



PLANNING COMMISSION AGENDA

DATE: Thursday, February 13, 2020

TIME: 5:30 p.m.

PLACE: City Council Chambers, City Hall
350 Main Street
El Segundo, California 90245-0989

VIDEO: El Segundo Cable Channel 3 (Live).
Replayed Friday following Thursday's meeting
at 1:00 pm and 7:00 pm on Channel 3.
(Schedule subject to change)

All files related to this agenda are available for public review in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and alternating Fridays until 4:00 pm beginning at 7:00 am Monday prior to the Planning Commission meeting.

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 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 and on the City's website, www.elsegundo.org.

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 items 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**

None.

- I. **Continued Business—Public Hearing.**

- 1. **212 Eucalyptus Drive - Smoky Hollow Community Benefits Plan - EA 1254**
Project Address: 212 Eucalyptus Drive
Applicant: Drew Boyles

Project Description: The project involves demolition of an existing 5,350 square-foot warehouse/office building and construction of a 3-story, 14,119 square-foot office building, including a 634-square foot office/meeting space and 35 parking spaces on the ground level. The request includes deviations from the permitted building height, floor area ratio (FAR), and rear setback standards, which requires review and approval of a Community Benefits Plan pursuant to the Smoky Hollow Specific Plan.

Environmental Determination: The project is categorically exempt from environmental review pursuant to California Code of Regulations, Title 14 ("CEQA guidelines") Section 15332 as a Class 32 exemption (Infill Development).

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. 2871; and/or (3) discuss and take any other action related to this item.

2. **140 Oregon Street – Smoky Hollow Tier II Community Benefits Plan - EA-1233**
Project Address: 140 Oregon Street
Applicant: Smoky Hollow Industries, LLC.

Project Description: The applicant requests and Tier II Community Benefits Plan approval to allow the construction of an addition to exceed the maximum permitted height of 50 feet by 5 feet in the Smoky Hollow East (SHE) zone. The Tier II Community Benefits Plan will be considered by the City Council at a later date

Environmental Determination: The City Council certified a Final Environmental Impact Report (FEIR) and a Mitigation Monitoring and Reporting Program (MMRP) on September 18, 2018 for the development of the Smoky Hollow Specific Plan. The project is consistent with the EIR build-out projections and subject to the certified MMRP. Accordingly, no further environmental review is required.

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. 2882; and/or (3) discuss and take any other action related to this item.

3. **EA 1154 – Amendment to Specific Plan, Conditions of Approval, and Development Agreement.**
Project Address: 540 E. Imperial Highway
Applicant: D. R. Horton CA2, Inc.

Project Description: Request for approval of approval of an amendment to 540 East Imperial Specific Plan (SP 16-01), the conditions of approval, and a Second Amendment to Development Agreement DA 16-01, amending the requirement that the developer provide six affordable units within the residential development by allowing the developer to pay an in-lieu fee of \$5.3 million dollars to the City for affordable housing purposes.

Environmental Determination: An Addendum to the Environmental Impact Report (EIR) for the development project was certified by the City Council on September 28, 2016. The requested revision to the affordable housing requirement does not introduce new significant environmental effects or substantially increase the severity of the environmental impacts that previously were identified and analyzed in the certified EIR Addendum.

Additionally, the project does not include changed circumstances or new information, which were not known when the EIR was certified, that would require the preparation of a subsequent environmental analysis pursuant to CEQA Guidelines.

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. 2880; and/or (3) discuss and take any other action related to this item.

4. **Appeal by Karen Wolcott and Christopher McPherson of the Planning and Building Safety Director's decision relating to an application for a building permit to construct an accessory dwelling unit within an existing garage at 945 Sheldon Street. (continued from September 12, 2019 and October 10, 2019 meetings).**

Address: 945 Sheldon Street

Appellants: Karen Wolcott and Christopher McPherson

Project Description: On September 12, 2019, the Planning Commission heard an appeal by Karen Wolcott and Christopher McPherson of the denial of their application for a building permit to construct an accessory dwelling unit within an existing garage at 945 Sheldon Street. As discussed during the hearing, there is pending state legislation that addresses this particular issue. As a result, the Planning Commission continued the hearing to October 10, 2019 and later to January 23, 2020.

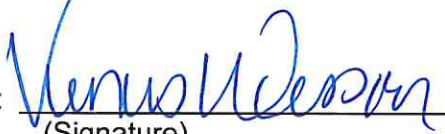
Staff and appellants' attorney have agreed to continue the hearing to resolve the issues in light of the new ADU law taking effect on January 1, 2020.

Environmental Determination: The project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code Regulations § 15270 (Projects Which Are Disapproved) since CEQA does not apply to projects which a public agency rejects or disapproves. This project is also categorically exempt from further review under CEQA, pursuant to Class 1 (Additions to existing structures) (14 Cal. Code Regs. § 15301). In addition, with regard to the Planning Commission's review of the Director's decision, such action does not have the potential to cause significant effects on the environment and, therefore, the project is exempt from CEQA pursuant to 14 Cal. Code Regs. § 15061(b)(3).

RECOMMENDED ACTION: That the Planning Commission continue the public hearing to April 9, 2020.

- J. **Election of Officers for 2020**
- K. **Report from Planning and Building Safety Director or designee**
- L. **City Attorney's Office Report** – Brief summary of recent changes to Political Reform Act.
- M. **Planning Commissioners' Comments**
- N. **Adjournment**—next meeting scheduled for February 27, 2020, 5:30 pm.

POSTED:


(Signature)


(Date and time)