

RESOLUTION NO. 2952

A RESOLUTION APPROVING A SECOND ONE-YEAR EXTENSION TO THE EXPIRATION OF VESTING TENTATIVE PARCEL MAP NO. 83129 TO MAY 18, 2025, FOR PROPERTIES LOCATED AT 650-700 N. PACIFIC COAST HIGHWAY AND 737 CARL JACOBSON WAY (PREVIOUSLY APPROVED AS EA-1289, SITE PLAN REVIEW NO. 20-30, AND SUBDIVISION NO. 20-03).

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On April 22, 2021, the Planning Commission adopted Resolution No. 2892, recommending the City Council adopt the Initial Study and Mitigated Negative Declaration (“IS/MND”) and the Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1289, Zone Text Amendment No. 20-01, Subdivision No. SUB 20-03 for Vesting Tentative Parcel Map No. VTPM 83129, and Site Plan Review No. SPR 20-30, for property located at 650-700 N. Pacific Coast Highway and 737 Carl Jacobson Way (the “Property”), which is in the Corporate Office zone and has a Corporate Office General Plan Land Use designation;
- B. On April 22, 2021, The Planning Commission adopted Resolution No. 2893, recommending the City Council adopt an Ordinance amending ESMC 15-1-6 for Zone Text Amendment No. ZTA 20-01 to amend the Definition of Floor Area (Net) to exempt Parking that is integrated into a structure from counting towards net floor area of a building;
- C. On April 22, 2021, the Planning Commission adopted Resolution No. 2894 recommending that the City Council approve Site Plan Review No. SPR 20-30 and Vesting Tentative Parcel Map No. 83129 (the “Map”) to combine seven parcels into a single lot, remodel two existing office buildings, and construct a new 70,921 square-foot, seven story office building with a 1,185-space, integrated parking structure (the “Project”);
- D. On May 18, 2021, the City Council adopted Resolution No. 5262, approving the IS/MND and the Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1289, Zone Text Amendment No. 20-01, Vesting Tentative Parcel Map No. VTPM 83129 (SUB 20-03), and Site Plan Review No. SPR 20-30;
- E. On May 9, 2023, the developer of the Project timely applied for the first

one-year time extension of the Map. The extension allowed the continued development rights for the construction of the Project and recordation of the final Map;

- F. On June 22, 2023, the Planning Commission adopted Resolution No. 2936 approving the first one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review SPR 20-30 thereby extending the expiration date to May 18, 2024;
- G. On April 15, 2024, the developer of the Project timely applied for a second one-year time extension of the Map. The extension would allow the continued development rights for the construction of the Project and recordation of the final Map;
- H. The City previously reviewed the Project's impacts under the California Environmental Quality Act (Public Resources Code §§ 21000 et. seq., "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et. seq., the "CEQA Guidelines"). An Initial Study of Environmental Impacts and Mitigated Negative Declaration ("IS/MND") was prepared pursuant to the requirements of CEQA and the CEQA Guidelines. The IS/MND that was prepared identified Mitigation Measures to address those environmental impacts, and the actions proposed in this Resolution are consistent with the prior IS/MND and would not generate any additional environmental impacts;
- I. The application was reviewed by the City's Community Development Department for consistency with the General Plan and conformity with the ESMC;
- J. The Community Development Department completed its review and scheduled a public hearing regarding the one-year time extension request before this Commission for May 23, 2024;
- K. On May 9, a notice of public hearing was published in the El Segundo Herald and subsequently notice of public hearing was mailed to 38 property owners within a 300-foot radius and 53 tenants within a 150-foot radius;
- L. On May 23, 2024, the Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by City staff, public testimony, the applicant; and

- M. The Commission considered the information provided by City staff, public testimony, and the property owner's representatives. This Resolution, and its findings, are made based upon the evidence presented to the Commission at its May 23, 2024, hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Findings and Approval. The Planning Commission finds that the findings in Section 1, above, are true and correct, and that none of the findings stated in Government Code § 66474 that would warrant denial of the extension apply to the present application. The Planning Commission finds that the requested one-year extension the Map is appropriate and in compliance with the provisions of the Map Act, subject to the conditions of approval stated in City Council Resolution No. 5262, adopted on May 18, 2021. The Planning Commission approves the requested second one-year extension, and the Map will now expire on May 18, 2025.

SECTION 3: Environmental Assessment. The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, "CEQA Guidelines"). The original approval for the project included the adoption of a Mitigated Negative Declaration. This application is only a request for the extension to the time frame to the approved Map with no changes to the project. Thus, no further environmental review is required and the proposed project is exempt from CEQA analysis.

SECTION 4: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5: Limitations. The Planning Commission's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 6: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 7: The Commission Secretary is directed to mail a copy of this Resolution to the applicant and to any other person requesting a copy.

SECTION 8: This Resolution may be appealed within 10 calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 9: Except as provided in Section 8, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 23rd day of May 2024.

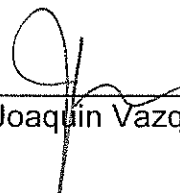

Michelle Keldorf, Chair
City of El Segundo Planning Commission

ATTEST:


Michael Allen, Secretary

Keldorf	- Absent
Newman	- Aye
Hoeschler	- Aye
Maggay	- Absent
Inga	- Aye

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 
Joaquin Vazquez, Assistant City Attorney