



PLANNING COMMISSION AGENDA

December 10, 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.

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.

Please use this URL

<https://zoom.us/j/97678692305?pwd=VW5WMUpHK3A5bjhXbUFaZEN2R3dTZz09>

If you do not wish for your name to appear on the screen, then use the drop down menu and click on "rename" to rename yourself to be anonymous.

OR

Join by phone: **1-669-900-9128 US**

Enter Meeting ID: 976 7869 2305

Passcode: 369480

Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial "*67" before dialing the number as shown above to remain anonymous.

The time limit for comments is five (5) minutes per person. Before speaking to the Board, please state: your name and residence or the organization you represent. Please respect the time limits.

Additional Information:

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, December 10, 2020

TIME: 5:30 p.m.

PLACE: Teleconference/Videoconference
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 by appointment 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 on the 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.

- 1. None.

- F. **Call items from Consent Calendar – N/A**

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

- H. **New Business – Public Hearing**

- 1. **EA 1207 – Tentative Map Extension (MB)**
Project Address: 224 Whiting Street
Applicant: Stacy Straus on behalf of Debra L Kordner for LCAP II, LLC

Project Description: A request for a one-year extension of Tentative Map No. 74692 involving the construction of three residential condominium units.

RECOMMENDED ACTION: Adopt Resolution No. 2890, approving the requested time extension.

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

- 1. **EA 1270 – Variance No, VAR 19-01 for an Accessory Dwelling Unit (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. This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15302 (Replacement or Reconstruction) and 15303 (New Construction of Conversion of Small Structures).

RECOMMENDED ACTION: Adopt Resolution No. 2887, approving the requested Variance.

J. Report from Director of Development Services or designee

K. Other Business

- **Update on Accessory Dwelling Units.**
- **Discuss cancelling the December 24, 2020, Planning Commission meeting**

L. Report from the City Attorney's office

- **Brief Summary of Housing Legislation Recently Signed into Law.**

In September 2020, Governor Newsom signed into law approximately 15 bills aimed at increasing housing production throughout the State. Per the Planning Commission's request, the City Attorney's office will provide a brief overview of the bills, focusing particularly on those that will affect the City of El Segundo.

M. Planning Commissioners' Comments

N. Adjournment—next meeting scheduled for December 24, 2020, 5:30 pm.

POSTED: Venus Wesson
(Signature)

December 3, 2020
(Date and time)



Planning Commission Agenda Statement

Meeting Date: December 10, 2020

Agenda Heading: New Business

TITLE:

A second, one-year extension of Vesting Tentative Parcel Map No. 74692 allowing a subdivision to construct three residential condominium units at 224 Whiting Street, in the Multi-Family Residential (R-3) zone. (Environmental Assessment No. EA-1207 and Subdivision No. SUB 17-05)

Applicant: Stacy Straus on behalf of Debra L. Kordner for LCAP II, LLC.

RECOMMENDATION:

Adopt Resolution No. 2890 approving a second one-year time extension for previously-approved Environmental Assessment No. EA-1207, Adjustment No. ADJ 17-06, and Subdivision No. SUB 17-05 for Vesting Tentative Parcel Map No. VTPM 74692; thereby, setting the new expiration date as December 14, 2021.

BACKGROUND AND DISCUSSION:

On December 14, 2017, the Planning Commission adopted Resolution No. 2832, thereby approving EA-1207, Adjustment No. 17-06, and Subdivision No. SUB 17-05 for Vesting Tentative Parcel Map No. VTPM 74692 and allowing a subdivision to facilitate construction of three residential condominium units with a semi-subterranean parking level at 224 Whiting Street. Before the Map initially expired, the applicant filed a request to extend the Map on October 29, 2019, and the Planning Commission granted a one-year extension on January 9, 2020. On October 29, 2020, the applicant filed a second request to extend the Map one more year.

Pursuant to the Municipal Code and State Law, approval of a Tentative Map expires two years after the date the map is initially approved (ESMC § 14-1-12). If a Tentative Map expires before a final map is approved, then the developer's development rights also expire (ESMC § 14-2-3). The Municipal Code allows applicants to request one-year time extensions of their approved tentative maps for a maximum total of five years, provided they submit their extension application prior to map expiration (ESMC § 14-1-12). The expiration date of the Map was on December 14, 2020, and the request for an extension was submitted on October 29, 2020. The City may condition or deny an extension if:

1. The proposed map is not consistent with applicable general and specific plans as specified in section 65451 of the California Government Code.
2. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

3. The site is not physically suitable for the type of development.
4. The site is not physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements are likely to cause serious public health problems.
7. The design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Since the applicant submitted a request for an extension before the map was due to expire and since the project has not been modified from what was initially approved, Staff recommends the Planning Commission approve a second one-year extension.

INTER-DEPARTMENTAL COMMENTS

The original project application and plans were circulated to all departments and all comments were incorporated as conditions of approval in Resolution No. 2832, which remain in full force and effect. Staff has circulated this extension-request to all departments and no additional comments were received.

ENVIRONMENTAL REVIEW

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 project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15315 as a Class 15 exemption (Minor Land Division) since the parcel is subdivided into less than 4 lots and the parcel has an average slope of less than 20-percent.

PREPARED BY: Maria Baldenegro, Assistant Planner 

REVIEWED BY: Eduardo Schonborn, AICP, Principal Planner 

APPROVED BY: Sam Lee, Director of Planning and Building Safety 

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2890
2. Planning Commission Staff Report dated December 14, 2017
3. Planning Commission Resolution No. 2832 dated December 14, 2017
4. Vesting Tentative Parcel Map No. VTPM 74692

RESOLUTION NO. 2890

A RESOLUTION APPROVING A SECOND ONE-YEAR EXTENSION TO VESTING TENTATIVE PARCEL MAP NO. 74692 ALLOWING A SUBDIVISION TO CONSTRUCT A THREE-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 224 WHITING STREET (PREVIOUSLY APPROVED AS EA-1207 AND SUBDIVISION NO. SUB 17-05).

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

SECTION 1: The Planning Commission finds and declares that:

- A. On December 14, 2017 the Planning Commission adopted Resolution No. 2832, approving Vesting Tentative Parcel Map No. 74692 to allow the construction of a three-unit residential condominium development at 224 Whiting Street;
- B. Per the Subdivision Map Act, the tentative map for the Project was due to expire on December 14, 2019;
- C. On October 29, 2019, Stacy Straus on behalf of LCAP II, LLC, filed an application for a one-year extension of Vesting Tentative Parcel Map No. 74692;
- D. On January 9, 2020, the Planning Commission adopted Resolution No. 2879, granting a one-year extension of the Map to December 14, 2020;
- E. On October 29, 2020, Stacy Straus on behalf of LCAP II, LLC, filed an application for a second one-year extension of Vesting Tentative Parcel Map No. 74692;
- F. The application was reviewed by the City's Development Services Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC");
- G. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- H. The Development Services Department completed its review and scheduled a public hearing regarding the application before the Planning Commission for December 10, 2020; and

- I. On December 10, 2020, the Planning 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, and the applicant.

SECTION 2: *Factual Findings.* The Planning Commission finds that the following facts exist:

- A. The project site is located in the Multi-Family Residential (R-3) zone;
- B. The site is approximately 5,722 square feet (40.04 feet by 142.90 feet);
- C. The site currently contains two residential dwelling units and a detached accessory structure;
- D. The surrounding land uses consist of multi-family residential, service, office and retail;
- E. The proposed project consists of one building consisting of three residential dwelling units with six fully-enclosed parking spaces and one visitor parking space;
- F. Vehicular access to the proposed semi-subterranean parking level is from the alley on the east side of the property. An enclosed two-car garage is provided for each residential condominium unit and one visitor parking space is provided adjacent to the alley; and
- G. Each residential dwelling unit will have its own rooftop open space.

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”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, and “CEQA Guidelines”). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 exemption (New Construction) involving new construction of a multifamily residential structure totaling not more than 4 dwelling units, § 15315 as a Class 15 exemption (Minor Land Division) since the parcel is subdivided into less than 4 lots and the parcel has an average slope of less than 20-percent, and § 15332 as a Class 32 exemption (Infill Development) for infill projects consistent with the applicable General Plan designation and General Plan policies as well as the applicable zoning designation and regulations on a site that is less than 5 acres in size. The project will allow the construction of four residential condominium units and will result in a net increase of three additional residential dwelling units at the site. The proposed project is not anticipated to have any significant impacts with regard

to traffic, noise, air quality, or water quality and the site has no value as habitat for endangered, rare, or threatened species. Additionally, there are adequate utilities, public services and facilities available to serve the project.

SECTION 4: General Plan and Zoning. The proposed project is consistent with the City's General Plan and the zoning regulations in the ESMC as follows:

- A. The Land Use Designation of the project site is Multi-Family Residential. The Project conforms with Goal 3 of the Housing Element which seeks to provide housing opportunities through new construction, in a variety of locations and densities in accordance with the Land Use Element. The project conforms with Land Use Element Objective LU 3-2, which designates the site for multi-family residential use. Policy 3.1 of the Housing Element specifies providing for the construction of 69 new housing units during the 2014-2021 timeframe in order to meet the goals of the Regional Housing Needs Assessment. This Project will help facilitate the achievement of this goal by providing a net of three new residential units. The Project is also consistent with Housing Element Goal 4 to remove governmental constraints on housing development and in turn improve the overall quality of housing through the private sector.
- B. The ESMC zoning classification for the project is Multi-Family Residential (R-3), which allows condominium developments in conformance with ESMC Chapter 15-4(C).
- C. The proposed project meets all the site development standards of Chapter 15-4(C) of the ESMC.
- D. The proposed project complies with the applicable provisions of ESMC Chapter 14-1, since proper notification and a public hearing were provided, proper hearing decision and records will be complied with and the required findings will be considered.

SECTION 5: Findings and Approval. The Planning Commission finds that none of the findings stated in Government Code § 66474 that would warrant denial of the extension apply to the present application. Therefore, the Planning Commission approves the second one-year extension to Vesting Tentative Parcel Map No. 74692 so that it will expire on December 14, 2021, subject to the conditions of approval stated in Resolution No. 2832 (adopted by the Planning Commission on December 14, 2017), incorporated herein by reference.

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 10th day of December 2020.

Ryan Baldino, Chairman
City of El Segundo Planning Commission

ATTEST:

Sam Lee, Secretary to the
Planning Commission

Baldino -
Newman -
Wingate -
Hoeschler -
Keldorf -

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

By: _____
Greg Kovacevich, Assistant City Attorney

AGENDA DESCRIPTION:

Consideration and possible action regarding:

- a. Adjustment No. ADJ 17-06: A reduction in required width for the six on-site parking spaces from 9'-0" to 8'-6"; and a reduction of the required driveway width from 12'-0" to 11'-3";
- b. Subdivision No. SUB 17-05 and Vesting Tentative Parcel Map No. VTPM 74692: To allow the construction of three residential condominium units. (EA-1207).

The project site is at 224 Whiting Street, in the Multi-Family Residential (R-3) zone. The applicant is Al Loera on behalf of Loera Designs.

RECOMMENDED PLANNING COMMISSION ACTION: It is recommended that the Planning Commission receive and file Adjustment No. 17-06, and adopt Resolution No. 2832 approving Subdivision No. SUB 17-05.

ATTACHED SUPPORTING DOCUMENTS:

1. Approval Letter for ADJ 17-06.
2. Draft Planning Commission Resolution No. 2832
3. Vesting Tentative Parcel Map No. VTPM 74692
4. Plans

ORIGINATED BY: Russell Toler, Contract Planning Technician

REVIEWED BY: Gregg McClain, Planning Manager

APPROVED BY: Sam Lee, Director of Planning and Building Safety

I. Introduction

The Planning Division received an application for the subdivision of airspace in the R-3 zone.

Project Description

The applicant proposes to demolish the existing single story structures on the 5,722 square-foot property and construct a single building containing three residential condominium units with a semi-subterranean parking level. The units will be accessed from a shared walkway along the north (side) property line, and also from their private garages below. Each unit will have three bedrooms, three bathrooms, and a private rooftop deck.

Subdivision No. SUB 17-05

Pursuant to Government Code Section 66498.1(b) and ESMC Section 14-2-3, the approval of a vesting tentative map confers a vested right to proceed with development in compliance with the City's ordinances in effect at the date the City determines the application to be complete. The Multi-Family Residential (R-3) zone permits condominiums subject to the requirements of the Subdivision Map Act. Residents of each condominium would have exclusive use of their personal living area within the unit, garage, and would own a percentage of the common areas, including any project amenities. Covenants, Conditions and Restrictions (CC&Rs) will require the establishment of a Homeowners Association (HOA) to ensure the maintenance of the common areas, trash, and the exterior of the building.

General Plan Consistency

The General Plan Land Use designation for the site is Multi-Family Residential and is consistent with the current zoning designation which is Multi-Family Residential (R-3). The project is consistent with the General Plan Land Use and Housing Elements' goals, policies, and objectives, as specified in the draft resolution.

