



AGENDA 09/25/08

PLANNING COMMISSION

Regular Meeting

MEETING DATE:	Thursday, September 25, 2008
MEETING TIME:	7:00 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.

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.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Larry Brown, (310) 524-2713. 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 August 14, 2008, Planning Commission Meeting Minutes.

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

2. **Environmental Assessment No. EA-798 and Adjustment No. 08-01**

Address: 854 Hillcrest St.
Applicant: Christopher Emmett
Property Owner: Christopher Emmett

The applicant is requesting an adjustment to construct a seven-foot block wall along an existing east side property line one foot above the six-foot maximum height as allowed by El Segundo Municipal Code (ESMC) §15-2-4(A) within the Single-Family Residential (R-1) Zone at 854 Hillcrest Street. An adjustment allows for a block wall to exceed this six-foot standard up to a maximum of eight feet as allowed by ESMC §15-24-1(A). Specifically, the applicant is seeking approval to construct a seven-foot block wall for a length of 46' along the eastern property line adjacent to another single-family property beginning at the side property line fronting Walnut Street. The project site is a reverse corner lot located within the block bounded by Walnut Street to the north, and Hillcrest Street to the west. Existing single-family residences border the location to the south and to the east.

RECOMMENDED ACTION: Receive and file.

3. **Environmental Assessment No. EA-793 and Administrative Use Permit No. 08-03**

Address: 409 East Grand Avenue
Applicant: Scot F. Nicol
Property Owner: Willow Vista Rentals, LLC – David Wehrly

The proposed project involves an existing 1,100 square-foot restaurant currently being remodeled and a 200 square-foot outdoor dining patio at 409 East Grand Avenue. The applicant's request is for an Environmental Assessment for the project and an Administrative Use Permit to sell beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control license). A total of 8 required parking spaces will be provided on-site in the existing parking lot at the rear of the restaurant. The project site is located in Neighborhood Commercial (C-2) Zone within the block bordered by Pine Avenue to the north, Grand Avenue to the south, Eucalyptus Street to the west and Sheldon Street to the east.

RECOMMENDED ACTION: Receive and file.

4. **Determination of Consistency of the Proposed 2008-2009 Fiscal Year Capital Improvement Program (CIP) with the City of El Segundo General Plan**

RECOMMENDED ACTION: That the Planning Commission (1) consider the evidence and adopt Resolution No. 2646; and (3) 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**

5. **Environmental Assessment No. 773, Conditional Use Permit No. 07-07, and Lot Line Adjustment No. 08-05 (Aloft Hotel)**

Address: 101 Continental Boulevard
Applicant: Fisher Property Group
Property Owner: Barker Pacific Group

Project Summary

The proposed project involves the construction of a six-story, 61,104 square-foot hotel on a 10.58 acre site located at the northwest corner of El Segundo Boulevard and Continental Boulevard. The total 10.58 acre project site consists of two parcels and is shared with a 307,448 square-foot office building currently occupied by various tenants. The small parcel (APN 4138-007-019), is comprised of approximately 2.72 acres and the large parcel (APN 4138-007-006), roughly 7.86 acres. The proposed project would have a floor-area-ratio of 0.80 for the entire site and a total height of 78 feet. A lot line adjustment (LLA No. 08-05) between the two existing parcels is proposed to ensure that the 0.80 FAR is not exceeded. Thus, the hotel will be constructed on the portion of the smaller parcel, further reduced to 1.75 acres by the lot line adjustment; the existing office building is located on the larger parcel. The hotel would include 167 rooms, a 600 square-foot conference room, 700 square-foot café, a 1,060 square-foot bar area, and a pool and fitness area. The subject property is located in the Corporate Office (CO) Zone. The site is surrounded by a private green space park and other Corporate Office uses to the north, Continental Boulevard to the east, El Segundo Boulevard and Raytheon Campus south, and other high-rise office

buildings to the west all within the Corporate Office (CO) Zone.

Mitigated Negative Declaration

An initial study of environmental impacts was prepared pursuant to Public Resources Code § 15063 (CEQA). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on August 8, 2008 and ends on September 8, 2008.

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. 2645; and (3) 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. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – meeting scheduled for October 9, 2008, 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. (alternating Fridays off) 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.

POSTED:

_____ (Signature)

_____ (Date/Time)