



PLANNING COMMISSION AGENDA

DATE: Thursday, February 28, 2019

TIME: 5:30 p.m.

PLACE: City Council Chambers, City Hall
350 Main Street
El Segundo, California 90245-0989

VIDEO: El Segundo Cable Channel 3 (Live).
Replayed Friday following Thursday's meeting
at 1:00 pm and 7:00 pm on Channel 3.
(Schedule subject to change)

All files related to this agenda are available for public review in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and alternating Fridays until 4:00 pm beginning at 7:00 am Monday prior to the Planning Commission meeting.

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 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 and on the City's website, www.elsegundo.org.

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 items should be considered individually under the next Agenda heading.

1. **Director's Approval of an Administrative Use Permit to allow Type 47 Alcohol Service at Jetta. (BC)**

Address: 243 Main Street

Applicant: Steven Hansen, Amonrat Jettaporn

Project Description: The applicant requests the approval of an Administrative Use Permit to allow Department of Alcoholic Beverage Control (ABC) License Type 41 (on-site sale and consumption of beer and wine) a new restaurant. JETTA requests a type 41 license for their 460 square feet of dining area.

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1236; and (2) discuss and take any other action related to this item.

F. **Call items from Consent Calendar**

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

H. **New Business—Public Hearing**

2. **Possible Amendment to the affordable housing requirement within the 540 East Imperial Avenue project to provide eight affordable units rather than six affordable units.**

Address: 540 East Imperial Avenue

Applicant: DR Horton Homes CA2, Inc.

Project Description: Consideration and possible action regarding approval of an amendment to Environmental Assessment No. EA-1154, Specific Plan No. SP 16-01, conditions of approval and a Second Amendment to Development Agreement No. DA 16-01, amending the requirement that the developer provide six affordable units within the residential development by increasing the number of units to eight and adjusting the affordable housing requirement to allow the eight units to be purchased by qualified moderate income households, in addition to low, very low and extremely low households.

An Addendum to the Environmental Impact Report (EIR) for the development project was certified by the City Council on September 28, 2016. The requested revision to the affordable housing requirement does not introduce new significant environmental effects or substantially increase the severity of the environmental impacts that previously were identified and analyzed in the certified EIR Addendum. Additionally, the project does not include changed circumstances or new information, which were not known at the time the EIR was certified, that would require the preparation of a subsequent environmental analysis pursuant to CEQA Guidelines.

RECOMMENDED ACTION: It is recommended that the Planning Commission (1) adopt Resolution No. 2858, recommending the City Council adopt an ordinance approving and adopting an amendment to Environmental Assessment No. EA-1154, the 540 East Imperial Specific Plan, conditions of approval and a Second Amendment to the Development Agreement to allow eight affordable units to be purchased by qualified moderate income households; (2) discuss and take any other action related to this item.

I. Continued Business—Public Hearing.

None.

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 March 14, 2019, 5:30 pm.

POSTED:

Venus Desai
(Signature)

February 23, 2019 / 1:42pm
(Date and time)