Zoning Conformance / Adjustment

The project as proposed complies with all but two of the City zoning standards, both of which can be deviated from through the approval of an Adjustment. Staff has made the findings for the Adjustment and the Director of Planning and Building Safety has approved them. The Approval Letter is attached to this report. Staff is recommending the Planning Commission receive and file the adjustment. In the alternative, any member of the Planning Commission can request the item be discussed and a decision be made by the Commission instead of received and filed.

Findings for Denial of a Subdivision

Pursuant to Government Code Section 66474, a subdivision map must be approved unless the Planning Commission can make specific findings for denial (see also ESMC Section 14-1-6). As set forth in the Resolution, staff is not aware of any facts that would support findings for denial.

III. Inter-Departmental Comments

The application and plans were routed to all City Departments for review. The comments received for the project have been incorporated in the conditions of approval for the project.

IV. Environmental Review

The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines (City Council Resolution No. 3805, adopted March 16, 1993). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 exemption (New Construction) involving new construction of a multifamily residential structure totaling no

more than 3 dwelling units, and § 15332 as a Class 32 exemption (Infill Development) for infill projects consistent with the applicable General Plan designation and General Plan policies as well as the applicable zoning designation and regulations on a site that is less than 5 acres in size. The proposed development is on a site of not more than five acres surrounded by urban uses. The project is consistent with the City's General Plan and Zoning code, and is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Furthermore, the site has no value as habitat for endangered, rare, or threatened species, and there are adequate utilities, public services and facilities available to serve the project.

V. Recommendation

Planning staff recommends that the Planning Commission review the facts as contained within this report and receive and file Adjustment No. ADJ 17-06 and adopt Resolution No. 2832 approving Subdivision No. SUB 17-05 for Vesting Tentative Parcel Map No. VTPM 74692.

RESOLUTION NO. 2832

TO APPROVE ENVIRONMENTAL ASSESSMENT NO. EA-1207: SUBDIVISION NO. 17-05 FOR VESTING TENTATIVE PARCEL MAP NO. 74692 TO ALLOW THE CONSTRUCTION OF A THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONE LOCATED AT 224 WHITING STREET.

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

SECTION 1: The Planning Commission finds and declares that:

- A. On September 14, 2017, Al Loera, of Loera Designs filed an application for Environmental Assessment No. EA-1207: Subdivision No. 17-05 for Vesting Tentative Parcel Map No. VTPM 74692 to allow the construction of three residential condominium units.
- B. The application was reviewed by the City's Planning and Building Safety Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC");
- C. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines (City Council Resolution No. 3805, adopted March 16, 1993);
- D. On December 14, 2017, the Commission held a public hearing to receive public testimony and other evidence regarding the application; and
- E. The Commission considered the information provided by City staff, public testimony, and the applicant. This Resolution and its findings are made based upon the evidence presented to the Commission at its December 14, 2017 hearing.

SECTION 2: *Factual Findings.* The Commission finds that the following facts exist:

- A. The subject site is located in the Multi-Family Residential (R-3) Zone.
- B. The subject site is approximately 5,722 square feet (40.04 feet by 142.90 feet).

- C. The site currently contains two residential dwelling units and a detached accessory structure.
- D. The surrounding land uses consist of multi-family residential, service, office and retail.
- E. The proposed project consists of one building consisting of three residential dwelling units with six fully-enclosed parking spaces and one visitor parking space.
- F. Vehicular access to the proposed semi-subterranean parking level is from the alley on the east side of the property. An enclosed two-car garage is provided for each residential condominium unit and one visitor parking space is provided adjacent to the alley.
- G. Each residential dwelling unit will have its own rooftop open space.

SECTION 3: Environmental Assessment. Based upon the facts identified in Section 2 of this Resolution and the evidence presented to the Planning Commission at its December 14, 2017 hearing, the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations Section 15303 as a Class 3 exemption (New Construction) involving new construction of a multifamily residential structure totaling no more than 6 dwelling units in an urbanized area, and Section 15332 as a Class 32 exemption (Infill Development) for infill projects consistent with the applicable General Plan designation and General Plan policies as well as the applicable zoning designation and regulations on a site that is less than 5 acres surrounded by urban uses. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Furthermore, the site has no value as habitat for endangered, rare, or threatened species, and there are adequate utilities, public services and facilities available to serve the project.

SECTION 4: General Plan and Zoning. The proposed project conforms with the City's General Plan and the zoning regulations in the ESMC as follows:

- A. The Land Use Designation of the project site is Multi-Family Residential. The Project conforms with Goal 3 of the Housing Element which seeks to provide opportunities for new housing construction in a variety of locations and densities in accordance with the Land Use Element. Policy 3.1 of the Housing Element specifies the provision of the construction of 69 new housing units during the 2014-2021 timeframe in order to meet the goals of the Regional Housing Needs Assessment. This Project will help facilitate the achievement of this goal by providing an additional residential unit.

- B. The ESMC zoning classification for the project is Multi-Family Residential (R-3), which allows condominium developments in conformance with ESMC Chapter 15-4(C).
- C. The proposed project complies with the applicable provisions of ESMC Chapter 14-1, since proper notification and a public hearing were provided, proper hearing decision and records will be complied with and the required findings will be considered.
- D. The project is proposed meets all the development standards of Chapter 15-4(C) of the ESMC.

SECTION 5: Subdivision. The Planning Commission cannot make any of the required findings for denial set forth in ESMC §14-1-6 for the following reasons:

1. The proposed map is consistent with the General Plan as specified in Government Code § 65451. As set forth in Section 4, this project meets the goals and objectives of the General Plan.
2. The design of the improvement of the proposed subdivision is consistent with the General Plan. As set forth in Section 4, this project meets the development standards established in the ESMC and the goals and objectives of the General Plan.
3. The site is physically suitable for the type of development and is in the Multi-Family Residential zone. The proposed development meets the zoning development standards, which include but are not limited to, setbacks, height, and landscaping. As set forth in Section 4, this project is suitable for the type of development.
4. The site is physically suitable for the proposed density of development. The proposed project involves the construction of three condominium units. The proposed density is one-unit per 1,907 square feet, which is less than the maximum allowed density of 1,613 square feet per unit in the Multi-Family Residential R-3 Zone.
5. The design of the subdivision or the proposed improvements is unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat. The project site is in an urbanized area.
6. The design of the subdivision or type of improvements is unlikely to cause serious public health problems. There is no evidence demonstrating that the proposed development is likely to cause any serious public health problem.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The subdivision of the three residential condominium units will not conflict with any known easements located at, or near the property.

SECTION 6: Approval. Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. EA-1207: Subdivision No. 17-05 (VTPM 74692).

SECTION 7: Notice of Exemption. The Planning and Building Safety Director or designee, is directed to file a Notice of Exemption in accordance with Public Resources Code §§ 21152 and 21167(f); CEQA Guidelines § 15094; and any other applicable law.

SECTION 8: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 9: The Commission Secretary is directed to mail a copy of this Resolution to Debra L. Korduner of LCAP II, LLC, and to any other person requesting a copy.

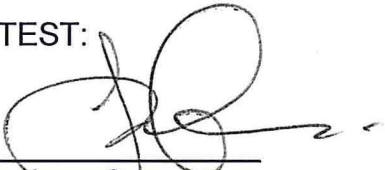
SECTION 10: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 11: Except as provided in Section 10, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 14th day of December 2017.



Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:


Sam Lee, Secretary

- Baldino - Aye
- Newman - Aye
- Nicol - Aye
- Wingate - Aye
- Hoeschler - Aye

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

By: 

David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2832

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code ("ESMC"), LCAP II, LLC agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Environmental Assessment No. 1207: Subdivision No. 17-05 for Vesting Tentative Map No. 74692, ("Project Conditions"):

Planning Division Conditions

1. Before the City issues a building permit, the applicant must submit plans which show that the Project substantially complies with plans and conditions approved and on file with the Planning and Building Safety Department.
2. Any subsequent modification to the approved Project must be referred to the Planning and Building Safety Director to determine whether Planning Commission approval is required for the proposed modification.
3. All exterior mechanical equipment, including Southern California Edison transformers, must be screened from public view with landscaping or behind a solid material screen.
4. All fire sprinkler system risers, bollards for gas meters and other equipment within front yard area must be fully screened from public view with landscaping. The equipment cannot be placed within the driveway visibility triangle area.
5. The plans must be designed to provide sufficient space to store the necessary containers required for the regular collection of residential solid waste and recyclable materials in multiple bins for each residential dwelling unit. Any cleaning and/or maintenance of refuse at the site must be described within the Project's Covenants, Conditions and Restrictions (CC&R's).
6. A complete Landscape and Irrigation Plan must be submitted for review and approval to the City. The Landscape and Irrigation Plan must have a planting schedule, proposed water budget for the project, and a description of the irrigation system. The proposed Landscape and Irrigation Plan must meet the requirements of ESCMC Section 15-4C-6 regarding Open Space, Section 15-4C-5(I) regarding Landscaping, and Section 15-15A regarding Water Conservation in Landscaping.
7. Prior to the issuance of a Certificate of Occupancy for the project, the applicant must submit to the City a draft copy of the CC&Rs for review by the Planning and

Building Safety Director and the City Attorney. A final conforming copy of the recorded CC&Rs must be submitted to the Planning and Building Safety Director before requesting a Final Certificate of Occupancy for the project from the City.

8. The applicant must incorporate the following items into the Project's CC&Rs, to the satisfaction of the Planning and Building Safety Director, and approved as to form by the City Attorney:
 - a. Any leaks or spills on project driveways must be cleaned on a regular basis from all pavement and landscaped areas;
 - b. Any hazardous waste generated by the project must be removed and disposed of in accord with Los Angeles County requirements.
 - c. CC&Rs must address the project conditions of approval, the management and maintenance of the property, and must specify that no storage is permitted within the required parking spaces and common open space areas consistent with the ESMC.
 - d. The CC&Rs must include a provision notifying dwelling unit residents that a permit is required by the City for operating any home security alarm system, whether audible or monitored by a security company and False Alarm regulations are enforced by the City.

Police Department Conditions

Addressing

9. The street and individual unit addressing shall be a minimum of 4 inches high, visible from the street or driving surface, of contrasting color to the background and directly lit or back lit during hours of darkness.
10. If the addressing has multiple numerical addresses this shall be reflected in the numbering street side.
11. All addressing locations and sizes shall be depicted on the elevation pages and note in the plans how addresses will be illuminated.

Lighting

12. The driveway, driving surface, street addressing, trash dumpsters and guest parking shall be illuminated with a maintained minimum of 1 foot-candle of light on the ground surface during hours of darkness.

13. The front entry doors, mailboxes, aisles, passageways and recesses related to and within all sides of the complex shall be illuminated with a maintained minimum of .25 foot-candles on the ground surface during hours of darkness.
14. Lighting devices shall be enclosed and protected by weather and vandal resistant covers.
15. A photometric study, which includes all of the above, shall be provided prior to issuing the Building Permit.
16. A site plan shall be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
17. Street lighting shall not be included in the calculations.

Security gates

18. Wrought iron/tubular steel security gates, a minimum of six feet high street side, shall be installed at all pedestrian access points enclosing the walkway/common areas, and have an electric mechanical access control system.
19. There shall be a mesh backing to prevent persons from reaching in and unlocking the door manually.

Mailboxes

20. The mailboxes shall be placed in a secured, central location (i.e. behind the security gate) to provide for natural surveillance. Mailboxes and mail receptacles shall both be locking.

Landscaping

22. All landscaping shall be low profile around perimeter fencing, windows, doors and entryways taking special care not to limit visibility or provide climbing access. Floral or grass ground cover is recommended. Bushes shall be trimmed to 2 to 3 feet and away from buildings. Dense bushes shall not be clumped together; this provides a hiding place for criminal activity. Trees shall be trimmed up to 7 feet.
23. Trees/bushes/shrubs shall not be planted next to or near any light fixture or light standard. When grown to maturity this landscaping will block the light and reduce lighting on the ground surface.

Doors/hardware

24. All entry doors (including entry doors from the garage into the residence) shall be of solid core construction with a minimum thickness of 1 3/4 inches.
25. Front entry doors constructed of glass shall not be permitted in residential applications. Glass panels in the top eighth of the door may be permitted upon submission and review by the Police Department.
26. Front entry doors where windows are set alongside the entry door shall either reverse the swing of the door, OR reverse the position of the window to be opposite the locking mechanism.
27. All entry doors shall have a deadbolt locking device. The deadbolt throw shall have a 1 inch projection. The cylinder guard shall be of case hardened steel, with the outer edge angled or tapered and free spinning. The exterior part of the lock shall be connected to the inside portion of the lock with bolts at least 1/4 inch in diameter and constructed of steel. The locking mechanism shall contain a minimum of a 5-pin tumbler.
28. Front entry doors shall be equipped with a wide-angle (190-200 degrees) door viewer, mounted no more than fifty eight inches from the bottom of the door.
29. Strike plates shall be made with a minimum 16 U.S. gauge steel, bronze or brass and secured to the jamb by a minimum of two screws, off-set and which must penetrate at least 2-3 inches into solid backing beyond the surface to which the strike plate is attached.
30. Double or French doors shall have a secondary locking device, such as a cane or flush bolt in addition to a deadbolt. The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the door frame.

