



AGENDA 07/12/18

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, July 12, 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.

None.

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

- 1. **Consideration and Possible Approval of a Smoky Hollow Site Plan Review and Adjustment to reduce required parking space and waive loading space requirement. (RT)**

Applicant: Tony Cheung, SAGA Architects
Address: 216 Standard Street

Project Description: (EA-1220: SHSPR 18-01 and ADJ 18-01) A Smoky Hollow Site Plan Review for the construction of a new 2,500 square foot industrial and storage building. The request includes an Adjustment to: 1) reduce the required amount of on-site parking by 14.3%; and 2) waive the requirement that one on-site small-truck loading space be provided.

Environmental Determination: The project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §15303 exemption (Class 3, New Construction).

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. 2843; and/or (3) discuss and take any other action related to this item.

2. Consideration and Possible Approval of a Subdivision for Vesting Map No. 78227 to split two existing parcels into five proposed lots. (EE)

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

Project Description: The applicant proposes to subdivide two existing parcels into 5 lots to facilitate construction of one, two-story medical office building, one single story supermarket, two drive-through restaurants, one bank, two retail buildings, one restaurant, parking and drive access within twenty-three condominium units. The project site is approximately 7.31 acres in area.

Environmental Determination: An Environmental Impact Report (EIR) was prepared for the ESSCSP (EA-905) pursuant to California Code of Regulations, Title 14, Section 15063 ("CEQA guidelines"), and certified by the City Council on December 1, 2015. 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. The circumstances under which the project was approved have not changed. Therefore, the previously approved EIR remain valid and granting of this time extension will not result in physical effects to the environment.

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. 2841; and/or (3) discuss and take any other action related to this item.

3. Consideration and Possible Approval of a Coastal Development Permit and Adoption of a Negative Declaration. (MB)

Applicant: El Segundo Power, LLC
Address: 301 Vista Del Mar

Project Description: The approval of a Coastal Development Permit and adoption of a Negative Declaration to allow the permanent plugging of the underground intake and discharge tunnels which supported generating Unit 3 and 4 at the El Segundo Generating Station (ESGS). All proposed activities will occur completely within the property of the power plant.

Environmental Determination: An initial study of environmental impacts was prepared pursuant to Sections 15063 of Title 14 of the California Code Regulations (Guidelines pertaining to "CEQA"). A Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines Section 15070. The proposed environmental documents are available on the City's website at: www.elsegundo.org/depts/planningsafety/planning.

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. 2842; and/or (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. Upcoming Agenda Items and Schedule

L. Planning Commissioners' Comments

M. Adjournment – next meeting scheduled for July 26, 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 (Signature) July 5 2018 5:00pm (Date/Time)

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