



AGENDA 06/28/18 PLANNING COMMISSION Meeting

MEETING DATE:	Thursday, June 28, 2018
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.

- 1. Consideration and possible other action regarding approval of the April 26, 2018 Planning Commission Meeting Minutes.

RECOMMENDED ACTION: Approved the Minutes.

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

- 2. **Smoky Hollow Specific Plan Update project. (PS)**

Applicant: City of El Segundo
Address: Citywide

Project Descriptions: Consideration and possible action regarding recommending City Council approval of Environmental Assessment No. EA-1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01 for the Smoky Hollow Specific Plan (SHSP) update project.
 (Applicant: City of El Segundo)

RECOMMENDED ACTION: Staff recommends that the Planning Commission open the public hearing and take public testimony on the proposed project, close the public hearing and consider the evidence, and adopt Resolution No. 2837 recommending that the City Council approve Environmental Assessment No. EA-1011, General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, and Zone Text Amendment No. ZTA 13-01 for the SHSP update project.

I. **Continued Business – Public Hearing.**

3. **Zone Text Amendment for calculating building height. (MB).**

Applicant: City of El Segundo
Address: Citywide

Project Description: A zone text amendment to add and update definitions, and establish comprehensive provisions for calculating building height in the City. If the Planning Commission recommends approval of the regulations, the City Council will consider the proposed ordinance at an upcoming meeting. The project Applications are the following: Environmental Assessment No. EA-1210 and Zone Text Amendment No. ZTA 17-08.

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines §15061 (b)(3).

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. 2840; and/or (3) discuss and take any other action related to this item.

4. **Parking in-lieu fee program for Smoky Hollow. (PS)**

Applicant: City of El Segundo
Address: Citywide

Project Description: A zone text amendment to 1) amend El Segundo Municipal Code (ESMC) Chapter 15-15 (Off-street parking and loading) to allow the payment of parking in-lieu fees for the purpose of meeting the parking requirements for a property, 2) create a new ESMC Chapter 15-29 to establish a process for paying in-lieu fees, and 3) establish an area encompassing the Smoky Hollow Specific Plan and certain adjacent commercial properties where payment of in-lieu fees would be applicable. In addition, the staff report contains analysis and a recommendation for the City Council on setting the specific in-lieu fee level and payment method. This project consists of the following applications: Environmental Assessment EA-1198 and Zone Text Amendment ZTA 17-06.

Environmental Determination: Categorical Exemption. The proposed zone text amendment and proposed fee is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. The proposed zone text amendment and fee, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303; 15304(e); 15305; and 15311. Further, the adoption of the proposed zone text amendment and fee is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because it is for general policies and procedure-making.

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. 2827; 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 July 12, 2018, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday and alternating Fridays, between 7:00a.m. to 5:00 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.

POSTED: *Venus Wilson* *June 21, 2018 4:57pm*
(Signature) (Date/Time)

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