Building Division Conditions

31. All projects shall comply with the El Segundo Municipal Code, and the 2016 editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code.
32. Construction projects must comply with Best Management Practices for construction and storm-water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the (SWPPP) Construction Activities Storm Water General Permit.

33. A site-specific soils and geotechnical report must be submitted to Building and Safety Division for review and approval. The report shall comply with the minimum requirements of Chapter 18 of the CBC and shall address the possible sulfate content of the soils.
34. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection. A stamped setback certification by a Licensed Surveyor will be required to certify the height of the structures prior to issuance of Certificate of Occupancy.
35. Plans submitted for plan check must be stamped by a State-licensed architect or engineer and shall include:
 - Complete structural calculations, details, notes and material specifications.
 - A stamped and signed Boundary and Topographic survey by a California licensed Land Surveyor.
 - A complete grading and drainage plan showing compliance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Low Impact Development (LID) requirement. The Los Angeles County LID Manual may be used as a guideline for preparing the LID report.
 - Hydrology report along with hydraulic calculations.
 - Complete energy calculations and compliance certificates, details, notes, and material specifications.
 - Plans showing compliance with California Green Building Standards Code requirements including but not limited to: Indoor and Outdoor water use and light pollution reduction.
36. Prior to issuance of permits, the 30-day excavation notification to adjacent property owners shall be provided as required by California Civil Code Section 832.
37. A Maintenance of Building Covenant, recorded at the Los Angeles County Registrar-Recorder may be required for proposed subterranean walls providing support to structures on adjacent properties.
38. Shoring plans prepared by a California licensed Civil or Structural Engineer shall be submitted for a separate plan check. The plans shall detail methods for performing and supporting temporary excavations in accordance with the geotechnical report referenced above. All shoring and sub drain elements shall be located solely on the subject side of adjacent property lines.

39. Applicant shall submit a request to the Planning Division for issuance of new street addresses. Approved building addresses to be labeled on the plans submitted for plan check.
40. Applicant shall pay all development fees, including school district developer fees, prior to issuance of building permits.

Public Works Department Conditions

41. The applicant shall ensure that encroachment permits required by the City are secured from the Public Works Department before commencing any and all work in the public right-of-way (ROW), including lane closures.
42. Construction inspection shall be coordinated with the Public Works inspector and no construction shall deviate from the approved plans without City approval. If plan deviations are necessary, the applicant shall provide a revised plan or details of the proposed change for review by the Public Works Department. Changes shall be made in the field only after approval by the City Engineer.
43. Prior to issuing of the certificate of occupancy, the applicant shall ensure installation of all improvements required by the Public Works Department, including but not limited to streets and utilities, are complete and inspected by the Public Works inspector.
44. All construction-related parking shall be accommodated on-site. No construction related parking shall be permitted off-site.
45. A grading and drainage plan shall be provided and stamped by a registered civil engineer as part of the Building permit process.
46. A utility plan shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.) including easements, around the project site.

Street Improvements & Traffic Control

47. All new sidewalk shall be constructed per the latest Standard Plans for Public Works Construction (SPPWC) and City standards. New sidewalk width to match adjacent sidewalk width.
48. All unused driveways shall be closed off with full-height curb and sidewalk per SPPWC standards and City standards.

49. PG-64-10 tack coat and hot mix asphalt shall be used for all slot paving required next to new concrete installations. Slot paving shall be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.
50. The work schedule on major arterial streets shall be Monday through Friday from 9am to 3pm, except holidays. Work schedule in all other areas shall be Monday through Friday from 7am to 4pm, except holidays. Contractor shall obtain prior approval from the city for performing night work. No weekend work is allowed unless given prior approval from the City.
51. Once the improvements are accepted by the City as public rights-of-way, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks shall be kept free of construction debris, mud and other obstacles and shall remain open to traffic at all times. The applicant shall bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City.

Sewer

52. The sewer connection fee for this project must be paid to the City of El Segundo Public Works Department.
53. Any unused sanitary sewer laterals shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

Fire Department Conditions

54. The applicant must comply with the applicable requirements of the 2016 California Building and Fire Codes and the 2015 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.

Service Fees

55. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay the Development Impact Fees adopted by the City for police, fire, library and park facilities, in accordance with Resolution No. 4687. The fee amount must be based upon the adopted fee at the time the building permit is issued.
56. Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before requesting a final for the building permit the applicant must pay a one-time traffic mitigation fee in accordance with Resolution No. 4443.

57. Before building permits are issued, the applicant must pay the required sewer connection fees for the increase in dwelling units on the property (as specified in ESMC Title 12-3).
58. Before building permits are issued, the applicant must pay the required School Fees. This condition does not limit the applicant's ability to appeal or protest the payment of these fees to the school district(s).

Construction Conditions

59. The applicant must keep soil stockpiled for two days or more covered, moist, or treated with soil binders to prevent dust generation.
60. The applicant must cover or maintain two feet of free board on any stock pile of debris, dirt or rusty materials on-site.
61. All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard.
62. The owner or contractor must conduct daily street sweeping and truck wheel cleaning to prevent dirt in the storm drain system.
63. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, streets and sidewalks within 150 feet of the site perimeter must be swept and cleaned a minimum of twice weekly.
64. All diesel equipment must be operated with closed engine doors and must be equipped with factory-recommended mufflers.
65. The applicant must provide a telephone number for local residents to call to submit complaints associated with the construction noise. The number must be posted on the project site and must be easily viewed from adjacent public areas.
66. All construction related parking must be accommodated on-site. No construction parking will be permitted off-site.

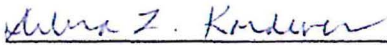
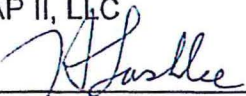
Miscellaneous Conditions

67. The vesting tentative parcel map expires 24 months after approval or conditional approval, but may be extended for a period not to exceed 12 months pursuant to Government Code § 66452.6 and ESMC § 14-2-3. The development rights expire when the vesting tentative map expires unless a final map is approved before the expiration date. Once the final map is approved, the development rights remain

valid for one year pursuant to ESMC § 14-2-3(B) and may be extended for one year pursuant to ESMC § 14-2-3(D).

68. Before recordation of the Final Map, the applicant must submit the Covenants, Conditions and Restrictions (CC&R's) to the City for review. The CC&Rs must be approved by the Planning and Building Safety Director and approved as to form by the City Attorney and the Final Map requires City Council approval before recordation with the Los Angeles County Department of Public Works. The Applicant must pay for all fees incurred by the City as a result of the City Attorney's review of the CC&Rs before the Final map is approved for recordation with the Los Angeles County Department of Public Works, and before the City issues a certificate of occupancy.
69. The owner agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1207 and Subdivision No. 17-05 (VTPM 74692). Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1207 and Subdivision No. 17-05 (VTPM 74692). The owner agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Debra L. Korduner, on behalf of LCAP II, LLC ("owner"), certifies that she has read, understood, and agreed to the Project Conditions listed in this document.

	<u>2/22/18</u>
Debra L. Korduner, Manager	Date
LCAP II, LLC	
	<u>2/22/18</u>
Hal Lashlee, Manager	Date
LCAP II, LLC	

SCALE: 1" = 10'

VESTING TENTATIVE

SHEET 1 OF 1 SHEET

PARCEL MAP NO. 74692

IN THE CITY OF EL SEGUNDO
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

SUBDIVIDER
DONALD DEISER
5155 WEST ROSECRANS AVENUE, #238
HAWTHORNE, CA 90250
PHONE 310-644-3600 X103

LEGAL DESCRIPTION
LOT 3, BLOCK 19,
EL SEGUNDO
M.B. 18-69
APN 4136-022-003

JOB ADDRESS
224 WHITING STREET
EL SEGUNDO, CA 90245

TO FOUND PWS ON MH RIM @ GRAND AVENUE
PER PARCEL MAP NO. 62674
P.M.B. 343-77-78

TO C/L GRAND AVENUE
ESTAB. PER TIES

GARY J. ROEHL

R.C.E. 30826

DATE 11/4/2016

ENGINEER
DENN ENGINEERS
3914 DEL AMO BLVD., STE. 921
TORRANCE, CA 90503
310-542-9433



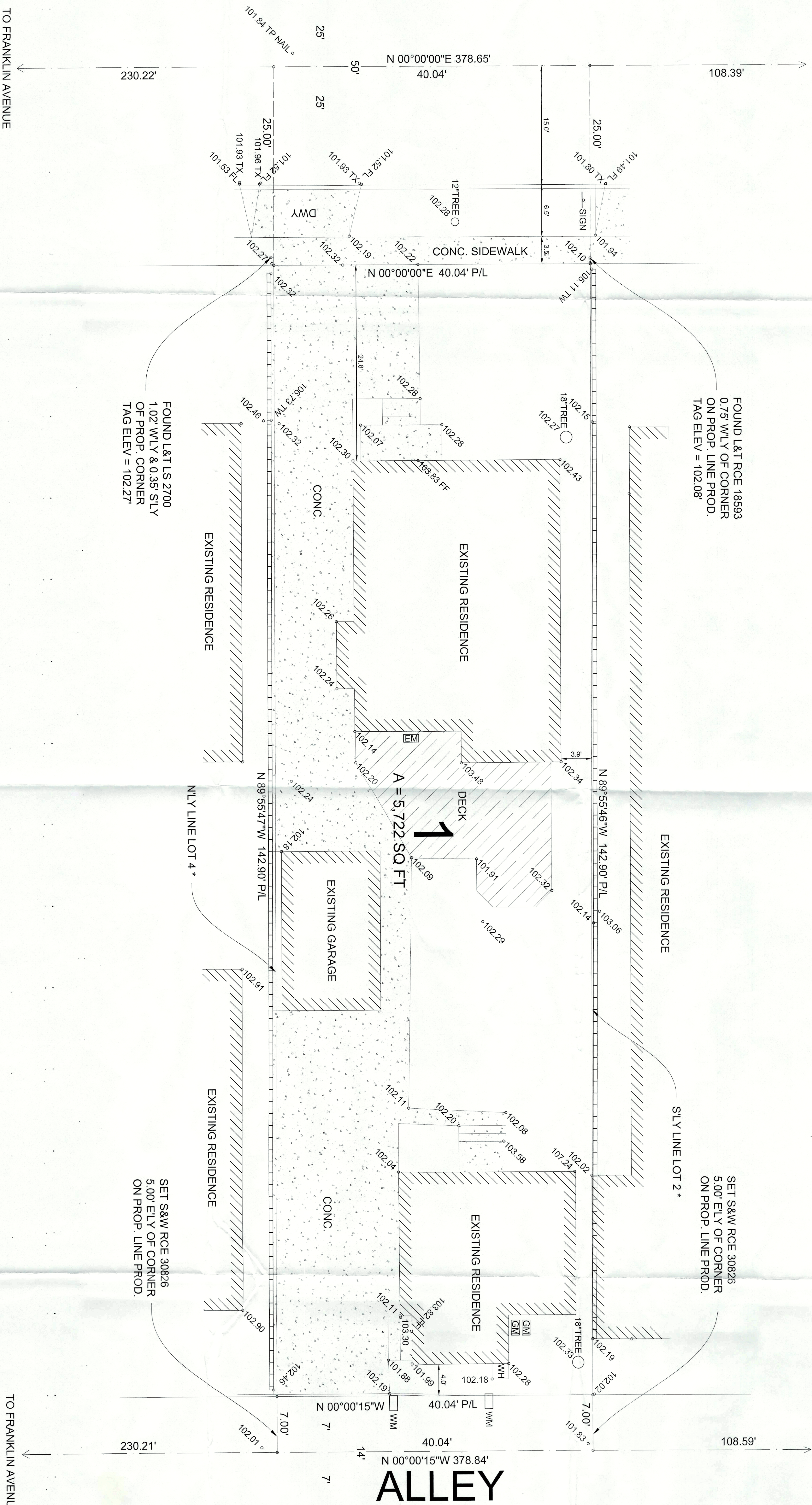
NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 3 UNIT CONDOMINIUM PROJECT.

* BLOCK 19,
EL SEGUNDO
M.B. 18-69

WHITING STREET

ALLEY



LEGEND

	EXISTING BUILDING
	CONCRETE
	BRICK
	WOOD DECK
	EXISTING ELEVATION
	EXISTING CONTOUR
	BLOCK WALL
	EXISTING FENCE
	BEGINNING OF CURB/RET
	EASTERLY
	FOUND
	FINISH FLOOR
	FLOW LINE
	GARAGE FINISH FLOOR
	GFI
	GWT
	LEAD PIPE
	M&M
	NORTHERLY
	PROPERTY CORNER
	PROPERTY LINE
	SPIKE AND WASHER
	SOUTHERLY
	SLY
	SPK
	STRK
	TC
	TOP OF DWY/PERSON
	TLY
	WILY
	WATER METER
	WM

BOUNDARY MONUMENTS ARE NOT NECESSARILY SHOWN ON THIS PARCEL MAP. THE NOTATION ON THE PLANS FOR OFFSET DISTANCES, IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F, 9:00 AM TO 5:00 PM.



