 18 of Title 15 – Signs (RB)**

Address: Citywide

Applicant: City of El Segundo

Project Description: 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.

CEQA Determination: 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) re-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.

- J. Report from Planning and Building Safety Director or designee
- K. Upcoming Agenda Items and Schedule
- L. Planning Commissioners' Comments
- M. Adjournment – next meeting scheduled for September 14, 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:

Venuto Hernandez August 17, 2017
(Signature) (Date/Time)

Upcoming Agenda Schedule August 24, 2017

PLANNING COMMISSION

September 14

- EA1182 ES South Campus SP, Phase 1 (Phase 1 site plan review)

September 28

- Marijuana land uses study session

Not yet scheduled

- EA986 Mattel expansion
- EA1011 Smoky Hollow Specific Plan
- EA1152 Park Place Extension EIR
- EA1181 New Chick-Fil-A with drive-thru
- EA1182 ES South Campus SP, Phase 1 (Raytheon 2 alcohol AUPs)
- EA1186 Former Stick N Stein site (new hotel)
- EA1189 Wireless regulations
- EA1194 Alcohol AUP process
- EA1196 NRG Underwater tunnel plugs
- EA1198 In-lieu parking program
- EA1199 Marijuana land use policy

CITY COUNCIL

September 5

- EA1135 The Links Specific Plan (Topgolf)—Introduction

September 19

- EA1135 The Links Specific Plan (Topgolf)—Adoption
- EA1150 Sign regulations—Introduction
- EA1180 Short-term rentals—Introduction
- EA1185 Plaza ES & Point DA—Introduction