



# PLANNING COMMISSION AGENDA

**October 22, 2020**

**PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE SOLELY BY TELECONFERENCE / VIDEOCONFERENCE.**

---

*How Can Members of the Public Observe and Provide Public Comments?*

Residents are strongly encouraged to participate remotely via Spectrum Channel 3 and 22, AT&T U-verse Channel 99 and/or El Segundo TV at YouTube.com. Members of the Public may provide comments electronically by sending comments to the following e-mail address, with a limit of 150 words and accepted up until 30 minutes prior to the meeting: **PUBLICCOMMUNICATIONS@elsegundo.org**, *in the subject line please state the meeting date and item number*. Depending on the volume of communications, the emails will be read to Council during public communications and are subject to disclosure under the Public Records Act.

Members of the Public may also provide comments in the designated area in Council Chamber up to and during public communication portion of the meeting. Members of the public must observe “social distancing” requirements at all times, *i.e.*, remain six (6) feet from other attendees during the entirety of the event or gathering.

*Additional Information:*

The Planning Commission with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk’s office during normal business hours. Such Documents may also be posted on the City’s website at [www.elsegundo.org](http://www.elsegundo.org) and additional copies will be available at the Planning Commission meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the Agenda during the Public Communications portions 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 five (5) minutes per person.

***Before speaking to the Planning Commission, please state: Your name and residence and the organization you represent, if desired. Please respect the time limits.***

---

DATE: Thursday, October 22, 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](http://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.

- 1. Approval of the September 10, 2020 Planning Commission Meeting Minutes.

**RECOMMENDED ACTION:** Approve the Minutes

- 2. Approval of the August 27, 2020 Planning Commission Meeting Minutes.

**RECOMMENDED ACTION:** Approve the Minutes

- 3. **EA-1293 Administrative Determination (AD 20-01) for Veterinary Clinic (PS).**

**RECOMMENDED ACTION:** Receive and File Zoning Code Interpretation (AD 20-01)

F. **Call items from Consent Calendar**

G. **Written Communications** (other than what is included in Agenda packets)

H. **New Business—Public Hearing**

- 4. **Catalyst -EA-1242 (EE)**

**Address:** 233 Kansas Street / 1521 East Grand Avenue

**Applicant:** City of El Segundo

**Project Description:**

A Community Benefits Plan (CBP 20-01) to permit exceptions to height and floor area ratio, pursuant to Smoky Hollow Specific Plan, and Environmental Assessment (EA-1242) related to construction of three new office buildings at 1521 East Grand Avenue (North Site) and 233 Kansas Street (South Site), in the Smoky Hollow-East (SH-E) district. The applicant proposes demolish the buildings on the North Site and construct three buildings – a 86,757 square foot 3-story building, a 62,953 square foot 4-story building, and an above-ground 154,137 square foot

parking garage with 482 parking spots. All buildings on the South Site will be demolished, and two new buildings are proposed – a 91,951 square foot, 3-story office building, and an above ground, 130,327 square foot parking structure providing 396 spots and a 1,217 square foot café with outdoor dining. A vesting tentative tract map (No. 083237) for commercial condominium, merger, and resubdivision purposes is in progress.

**RECOMMENDED ACTION:** Adopt Resolution No. 2886.

5. **Plaza El Segundo and The Point Development Agreement -EA-1279 (PS)**

**Project Address:** 700-860 S Sepulveda Blvd., 2004-2015 East Park Place,  
and 700-740 Allied Way

**Applicant:** Street Retail, Inc.

**Project Description:** A request to amend prior approvals for Plaza El Segundo and The Point shopping centers originally approved in 2005 and amended subsequently. The two centers consist of 498,442 square feet of retail, restaurant, grocery, office, service and fitness uses. The applicant seeks to increase the maximum permitted percentage of Non-sales tax generating uses, such as offices, to 40 percent of the overall building area for the two centers. This project consists of the following applications: Environmental Assessment EA-1279; Development Agreement DA20-01 (8th Amendment); and changes to the conditions of approval for the two centers.

The Planning Commission will consider recommending the amendments to the development agreement and conditions of approval, to be adopted by the City Council. The City Council is the final decision maker on whether to adopt these amendments. If recommended by the Planning Commission, the City Council will consider the proposed ordinance at an upcoming meeting.

**RECOMMENDED ACTION:** Adopt Resolution No. 2888

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

6. **Zone Text Amendment to amend Chapters 15-1 (Title; Interpretations; Definitions); 15-4 (Single Family Residential (R-1) Zone) of Title 15 of the El Segundo Municipal Code regarding definitions and site development standards in such zone. - EA-1262 (ES)**

**Address:** Single Family Residential (R-1) Zone in El Segundo

**Applicant:** Sharyn and Nelson Fisk

**Project Description:** (Environmental Assessment No. EA 1262 and Zone Text amendment 19-09) Amend certain sections in 15-1 (Title; Interpretation; Definitions), and 15-4A (Single Family Residential (R-1) Zone) of the El Segundo Municipal Code regarding definitions and site development standards in such zones.

**RECOMMENDED ACTION:** Continue to further notice.

7. **Variance for an Accessory Dwelling Unit (ADU) - EA-1270 (MB)**

**Project Address:** 404 E. Maple Avenue

**Applicant:** Susan Weidig, represented by Mike Varela

**Project Description:** A request for a Variance to reduce the front yard setback to accommodate the construction of a new Accessory Dwelling Unit (ADU) and two-car garage in the Single-Family Residential (R-1) zone.

**RECOMMENDED ACTION:** Continued to the November 12, 2020, meeting.

**8. Termination of Precise Plan No. 87-01 for Environmental Assessment No. EA-1280 and Precise Plan Amendment No. PPA No. 20-01 (MB)**

**Address:** 2361-2381 E. Rosecrans Avenue

**Applicant:** Toni Reina, representing Continental Development Corporation

**Project Description:** An amendment to terminate Precise Plan No. 87-01 for the development located at 2361-2381 East Rosecrans Avenue (The Terrace at Continental Park) to allow the current underlying Urban Mixed-Use South (MUS) zone development standards and uses to apply to the project site.

**RECOMMENDED ACTION:** Continue to the November 12, 2020, meeting

**J. Report from Planning and Building Safety Director or designee**

**K. Planning Commissioners' Comments**

**L. Adjournment**—next meeting scheduled for November 12, 2020, 5:30 pm.

POSTED: Venus Wesson  
(Signature)

October 15, 2020  
(Date and time)