Planning Commission Agenda Statement

Meeting Date: December 10, 2020

Agenda Heading: New Business

DESCRIPTION:

A Variance application to allow the construction of a new two-story Accessory Dwelling Unit (ADU) and a new two-car garage within the required 22-foot front yard setback area in the Single-Family Residential (R-1) zone at 404 East Maple Avenue. (EA-1270 and VAR 19-01)

Applicant: Michael Varela, representing Susan B. Weidig.

RECOMMENDATION:

1. Adopt Resolution No. 2887, approving Environmental Assessment No. EA-1270 and Variance No. VAR 19-01.
-

BACKGROUND:

The Planning Division received an application on October 31, 2019, for Environmental Assessment No. EA-1270 and Variance No. VAR 19-01 to allow the construction of a new Accessory Dwelling Unit (ADU) and a new two-car garage within the 22-foot required front yard setback in the R-1 zone. Consistent with State Law, ADUs are permitted by right throughout any zone where residential uses are permitted; and, may be: 1) contained within the existing or proposed space of a single-family residence or attached to a single-family residence, 2) within the space of an existing accessory structure, or 3) detached from the single-family residence, subject to the requirements and development standards in ESMC §15-4A and State law.

In summary, the applicant has requested a Variance to deviate from the following required development standards in the Single-Family Residential (R-1) zone: the request is to reduce the minimum required 22-foot front yard setback by 12 feet for the construction of a two-story ADU and a new two-car garage on the ground floor. The proposed front yard setback for the ADU is 10 feet, which represents a 55% reduction of the required 22-foot setback.

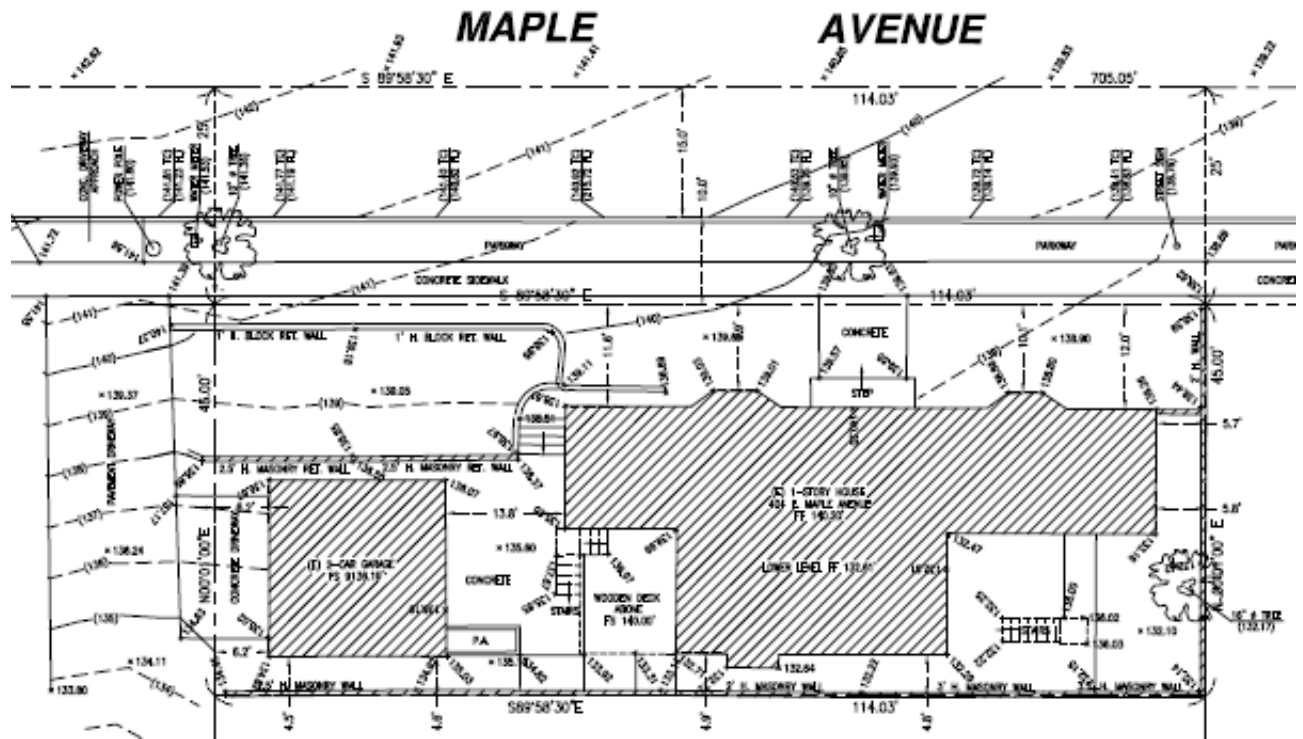
DISCUSSION:

Site Description

The project site is an interior rectangular shaped lot with 114.03 feet of frontage facing Maple Avenue, and has a depth of 45 feet. The site has an area of 5,131.35 square feet and drops in grade 7 feet toward the south-east corner of the lot. The property is developed with a one-story 1,356 square-foot single-family residential dwelling unit, and a 414 square-foot detached two-car garage located at the west end of the property. The existing residential dwelling unit is setback 12 feet from the front property line and

contains two bay windows that are setback 10 feet from the front property line. The existing two-car garage is setback approximately 20 feet from the front property line and currently encroaches 2 feet into the required 22-foot front yard setback.

Figure 1
Existing Site Conditions



Vehicular access to the existing garage is provided via a driveway within a 20 foot wide legal separate lot that abuts the subject property along the west side, which also provides access to the abutting property to the south (at 326 East Maple Avenue). The driveway also serves as access for another parcel to the west (at 322 East Maple Avenue. All three properties share the driveway and curb cut which varies in width due to an existing utility pole in the public right-of-way in front of the subject property that partially obstructs access along the 20-foot driveway, which reduces the width of the curb cut to approximately 12 feet. The existing driveway was recently repaired during construction of a new two-story residential dwelling unit with an attached two-car garage on the abutting flag lot at 326 East Maple Avenue.

Figure 2
 Aerial View of Site



The uses surrounding the project site are summarized in the following table:

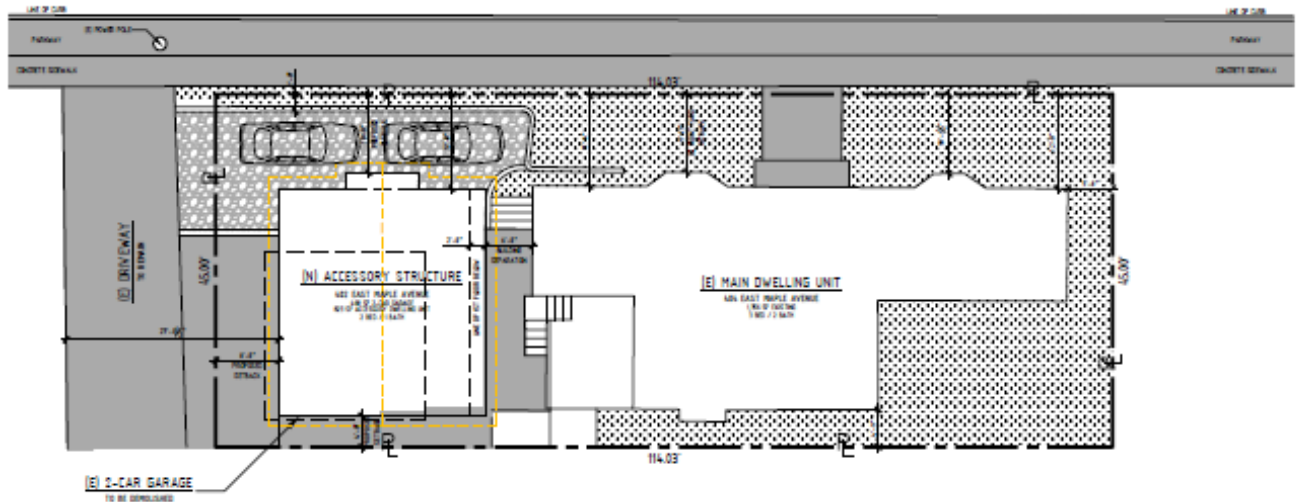
**TABLE 1
 SURROUNDING LAND USES**

	Land Uses	Zones
North	Single-Family Residential.	R-1
East	Single-Family Residential.	R-1
South	Single-Family Residential.	R-1
West	Single-Family Residential.	R-1

Project Description

The project involves demolishing the existing detached two-car garage and requires variance to reduce the minimum required 22-foot front yard setback by 12 feet to accommodate construction of a two-story ADU and a new two-car garage on the ground floor. Specifically, the proposal includes a new 468 square-foot two-car garage with a 158 square foot laundry area and fully enclosed staircase providing access to a 643 square-foot two-bedroom ADU above the garage. Access to the new garage would continue to be provided via the existing 20-foot driveway easement on the abutting property. A covered entry would maintain a 12-foot front setback, while a cantilever bay window for the ADU above would be setback 10 feet from the front property line. The proposed ADU and garage would also be set back 8 feet from the western side property line, and 4 feet from the southern rear property line. Figure 3 on the following page contains a site plan depicting the location of the existing residential dwelling unit and the new accessory structure.

Figure 3
 Proposed Site Plan



Zoning Conformance

Compliance with the Single-Family Residential (R-1) zone development standards is demonstrated in Table 2. The project requires a Variance to the development standard described below:

TABLE 2
 PROJECT COMPLIANCE WITH DEVELOPMENT STANDARDS

Standard	Requirement	Project Complies? Y/N
Minimum lot size	5,000 sq. ft.	Y
Minimum Lot Frontage	50 ft.	Y
Maximum Height	32 ft.	Y
Setbacks:		
Front	22 ft.	N*
Side	10% of the lot width but never more than 6 ft.	Y
Rear	ADU - 4 ft.; garage - 3 ft.; house - 8ft.	Y
Floor Area Ratio	Maximum 0.6 on the lot	Y
Vehicular Access	1) alley access required 2) 10-foot minimum driveway width 3) 25-foot back-up area.	Y Y Y
Parking	2-car garage, minimum 20 ft. by 20 ft. clear interior space.	Y
Landscaping	35% of the lot for properties wider than 50 ft.	Y

*Requires a Variance approval.

Variance No. VAR 19-01

As indicated above, since the proposed project would not comply with the minimum 22-foot front yard setback requirement, a Variance is being requested to reduce the front yard setback to 10-feet. Pursuant to ESMC Section 15-23-3, the Planning Commission may grant a variance if it makes the following four findings based upon substantial evidence in the record.

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and zone;
2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question;
3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the property is located; and,
4. That the granting of the variance will not adversely affect the General Plan.

Staff believes the required four findings can be met as specified in the attached Resolution No. 2887. In summary, the subject property is oriented with its long side facing the street, which is an exceptional condition that does not apply to other properties in the vicinity or zone; the net buildable area of the subject property is substantially less other lots that are oriented with its narrow side facing the street; the variance would not be detrimental because the accessory structure would match the setback of the existing residence; and, the variance will allow the property to be developed in a manner consistent with other property in the vicinity. As such, for the reasons contained in the attached Resolution, Staff recommends that the Planning Commission approve the Variance.

ENVIRONMENTAL CONSIDERATION:

The California Environmental Quality Act (CEQA), Public Resources Code § 21000 *et seq.*, requires a public agency to evaluate the environmental impacts of a proposed project. The proposed project is subject to a statutory exemption from formal environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15270, "Projects Which Are Disapproved." Accordingly, no further environmental review is required.

PREPARED BY: Maria Baldenegro, Assistant Planner
REVIEWED BY: Eduardo Schonborn, AICP, Principal Planner
APPROVED BY: Sam Lee, Director of Planning and Building Safety



ATTACHED SUPPORTING DOCUMENTS:

1. Resolution No. 2887
2. Plans

RESOLUTION NO. 2887

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1270 AND VARIANCE NO. 19-01 TO ALLOW THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT ABOVE A NEW TWO-CAR GARAGE AT 404 EAST MAPLE AVENUE.

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

SECTION 1: The Planning Commission finds and declares that:

- A. On October 31, 2019, Mike Varela on behalf of Susan Weidig, filed an application for Environmental Assessment No. EA-1270 and Variance No. 19-01 to allow the construction of an Accessory Dwelling Unit (ADU).
- B. The City reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, CEQA) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, CEQA Guidelines).
- C. On October 22, 2020, the Planning Commission held a public hearing to receive public testimony and received a letter requesting to continue the item to December 10, 2020.
- D. This Resolution and its findings are made based upon all of the evidence in the record before the Planning Commission at its December 10, 2020, hearing including, without limitation, the staff report submitted by the Planning and Building Safety Department and all written and oral communications from the applicant and the public.

SECTION 2: *Factual Findings.* The Commission finds that:

- A. The subject site is located in the Single-Family Residential (R-1) zone.
- B. The surrounding land uses consist of single-family residential dwelling units to the north, south, east and west.
- C. The project site is an interior rectangular lot with 114.03 feet of frontage along Maple Avenue and a depth of 45 feet.
- D. The total area of the site is 5,131.35 square feet and drops in grade 7 feet toward the south-east corner of the lot.

