



AGENDA 09/14/17 PLANNING COMMISSION Meeting

MEETING DATE:	Thursday, September 14, 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.

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.

None.

F. **Call Items from Consent Calendar**

G. **Written Communications (other than what is included in Agenda packets)**

H. **New Business – Public Hearing**

1. **Environmental Assessment No. EA-1200; Conditional Use Permit No. CUP-17-03 and Site Plan Review No SPR 17-01. NEW RETAIL CENTER ON EL SEGUNDO BOULEVARD PROJECT (EE)**

Address: 2100 to 2198 El Segundo Boulevard,
Applicant: CDC Mar Retail I LLC

Project Description: The proposed 7.31-acre retail center site consists of a parking lot on the Raytheon Campus on El Segundo Boulevard between Continental Boulevard and Nash Street in the El Segundo South Campus Specific Plan (ESSCSP) area. The proposed multi-use project would replace the parking lot formerly used by Raytheon, which is Phase 1 of the ESSCSP. Proposed uses will include: 29,000 sq ft. market; two retail buildings totaling 7,200 sq ft.; a 3,000 sq ft. bank; 9,000 sq ft. of restaurants; 7,300 sq ft. of fast food; and a 20,000 sq ft., 2-story, medical building. Specifically, the Planning Commission will be considering whether to approve a Site Plan Review and Conditional Use Permit for drive-throughs. (EA-1200). The Planning Commission's decision is final, unless appealed to the City Council.

Environmental Determination: An Environmental Impact Report was prepared for the ESSCSP's Environmental Assessment (EA-905) pursuant to 14 California Code of Regulations, Section 15063 ("CEQA guidelines"). Per the EIR, any portion of the project developed consistent with the conceptual site plan for the ESSCSP is exempt from further CEQA analysis unless an event specified in Public Resources Code §21166 occurs.

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. 2826; and/or (3) discuss and take any other action related to this item.

- I. **Continued Business**
- 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 28, 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)

September 7, 2017
(Date/Time)

Upcoming Agenda Schedule September 14, 2017

PLANNING COMMISSION

September 28

- Marijuana land uses study session
- Planning Commission bylaws

October 12

- Open

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, pending application)
- EA1189 Wireless regulations
- EA1192 Kings facility expansion
- EA1194 Alcohol AUP process
- EA1196 NRG Underwater tunnel plugs
- EA1198 In-lieu parking program
- EA1199 Marijuana land use policy
- EA1200 Former Raytheon Phase 1 alcohol AUPs
- EA1201 Former Air Products site, new development
- EA1203 Zone text amendment related to accessory uses in M-1

CITY COUNCIL

September 19

- EA1150 Sign regulations—Introduction
- EA1180 Short-term rentals—Introduction
- EA1185 Plaza ES & Point DA—Introduction
- EA1205 Local CEQA Guidelines

October 3

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