



# AGENDA 11/15/04

## PLANNING COMMISSION

### Special Meeting

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<b>MEETING DATE:</b>	Monday, November 15, 2004
<b>MEETING TIME:</b>	7:00 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 Broadcast Live 11/15/04 Replayed on Tuesday, 11/16/04, at 1:00 p.m. and Thursday, 11/18/04, at 7:00 p.m., Channel 3.

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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 Director of Community, Economic and Development Services 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 Director of Community, Economic and Development Services, a minimum of two working days before the meeting and they do not exceed five minutes in length.

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In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Roger Groman, (310) 524-2709. 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. **Election of a Vice-Chairman**

**RECOMMENDED ACTION:** The recommended action is for the Planning Commission to elect a Vice-Chairman to fill the current vacancy or to take such additional possible related action.

- E. **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.*

- F. **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 October 14, 2004, Planning Commission meeting Minutes.

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

- G. **Call Items from Consent Calendar**

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

- I. **New Business – Public Hearing**

- 2. **Environmental Assessment No. 631, Development Agreement No. 03-1, General Plan Amendment No. 03-4 & 03-5, Zone Change No. 03-2 & 03-3, Zone Text Amendment No. 04-1 & 04-2, and Subdivision No. 03-7 (Vesting Tentative Tract No. 061630)**  
**SEPULVEDA/ROSECRANS SITE REZONING AND PLAZA EL SEGUNDO DEVELOPMENT PROJECT**

**Applicant:** Mar Ventures Inc. and City of El Segundo  
**Address:** 850 South Sepulveda Blvd., 2021 Rosecrans Avenue (generally northeast corner of Sepulveda Blvd./Rosecrans Ave.)

The proposed Project consists of the following: (1) the redesignation and rezoning of approximately 85.8 acres of property currently used for industrial purposes to a new Commercial Center land use designation and a new Commercial Center (C-4) zoning classification, (“Sepulveda/Rosecrans Site Rezoning”); and (2) construction and operation of a proposed development project on a 43.3-acre portion of the site (“Plaza El Segundo development”).

The proposed Sepulveda/Rosecrans Site Rezoning Site had environmental review at a “Program” level. The proposed Plaza El Segundo had environmental review at a “Project” level.

**Sepulveda/Rosecrans Site Rezoning.** The Sepulveda/Rosecrans Site Rezoning would occur at the northeast corner of the intersection of Sepulveda Boulevard and Rosecrans Avenue in the City of El Segundo. The area is currently zoned as Light Industrial (M-1) and Heavy Industrial (M-2). The proposed Sepulveda/Rosecrans Site Rezoning would change approximately 85.8 acres to a new Commercial Center land use designation and C-4 Zone. The proposed C-4 Zone would establish permitted uses, permitted accessory uses, uses subject to administrative use permit, uses subject to conditional use permit, prohibited uses and development standards and requirements. The proposed C-4 zoning would permit up to 850,000 square feet of commercial development within the site. Approximately 24.2 gross acres would retain its current Light Industrial (20.4 gross acres) and Heavy industrial (3.8 gross acres) land use designations and zoning classifications.

**Plaza El Segundo Project.** The proposed Plaza El Segundo would be constructed on approximately 43.3 gross acres within the Sepulveda/Rosecrans Site Rezoning. The proposed project would include a shopping center of up to 425,000 square feet containing large retail stores, specialty retail, and other uses including, without limitation, a fitness center, spa, and fast food and sit-down restaurants.

The proposed Plaza El Segundo project includes requests for the following land use entitlements: General Plan Amendment, Zone Change, Zone Text Amendment, Vesting Tentative Tract Map, and a Development Agreement. The City is seeking to change the land use designations for 42.5 gross acres of the proposed Sepulveda/Rosecrans Rezoning Site: General Plan designation (through General Plan Amendment); Zoning classification (through Zone Change).

**RECOMMENDED ACTION:** (1) That Planning Commission open the public hearing and take testimony; (2) adopt Resolution No. 2575; and (3) take other possible related action.

**J. Continued Business - Public Hearing**

**3. Environmental Assessment No. 636, Subdivision No. 04-02 (VTM No. 60995), and Variance No. 04-01**

**Applicant:** Albert and Madeleine Marco  
**Property Owners:** Albert and Madeleine Marco  
**Address:** 910 East Grand Avenue

The proposed project is a conversion of a 35-unit apartment complex to condominium use. The project includes a variance to allow: 1) 56.9% lot coverage (40% is generally allowed for condominium conversions), 2) 15 units to have a size of 748 square feet (less than the 1,000 square feet ordinarily required for condominium conversions), 3) a total of 70 parking spaces instead of the standard 74 parking spaces that are required, and 4) two guest parking spaces to be located in the required front yard setback. The project site is located in the "R-3" Multi-Family Residential Zone and has two existing buildings consisting of 35 apartment units. The applicant is proposing minor modifications to the existing structures on site. The existing parcel measures 157.49' wide by 220.35' deep, totaling approximately 34,702 square feet. The site is bordered by Grand Avenue to the north, Franklin Avenue to the south, Maryland Street to the west, and Center Street to the east.

**RECOMMENDED ACTION:** (1) That Planning Commission consider adopting Resolution No. 2576 based upon the October 14, 2004 public hearing; (2) if desired, reopen the public hearing and take additional testimony; and (3) take other possible related action.

- K. Report from Planning and Building Safety Director or designee**
- L. 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.*
- M. Planning Commissioners' Comments**
- N. Other Business**
- O. Adjournment – Regular meeting scheduled for December 9, 2004, 7:00 p.m.**  
**NOTE:** The related files are available for public review in the Planning Division, Monday through Friday, 7:30 a.m. to 5:30 p.m. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Friday of the week prior to the Planning Commission meeting.

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**POSTED:**

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(Signature)

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(Date/Time)