- E. The property is developed with a one-story, 1,356 square-foot single-family residential dwelling unit together with a 414 square-foot detached two-car garage located at the west end of the property.
- F. Pursuant to ESMC § 15-1-6, an interior lot is defined as a lot other than a corner or reversed corner lot. The subject property is an interior lot.
- G. Pursuant to ESMC § 15-1-6, in the case of an interior lot, the front lot line is the line separating the lot from the street. Accordingly, the front lot line for the subject parcel is the 114.03-foot line separating the parcel from Maple Avenue.
- H. Nearly all of the parcels in the R-1 Zone are rectangular in shape. The subject parcel is unique in that it appears to be the only parcel in the vicinity and zone that is an interior lot with its long side fronting the street. The other rectangular parcels in the zone are situated with their short side fronting the street.
- I. The existing dwelling unit is set back 12 feet from the front lot line and contains two bay windows that are set back 10 feet from the front lot line. Pursuant to ESMC § 15-4A-6(D)(1), the combined total of setbacks for the front and rear yards must be at least 30 feet with no front yard setback less than 22 feet and no rear yard setback less than 5 feet. Pursuant to ESMC § 15-4A-6(D)(2), structures must maintain a minimum setback on each side of the lot of 10% of the width of the lot, but can never be less than 3 feet and need not be more than 6 feet. The existing single-family dwelling is legal nonconforming.
- J. The existing two-car garage is set back approximately 20 feet from the front lot line. Pursuant to ESMC § 15-4A-6(D)(1), the combined total of setbacks for the front and rear yards must be at least 30 feet with no front yard setback less than 22 feet and no rear yard setback less than 5 feet. Pursuant to ESMC § 15-4A-6(D)(2), structures must maintain a minimum setback on each side of the lot of 10% of the width of the lot, but can never be less than 3 feet and need not be more than 6 feet. The existing detached garage is legal nonconforming.
- K. Vehicle access to the existing garage is provided through a legal separate lot with 20 feet of frontage to the west of the site. The access driveway slopes down to the south and is also shared with a property to the west at 322 East Maple Avenue. All three properties share the access driveway and curb cut which varies in width. An existing utility pole in the public right-of-way in front of property obstructs the passage of vehicles along the 20-foot driveway and reduces the width of the curb cut to approximately 12 feet. The driveway was recently repaired during the construction of a new two-story home with an attached two-car garage. New construction was recently completed behind 404 East Maple on a separate legal lot at 326 East Maple Avenue.
- L. Accessory dwelling units are permitted by right throughout any zone where residential uses are permitted. Accessory dwelling units may be: 1) contained

within the existing or proposed space of a single-family residence or attached to a single-family residence, 2) within the space of an existing accessory structure, or 3) detached from the single-family residence, subject to the requirements and development standards in ESMC §15-4A and State law.

- M. A variance is requested on this site to reduce the required minimum front yard setback to 10 feet for the construction of new, combined two-car garage and accessory dwelling unit.
- N. The proposed 643 square-foot two-bedroom ADU with a fully enclosed stairwell and a 158 square-foot laundry area would be attached to a new 468 square-foot two-car garage. The proposed two-car garage would be accessed via the existing 20-foot driveway easement. A covered entry with a second floor cantilever for the ADU would be setback 10 feet from the front property line. The accessory structure with the attached ADU would be setback 10 feet from the front property line, 8 feet from the western side property line, and 4 feet from the southern rear property line.
- O. The property owner submitted a variance application to allow a new 801 square-foot two-story ADU with an attached new 468 square-foot two-car garage at a distance of 10 feet from the front property line, instead of the minimum required 22-foot setback.

SECTION 3: Environmental Assessment. The Planning Commission finds that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures). The project involves the demolition of a 414 square-foot detached garage and the construction of a new two-story accessory structure that will contain a 468 square-foot garage and an 801 square-foot accessory dwelling unit.

SECTION 4: Variance Findings. Pursuant to ESMC § 15-23-3, four findings are required before the Planning Commission may grant a variance. Based upon the totality of the evidence in the record, and as detailed below, the Planning Commission finds that each of the requisite findings can be made as follows:

- A. Required Finding A: *There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and zone.*

The subject lot, like nearly every other lot in the vicinity and in the R-1 Zone, is rectangular in shape. However, it appears to be the only interior lot in the same vicinity and zone that is oriented with its long side facing the street. Because the Municipal Code defines “lot line, front” as the “line separating the lot from the street” (ESMC § 15-1-6), this means the subject parcel is unique insofar as it appears to be the only parcel in the same vicinity and zone with its long side serving as its front lot line.

- B. Required Finding B: *The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone but which is denied to the property in question.*

The granting of the variance to reduce the front yard setback from the required minimum of 22 feet to 12 feet for the ground level and 10 feet for the cantilevered second story is necessary for the enjoyment of a substantial property right possessed by the other properties in the vicinity and throughout the R-1 Zone but which would otherwise be denied to the subject property. The subject parcel measures 114.03 feet by 45 feet, for a total lot area of 5,131 square feet. Applying the front, rear and side yard setbacks required under ESMC § 15-4A-6 (a combined minimum front/rear setback of 30 feet and side yard setbacks of 6 feet each), the property would be left with a net buildable lot area of 1,530 square feet. If the same lot were rotated 90 degrees with its short (45-foot) side facing the street, as is the case with all other rectangular-shaped parcels in the vicinity and zone, it would be afforded a net buildable lot area of 3,385 square feet (combined minimum front/rear setback of 30 feet and side yard setbacks of 4.5 feet each), a difference of approximately 55%. The drastic reduction in net buildable lot area due solely to the orientation of the parcel vis-à-vis the street (and the corresponding classification of its long side as the “front lot line”) deprives the property of privileges enjoyed by other properties in the vicinity and in the R-1 Zone. In addition, the subject property is already developed with a single-family residence that extends to within 10 feet of the front yard lot line. Allowing the proposed accessory structure a similar setback would be consistent with existing development. Approval of the variance would allow the subject property to be developed in a manner similar to other properties in the vicinity and the zone and would not constitute a grant of special privileges.

- C. Required Finding C: *Granting of the Variance would not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

The development of an accessory structure with a reduced front yard setback, consistent with the applicable conditions of approval, will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and the zone. With the variance, the property will be developed in a manner substantially consistent with other properties in the same vicinity and zone, with the exception of the reduced front yard setback. The primary structure on the property, the existing single-family home, extends to within 10 feet of the front property line and is not materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone. The construction of an accessory structure with the same setback would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone.

D. Required Finding D: *Granting of the Variance will not adversely affect the General Plan.*

Even with the variance, the proposed project, and the property generally, will be compatible with and will not frustrate the goals and policies of the general plan. The variance will allow the property to be developed in a manner consistent with other properties in the same vicinity and zone.

SECTION 5: *Action.* For the foregoing reasons, subject to the conditions listed on the attached Exhibit “A” and incorporated herein by reference, the Planning Commission approves Environmental Assessment No. EA-1270 and Variance No. 19-01.

SECTION 6: The Secretary of the Planning Commission is directed to mail a copy of this Resolution to Susan Weidig and to any other person that has made a written request for a copy.

SECTION 7: This Resolution may be appealed within ten (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 8: Except as provided in Section 7, this Resolution is the Planning Commission’s final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 10th day of December 2020.

Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:

Sam Lee, Secretary

Baldino -
Newman -
Wingate -
Hoeschler -
Keldorf -

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

By: _____
Gregg Kovacevich, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2887

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Susan Weidig agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Assessment No. 1270, and Variance 19-01, (“Project Conditions”):

Planning Division Conditions

1. Before the City issues a building permit, the applicant must submit plans which show that the Project substantially complies with plans approved by the Planning and Building Safety Department.
2. Any subsequent modification to the approved Project must be referred to the Planning and Building Safety Director to determine whether Planning Commission approval is required for the proposed modification.
3. A final conforming copy of the recorded Covenant must be submitted to the Planning and Building Safety Department before requesting a Final for the building permit for the project from the City.

Police Department Conditions

4. Before the City issues Building Permits, the applicant must submit plans to the Planning and Building Safety Department and the Police Department for review and approval. The plans must indicate compliance with the following addressing requirements:
 - a. Street addressing and unit numbers must be a minimum of four (4) inches high. Street numbers must be visible from the street or driving surface, of contrasting color to the background, and directly illuminated during hours of darkness. If the street addressing has multiple numerical addresses (e.g., 425-429), this must be reflected in the numbering street side.
 - b. All addressing locations and sizes shall be depicted on the elevation pages.

Building Division Conditions

5. The applicant must comply with the applicable State Water Conservation requirements, the 2019 California Green Building Code, the 2019 California Building Code as adopted and amended by the City of El Segundo, the California Residential

Code, California Electrical Code, California Mechanical Code, California Plumbing Code and the California Energy Code.

6. Construction projects must comply with Best Management Practices for construction and storm-water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in the land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the (SWPPP) Construction Activities Storm Water General Permit.
7. A site-specific soils and geotechnical report must be submitted to Building and Safety Division for review and approval before building permits are issued. The report must comply with the minimum requirements of Chapter 18 of the CBC and must address the possible sulfate content of the soils.
8. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection and a stamped setback certification by a Licensed Surveyor will be required to certify the height of the structure prior to the issuance of a Final for the permit.
9. Plans submitted for plan check must be stamped by State-licensed architect or engineer and must include:
 - A demolition plan, complete structural calculations, details, notes and material specifications, a site specific soils and geotechnical report to include sulfide tests (CBC §1904A.1) to the Planning and Building Safety Department for review and approval.
 - A stamped and signed Boundary and Topographic survey by a California licensed Land Surveyor
10. The Project must comply with the Residential Noise Insulation Standards contained in ESMC 13-1-4.

Public Works Department Conditions

11. The applicant must ensure that encroachment permits required by the City are secured from the Public Works Department before commencing any and all work in the public right-of-way, including lane closure.
12. A utility plan shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.) including easements, around the project site. The required fees will be determined based upon the information provided on the site plan.

13. The applicant must submit sewer lateral capacity calculations as well as CCTV video of the sewer lateral to the Public Works Engineering Division.
14. The applicant must comply with the latest National Pollutant Discharge Elimination System (NPDES) requirements and provide Best Management Practices (BMPs) for sediment control, construction material control, and erosion control.

Fire Department Conditions

15. The applicant must comply with the applicable requirements of the 2019 California Building and Fire Codes and the 2019 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.

Miscellaneous Conditions

16. Susan Weidig agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1270 and Variance No. 19-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1270 and Variance No. 19-01, Susan Weidig agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Susan Weidig certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

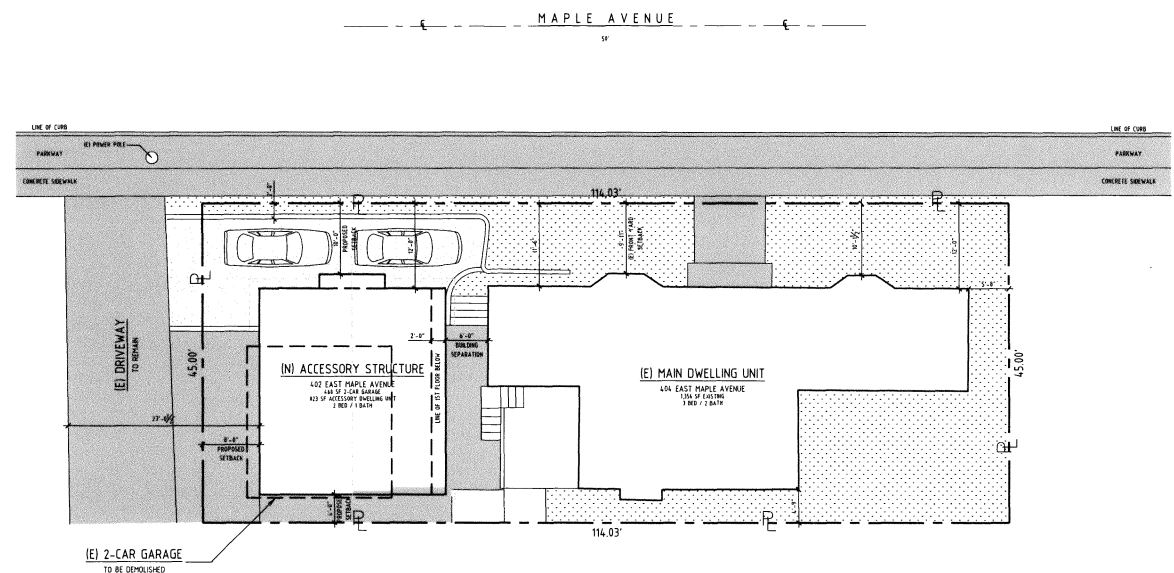
Susan Weidig

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

GYLSTRAND RESIDENCE - NEW DETACHED STRUCTURE: 2-CAR GARAGE + A.D.U.

404 EAST MAPLE AVENUE EL SEGUNDO, CA 90245 (DESIRED ADU ADDRESS: 402 EAST MAPLE)

PROJECT DESCRIPTION: DEMOLISH (E) 2-CAR GARAGE PROPOSE (N) 2-STORY ACCESSORY STRUCTURE 2-CAR GARAGE 404 SF @ 1ST FLOOR ACCESSORY DWELLING UNIT (ADU) LEVEL 403 SF TOTAL 3 BED / 2 BATH W/CL 84 SF @ 1ST FLOOR 445 SF @ 2ND FLOOR	PROJECT DIRECTORY: OWNER: GYLSTRAND RESIDENCE CONTACT: JOHN GYLSTRAND 404 EAST MAPLE AVENUE EL SEGUNDO, CA 90245 310-751-4794 johngylstrand.com ARCHITECTURAL: MONTREATOR & ASSOCIATES FABIAN MONTREATOR 17861 PHOENIX PLACE CHINO, CA 91710 626-260-5464 fabian_m@tmajob.com	FLOOR AREA RATIO: MAX FLOOR AREA RATIO (ADU): 40 X 5.031 SF = 3,078.5 SF MAX ACTUAL FLOOR AREA RATIO: 3,078 SF INCLUDED: 1,956 SF (E) MAIN DWELLING UNIT 424 SF (E) 2-CAR GARAGE 448 SF (N) 2-CAR GARAGE 706 SF (N) ADU @ 1ST FLOOR 633 SF (N) ADU @ 2ND FLOOR 5,177 SF TOTAL SF EXCLUDED: 424 SF (E) 2-CAR GARAGE TO BE REMOVED 1,448 SF (N) 2-CAR GARAGE TO BE REMOVED 1,972 SF 3,078 SF 2,370 SF PROPOSED - 3,078 SF ALLOWED 2ND FLOOR AREA: 25% MAX OF LOT AREA 75 X 5.031 SF = 1,129.75 SF MAX ALLOWABLE INCLUDED: 443 SF (N) ADU @ 2ND FLOOR 633 SF PROPOSED - 1,129.75 SF ALLOWED	BUILDING INFO: OCCUPANCY GROUP: R3 - U CONSTRUCTION TYPE: TYPE V-B FIRE SPRINKLER: NONE (E) DWELLING UNIT: BED/BATH: 3/2 YEAR BUILT: 1994/1995 ACCESSORY STRUCTURE: 2-CAR GARAGE: 448 SF ADU: 633 SF RE: 2/1 BED/BATH: 65-70/6 BUILDING HEIGHT: 25'-6.5"	VARIANCE ITEMS: 1. TO ALLOW CONSTRUCTION OF A NEW ADU WITHIN THE PROPOSED 2-200' FRONT YARD SETBACK. PER E1 SEGUNDO MUNICIPAL CODE 91-6.1.8 (SETBACKS): "DISTANCE FROM A Primary Dwelling, Same as detached accessory structures in the R-1 and R-2 Zones. The proposed front yard setback is ten feet (10') this is a 50% deviation from the front yard setback of no less than twenty feet (20')." 2. TO REMOVE THE PROPOSED LANDSCAPE SETBACK OF 4 FEET. PER E1 SEGUNDO MUNICIPAL CODE 91-2.16 (LANDSCAPING B.Y.): "STRUCTURAL LANDSCAPE FEATURES: "Set defined in section 91-4.4 of this title, may encroach into the landscaped setback area, provided a minimum landscaped setback of five feet (5') is maintained. The project proposer grant, where a car is to be parked, at 7 feet (7') from the property line. This is 50% deviation from the five feet (5') standard." 3. TO ALLOW THE PARKING OF VEHICLES WITHIN THE PROPOSED REQUIRED FRONT YARD SETBACK. PER E1 SEGUNDO MUNICIPAL CODE 91-2.16 (LANDSCAPING B.Y.): "PARKING SPACES MAY ENCRACH INTO A REQUIRED SETBACK SETBACK UP TO A MAXIMUM OF 10% PERCENT (10%) OF THE REQUIRED SETBACK AREA, PROVIDED A MINIMUM LANDSCAPED SETBACK OF FIVE FEET (5') IS MAINTAINED. THE PARKING SPACES WILL BE 2 FEET FROM THE PROPERTY LINE AND 8 FEET FROM THE FIVE FEET (5') SETBACK." 4. TO REMOVE THE PROPOSED LANDSCAPE AREA OF 20%. PER E1 SEGUNDO MUNICIPAL CODE 91-4.4 (D): "A MINIMUM OF TEN PERCENT (10%) OF THE FRONT YARD SETBACK AREA MUST BE MAINTAINED WITH PERMANENT LANDSCAPING THAT CONTAINS A COMBINATION OF TREES, SHRUBS, VINES, BUSHES AND GRASS, STONE, AND OTHER LANDSCAPE MATERIALS FOR A PERIOD OF FIVE FEET (5') TO A MINIMUM OF 22 FEET (22') X 3' X 4' PER REQUIRED FRONT YARD LANDSCAPE. ACTUAL FRONT YARD LANDSCAPE IS 8% OF 50% DEVIATION FROM THE MINIMUM 25% STANDARD."
SHEET INDEX: A01 TITLE SHEET - SITE PLAN TOPOGRAPHICAL SURVEY PROPOSED FLOOR PLANS A10 ROOF PLAN A21 BUILDING ELEVATIONS A22 BUILDING ELEVATIONS A31 BUILDING SECTIONS A32 BUILDING SECTION	LAND SURVEYOR: DT MONTREATOR & ASSOCIATES FABIAN MONTREATOR 17861 PHOENIX PLACE CHINO, CA 91710 626-260-5464 fabian_m@tmajob.com	GOVERNING CODES: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE W/ CITY OF EL SEGUNDO AMENDMENTS 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 TITLE 24 ENERGY STANDARDS	LEGAL DESCRIPTION: A/R: 1500-018-016 LOT AREA: 5,031 SF BLOCK: 93 LOT: 3	



LEGEND:

- PROPERTY LINES (SUBJECT PROPERTY)
- PROPERTY LINES (ADJACENT PROPERTIES)
- LINE OF PROPOSED ACCESSORY STRUCTURE
- LINE OF (E) BUILDINGS TO REMAIN
- LINE OF (E) BUILDINGS TO BE DEMOLISHED
- ROOF LINES
- HARDSCAPE
- LANDSCAPE
- GRAVEL

SITE PLAN NOTES:

- ENCUMBRANCE PERMITS REQUIRED FOR:
 NEW DRIVEWAY
 REMOVAL OF (E) DRIVEWAY - APRON
 REMOVAL AND REPLACEMENT OF DAMAGED SIDEWALK, IF ANY.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CNC R311.2)

1 SITE PLAN
 scale: 1/8" = 1'-0"

OCTOBER 01 2020

VARIANCE APPLICATION

GYLSTRAND RESIDENCE
 JOHN GYLSTRAND
 404 E MAPLE AVE
 EL SEGUNDO, CA 90245
 310.751.4796

design studio MW

1133 SOUTH PATTON AVENUE
 SAN PEDRO, CA 90731
 310 780 4997

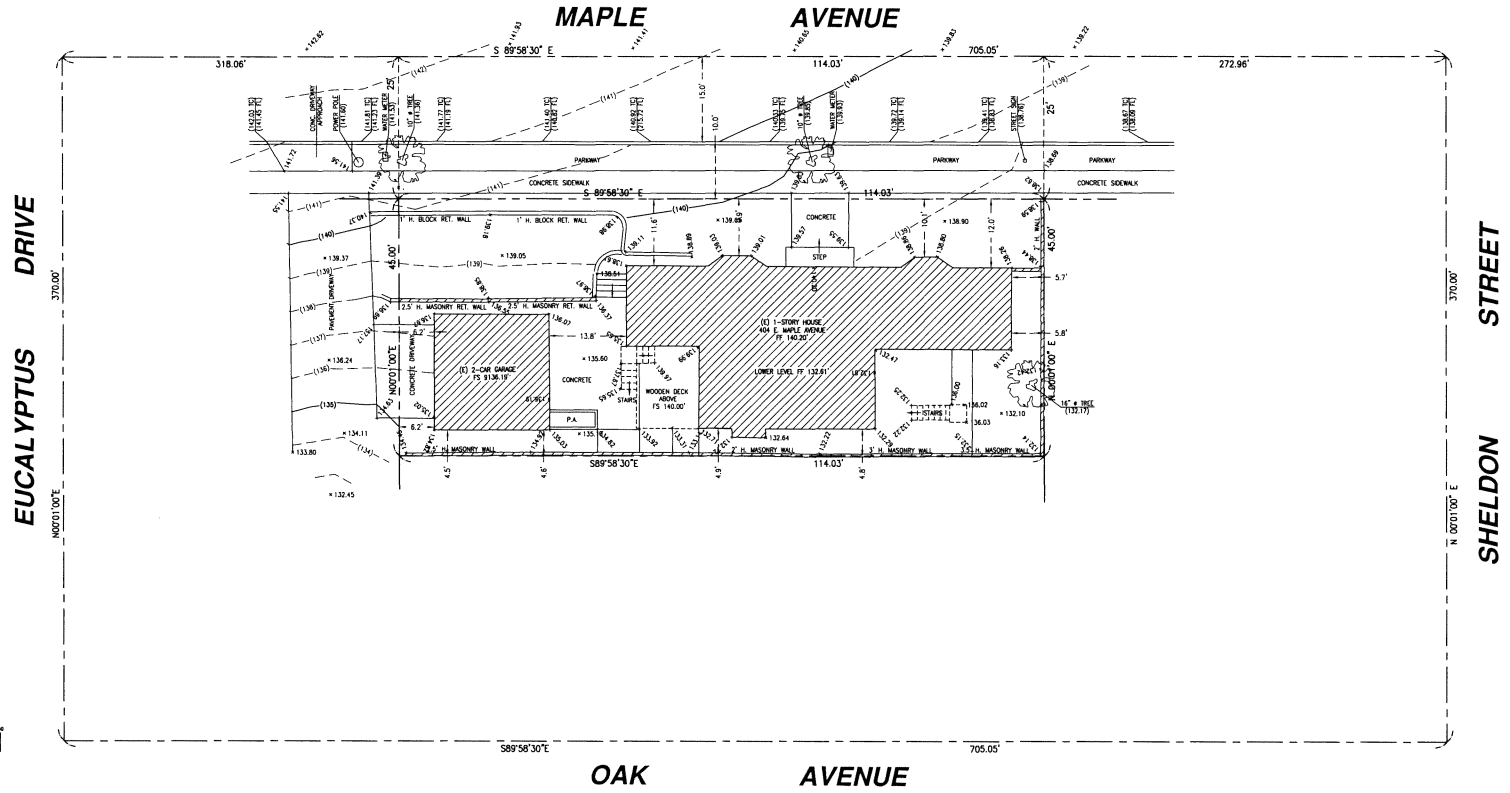
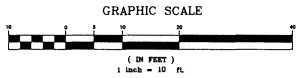
REVISIONS	NO.
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TITLE SHEET + SITE PLAN

DRAWN BY: MMV
 CHECKED BY: MMV
 DATE: OCT 01 2020
 SCALE: 1/8" = 1'-0"
 JOB NO.: 19-257

A0.1

- LEGEND**
- A.C. ASPHALT
 - B.W. BACK OF WALK
 - CONC. CONCRETE
 - C.L.F. CHAIN LINK FENCE
 - DRWY. DRIVEWAY
 - FL. FLOW LINE
 - FF. FINISH FLOOR
 - F.S. FINISH SURFACE
 - FD. FOUND
 - H. HIGH
 - PP. POWER POLE
 - P.A. PLANTING AREA
 - SSMH. SEWER MANHOLE
 - TC. TOP OF CURB
 - WM. WATER METER
 - WV. WATER VALVE
 - Ø. DIAMETER
 - EXISTING STRUCTURE
 - x100.00' SPOT ELEVATION
 - CENTERLINE
 - PROPERTY LINE
 - MAJOR CONTOUR ELEVATION
 - MINOR CONTOUR ELEVATION



LEGAL DESCRIPTION
 EAST 114.03 FEET OF NORTH 45 FEET OF LOT 3, BLOCK 93, EL SEGUNDO TRACT, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE(S) 23, OF SAID MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NUMBER: 4132-028-014

OWNER OR DEVELOPER:
 JOHN GYLSTRAND
 (714) 206-1367 TEL

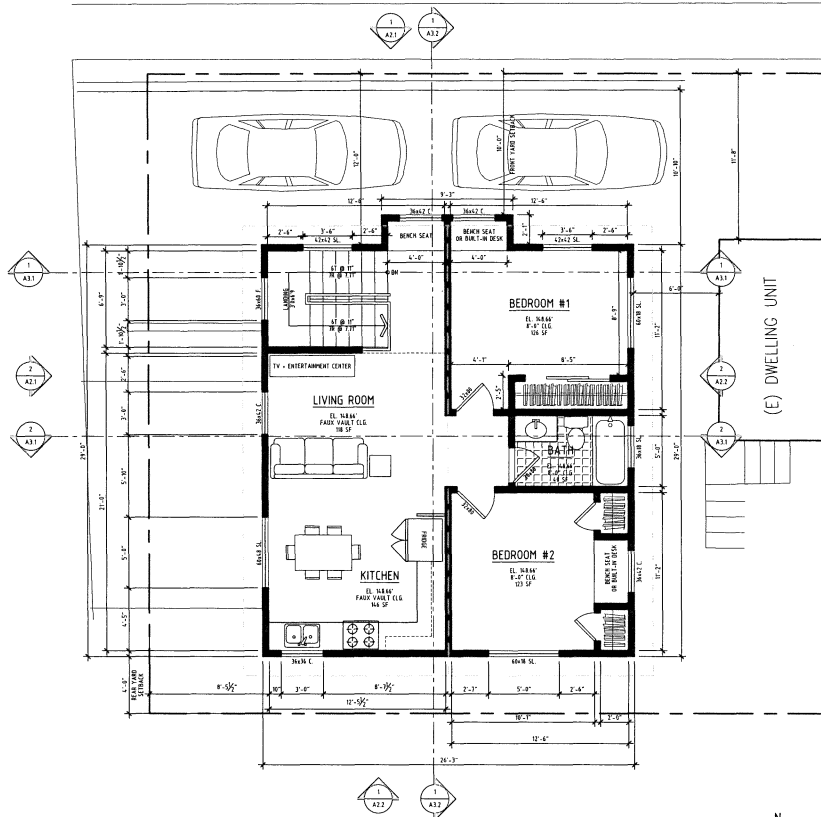
GFM G.F. MONTEMAYOR & ASSOCIATES, INC.
 CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS
 12941 RHODES PLACE
 CHINO, CA 91710
 (626) 260-5666

TOPOGRAPHIC SURVEY MAP
 SITE ADDRESS:
 404 E. MAPLE AVENUE
 EL SEGUNDO, CA 90245
 ASSESSOR'S PARCEL NUMBER: 4132-028-014

ENGINEER _____ DATE: _____

SCALE: 1"=10' DRAWN BY: FABIAN MARISCAL
 DATE: 8-05-2019 SHEET 1 OF 1

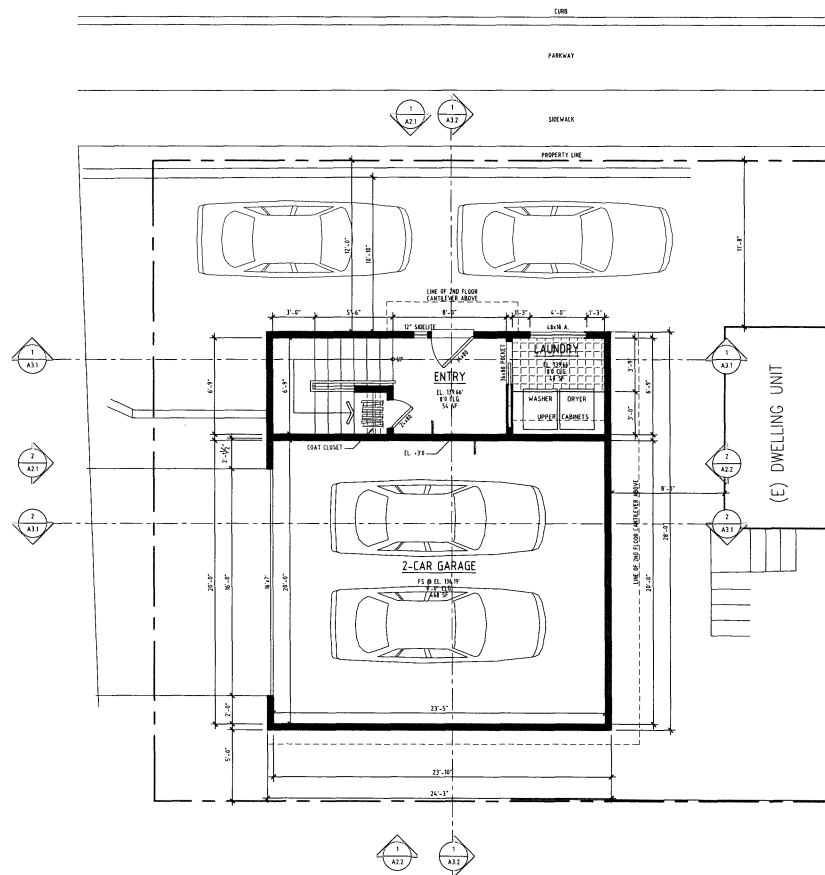
CITY OF LOS ANGELES



2 PROPOSED 2ND FLOOR PLAN
 scale: 1/4" = 1'-0"
 665 SF ADU (2ND FLOOR)



- LEGEND:**
- EX EXISTING
 - NE NEW
 - RE REPLACED / REPOOLED
 - PROPERTY LINE
 - NEW WALL
 - - - HOOP LINES ABOVE



1 PROPOSED 1ST FLOOR PLAN
 scale: 1/4" = 1'-0"
 468 SF GARAGE
 158 SF ADU (1ST FLOOR)



OCTOBER 01 2020

GYLDBRAND RESIDENCE
 JOHN GYLDSTRAND
 404 E MAPLE AVE
 EL SEGUNDO, CA 90245
 310.751.4296

design studio **MV**

1133 SOUTH PATTON STREET
 SAN PEBRO, CA 90731
 310.780.4997

REVISIONS	NO.
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	2
	3

PROPOSED FLOOR PLANS

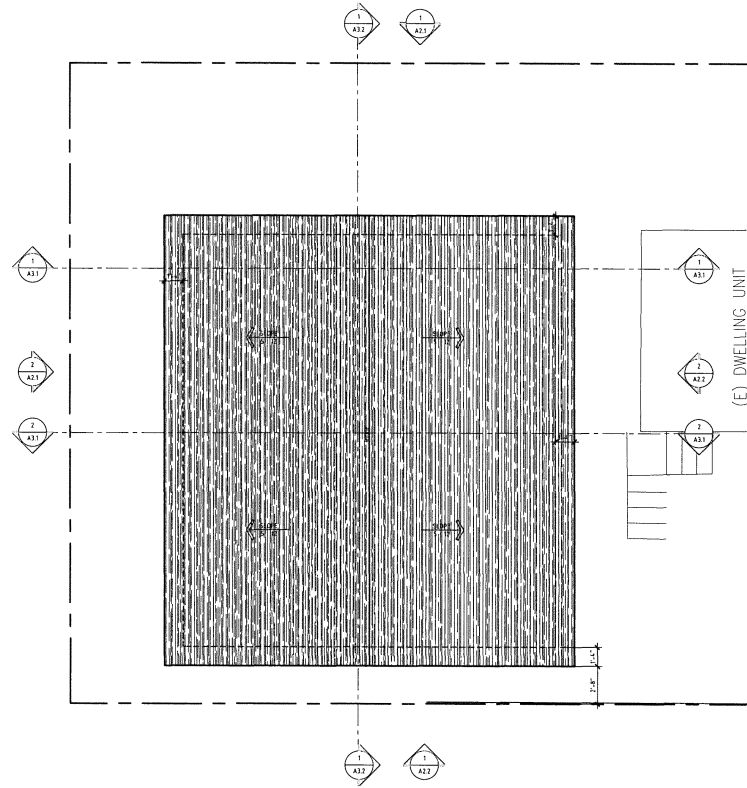
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 CHECKED BY: PMV
 DATE: OCT 01 2020
 SCALE: 1/4" = 1'-0"
 JOB NO.: 19-257

A1.0

VARIANCE APPLICATION

LEGEND:

- LINE OF BUILDING FOOTPRINT BELOW
- ▨ ASPHALT SINGLE ROOFING (CLASS A)



1 PROPOSED ROOF PLAN
scale: 1/4" = 1'-0"



OCTOBER 01 2020

GYLDSRAND RESIDENCE
JOHN GYLDSRAND
404 E MAPLE AVE
EL SEGUNDO, CA 90245
310.751.4296

design studio **MV**

1123 SOUTH PATTON AVENUE
SAN PIEDRO, CA 90731
310 780 4967

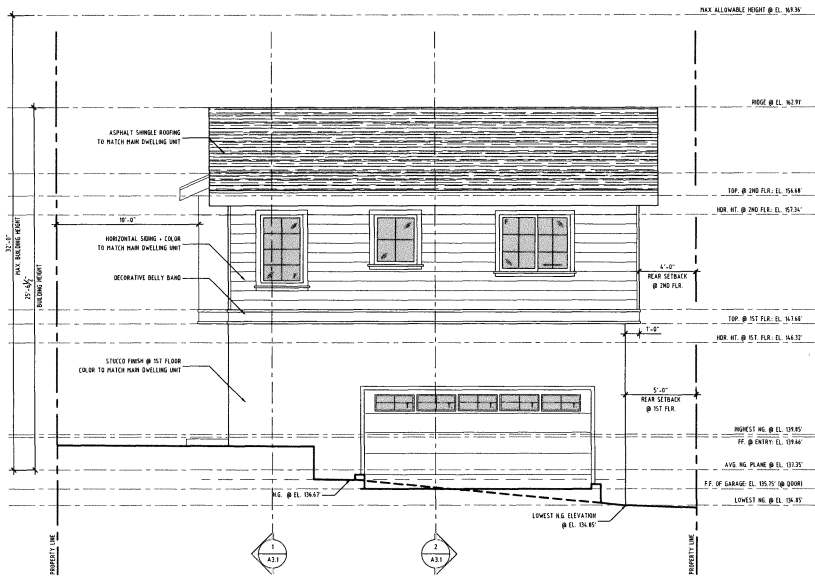
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PROPOSED ROOF PLAN

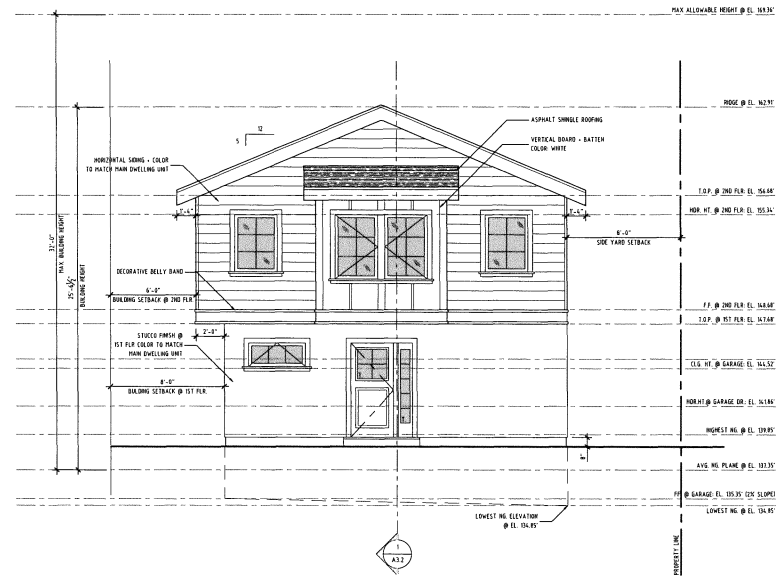
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CHECKED BY	MMV
DATE	OCT 01 2020
SCALE	1/4" = 1'-0"
JOB NO.	19-257

A1.1

VARIANCE APPLICATION



② WEST ELEVATION
scale: 1/4" = 1'-0"



① NORTH ELEVATION
scale: 1/4" = 1'-0"

OCTOBER 01 2020

GYLSTRAND RESIDENCE
JOHN GYLSTRAND
404 E MAPLE AVE
EL SEGUNDO, CA 90245
310.751.4296

design studio **MV**

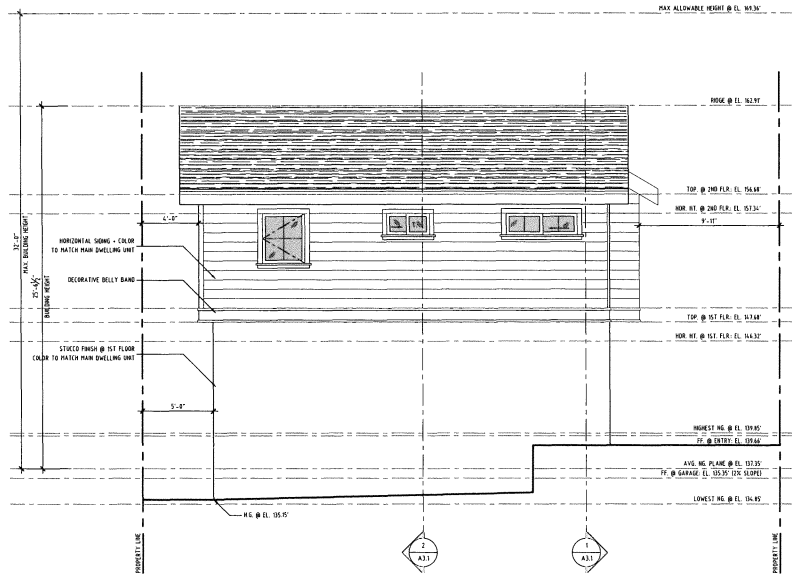
1133 SOUTH PATTON STREET
SAN PEDRO, CA 90731
310.780.4697

REVISIONS	NO.
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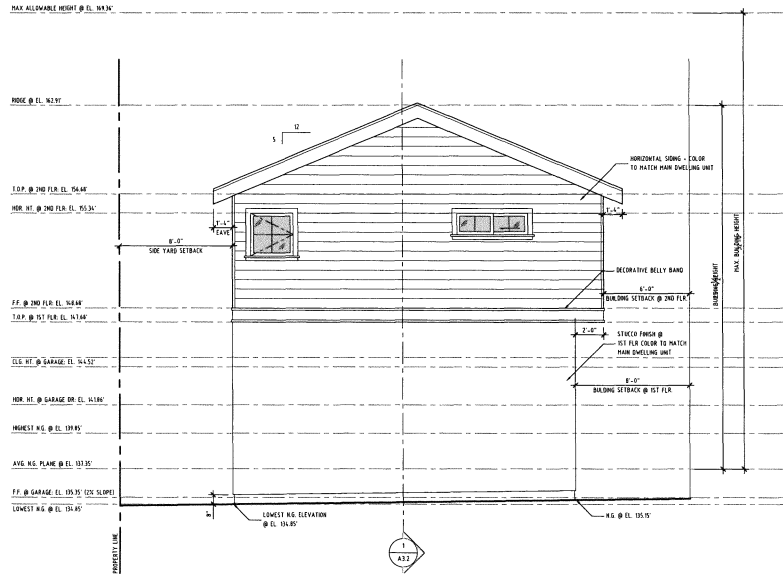
BUILDING ELEVATIONS

DRAWN BY: MMV
CHECKED BY: MMV
DATE: OCT 01 2020
SCALE: 1/4" = 1'-0"
JOB NO.: 19-257

A2.1



② EAST ELEVATION
scale: 1/4" = 1'-0"



① SOUTH ELEVATION
scale: 1/4" = 1'-0"

OCTOBER 01 2020

GYLSTRAND RESIDENCE
JOHN GYLSTRAND
404 E MAPLE AVE
EL SEGUNDO, CA 90245
310.751.4296

design studio **MV**

1133 SOUTH PATTON STREET
SAN PEDRO, CA 90731
310 780 4997

REVISIONS	NO.
	1
	2

BUILDING ELEVATIONS

DRAWN BY	MMV
CHECKED BY	MMV
DATE	OCT 01 2020
SCALE	1/4" = 1'-0"
JOB NO.	19-257

A2.2

TITLE:

Update on Accessory Dwelling Unit (ADU) permit applications.

RECOMMENDATION:

Receive and file this report.

BACKGROUND AND DISCUSSION:

The attached spreadsheet was provided to Planning Commission at the November 12, 2020, meeting. During the meeting, the Planning Commission asked Staff to clarify the data with regards to the number of applications received, the number of permits issued, and the number of new ADUs versus number of conversions.

Attached is a spreadsheet with raw data that includes a list of properties that have applied for ADUs, including the size of the ADUs, and whether the ADU is new or a conversion. The tables below summarize the raw data in accordance with Commission's request.

ADU APPLICATIONS RECEIVED		
NEW CONSTRUCTION	CONVERSIONS	TOTAL ADU APPLICATIONS
47	23	70

ADU PERMITS ISSUED		
NEW CONSTRUCTION	CONVERSIONS	TOTAL ADU PERMITS
33	10	43

PREPARED BY: Eduardo Schonborn, AICP, Principal Planner

REVIEWED BY: Eduardo Schonborn, AICP, Principal Planner

APPROVED BY: Sam Lee, Director of Planning and Building Safety

ATTACHED SUPPORTING DOCUMENTS:

ADU Tracker.

Permit Number	Applicant	Address	Type	Area	Applied	Issued	Finalized
C0010-17	James Garinger	647 Maryland	Conversion of workshop	600	1/31/2017	7/17/2017	8/8/2017
C0015-17	Jim Harms	708 Maryland	New	443	2/15/2017	3/29/2017	7/31/2017
C0020-17	Ed Santa Cruz	737 W Maple	Conversion of workshop	600	3/8/2017	8/16/2018	10/16/2019
C0030-17	Tracy Stahl	625 Sheldon	New, 1-story, attached to a detached garage in rear	277	3/28/2017		
C0034-17	Thomas Rule	443 Loma Vista	New: over new 3-car garage	725	4/24/2017		
C0062-17	Ludis Benitez	522 E Walnut	New, attached to garage	956	6/12/2017	10/16/2017	8/7/2018
C0068-17	Mike Varela	1211 E Acacia	New over garage w/ rec room	700ish	6/14/2017		
C0071-17	Sasta Verma	117 W Maple	New	1199	6/15/2017	8/28/2017	11/16/2018
C0074-17	Martin Hudson	1352 E Mariposa	Convert existing room		6/27/2017	8/23/2017	1/9/2018
C0079-17	Julio Santa Maria	937 Sheldon	New	600	7/13/2017	8/29/2017	5/24/2018
C0103-17	Irina Costea	620 Whiting	New above garage, detached	646	8/23/2017	12/7/2017	pending
C0113-17	Marvin Uveda	400 E Sycamore	New constuction over new 3-car garage	404	9/5/2017	7/10/2018	3/23/2020
C0126-17	Anthony Russo	220 W Oak	Conversion	246	10/2/2017	1/30/2018	6/3/2019
C0127-17	Jim Stone	1208 E Walnut	DETACHED new 2 story	919	10/4/2017	6/7/2018	U/C
C0142-17	CG Building Design	503 Concord	DETACHED over new 3-car garage	1091	11/9/2017	3/19/2018	2/22/2019
C0153-17	Rafael Murillo	414 W Oak	New w/ attached garage	1212 (includes 3-car	11/30/2017	6/25/2018	11/12/2019
C0021-18	Christian Golfin	119 W Maple Ave	New: above new garage	921	2/21/2018	10/3/2018	9/4/2019
C0026-18	Qyunh Nguyen	917 McCarthy	New: above new garage	629	2/27/2018		
C0031-18	Jessica Tien	314 W Oak	New: 1-story in rear	1200	3/8/2018		
C0036-18	Mark Reppucci	718 W Pine	2nd floor ADU unit & [250sf] 2nd floor roof deck	900	3/15/2018		
C0038-18	Jesus Barrera	210 E Acacia	New 2 story bedroom w/ 2 1/2 bathroom		3/21/2018	12/16/2018	U/C
C0049-18	Damian & Elizabeth Dering	631 W Acacia	New two-story detached ADU and 294 sf office on the 1st floor	581	4/2/2018	8/15/2018	pending
C0056-18	Gabriel Albi	1126 E Acacia	New ATTACHED	557	4/16/2018	10/22/2018	7/17/2020
C0063-18	Bryan Wintera	527 Concord	DETACHED Conversion from guest house	700	4/30/2018		
C0074-18	Mike Valera	438 Virginia	convert lower level to ADU at rear (ATTACHED TO HOUSE)	530	5/8/2018	9/25/2018	6/3/2019
C0095-18	TIM HOULAND	521 1/2 PENN ST	101 - NEW ADU ABOVE EXISITING 2 CAR GARAGE	999	6/28/2018	3/18/2019	1/14/2020
C0107-18	Marvin Uveda	1530 E Mariposa	New DETACHED 2 story	1199	7/16/2018	12/17/2018	8/30/2019
C0110-18	Jim Gelfat	715 Center	New DETACHED 2-story	1063	7/19/2018	11/8/2018	5/17/2019
C0117-18	Gail Church	406 Virginia	DETACHED conversion of guest house		8/9/2018	8/9/2018	1/30/2019
C0121-18	Mike Varela	648 Maryland	new detached	434	8/15/2018	1/28/2019	9/14/2020
C0123-18	CHRISTIAN GOLFIN	410 WHITING ST	new	1199	8/16/2018	2/26/2019	9/4/2019
C0124-18	Chris McPherson	945 Sheldon	Convert garage and bonus room to ADU	563	8/20/2018		
C0162-18	ANTHONY PALOS	529 KANSAS ST	New 2nd floor ADU over existing attached garage	1037	10/10/2018	8/12/2019	
C0174-18	Mike Varela	510 1/2 Concord	Conversion existing detached rec room	216	10/19/2018		
C0178-18	Jorge Gazzoni	1505 E Oak	New ADU over existing 3-car garage	925	10/23/2018		
C0191-18	Mike Varela	233 Sheldon	New 2 story ADU	1181	11/1/2018		
C0211-18	STAN KLEMANOWICZ	206 1/2 W OAK AVE	434 - ADU: NEW 2-CAR GARAGE (451FT²) W/2ND FLOOR ADU (STUDIO 423FT²). DEMO EXIST. GARAGE. NEW DRIVEWAY & CURB CUT.	424	11/19/2018	1/29/2019	7/15/2019
C0029-18 & C022	Keith & Janice Wise	415-417 W Walnut	New: 2nd story detached ADU above storage (Field Change to C0029-18)	410	12/4/2018	7/2/2019	
C0096-19	BREANA GOODYEAR	407 E MAPLE AVE	Convert existing rec-room	475	3/21/2019	5/8/2019	11/5/2019
C0157-19	AMIR KACEM	403 1/2 EUCALYPTUS DR	New ADU above garage	437	5/15/2019	9/18/2019	
C0168-19	SHANE & SARAH WARICK	1205 1/2 E ACACIA AVE	Convert existing garage	407	5/22/2019	11/6/2019	10/9/2020
C0176-19	LUIS MARTINEZ	823 VIRGINIA ST	New 2-story ADU to replace existing garage	1190	5/29/2019	12/6/2019	

C0174-19	Joshua L Bauder	721 1/2 Sierra Street	Detached new 2-car Garage and 2nd story ADU	426	5/29/2019	9/11/2020	
C0205-19	Henry Li / Marvin Uveda	527 Oregon St	New detached 1-story ADU	990	6/18/2019	2/4/2020	
C0235-19	Sarwan Sudwal	1123 1/2 E Acacia Ave	Attached 2-story ADU to a new detached garage at the rear.	1196	7/12/2019	1/30/2020	
C0250-19	MICHAEL VARELA	419 W OAK AVE	New split level ADU to existing garage	707	7/25/2019	11/6/2019	
C0271-19	John & Christine Yano	1121 E ACACIA AVE	New 2-story ADU with attached garage	983	8/14/2019	12/23/2019	
C0293-19	Darrin & Juanita Lambrigger	1101 E Acacia	New 2nd story ADU over a rebuilt detached garage	677	8/28/2019	1/6/2020	pending
C0337-19	Scot & Kimberley Nicol	527 CALIFORNIA ST	New ADU attached to main residence at the rear of the structure	321	10/11/2019	11/19/2019	7/15/2020
B0820-19	KENAM MCKEOWN	506 CONCORD ST	New detached garage with ADU above	649	11/5/2019	11/5/2019	
C0364-19	Robert H Augusta	214 1/2 W Walnut	New attached ADU	363	11/13/2019	2/13/2020	
C0377-19	Richard & Melissa Labayen	217 1/2 E Walnut	(N) detached 2nd story ADU over garage	840	11/20/2019		
C0399-19	David Snider	720 E Mariposa	convert existing guest house	489	12/6/2019		
B0100-20/C0039	Bryan Bohlinger	211 Sierra Street	Convert existing area to 3 ADUs in R-3 apartment complex	250 each	2/18/2020	4/16/2020	9/3/2020
C0043-20	MICHAEL VARELA	526 1/2 Eucalyptus Dr	convert existing 2-car garage to ADU	400	2/21/2020	6/30/2020	
C0373-19	Nickolas Kim & Jung Su Kim	809 1/2 Maryland	New detached 2-story ADU	914	3/20/2020	4/15/2020	
C0088-20	Bryan Bohlinger	420 Illinois	Convert existing rec room to 2 ADU's in R-3 apartment complex	534 each	4/2/2020		
C0109-20	F&S Holdings Inc	935 Cypress St	New ADU over new 2-car garage	546	5/5/2020		
B0270-20	Kole T Strebel	728 W Mariposa	Convert existing dwelling to ADU	1111	5/26/2020		
C0148-20	MICHAEL VARELA	748 Hillcrest St	convert existing detached rec room	449	7/6/2020		
C0163-20	Chris Claudino	837 Virginia St	convert existing detached rumpus room	610	8/11/2020		
C0173-20	Gregory Leuck/ Mike Varela	515 California St	New 2nd Story detached ADU	529	8/24/2020		
C0155-20	Jose Navarro	515 Virginia St	new detached ADU at rear of property	575	8/24/2020		
C0147-20	MICHAEL VARELA	303 W Maple Ave	new detached two-story ADU (to replace existing garage)	794	8/24/2020		
C0169-20	Richard Switz	1209 E Maple Ave	New detached ADU	312	8/24/2020		
C0192-20	Joyce Flood	624 Bungalow	New detached, 2-story ADU at rear	929	9/24/2020		
C0197-20	MICHAEL VARELA	815 Penn St	Convert portion of existing second floor to ADU	302	9/29/2020		
C0183-20	Jessie Carillo	836 Sheldon	convert portion of lower level to ADU, convert existing garage to ADU	555 and 605	10/16/2020		
C0207-20	Laura Christine	416 Virginia St	Convert existing detached garage to ADU	1091	10/16/2020		
C0221-20	MICHAEL VARELA	422 Washington St	Convert existing detached garage to ADU	364	10/28/2020		