



PLANNING COMMISSION AGENDA

April 22, 2021

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 the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

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

Please use this URL

<https://zoom.us/j/94665955455?pwd=ZEhUY2hGLzdIY1N5L05obIFkdStuQT09>

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: **946 6595 5455**

Passcode: **911701**

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 Commission, please state: your name and residence or the organization you represent. Please respect the time limits.

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. **Please include the meeting date and item number in the subject line.** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

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, April 22, 2021

TIME: 5:30 p.m.

PLACE: Teleconference/Videoconference

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.

- 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. E EA-1289 – 650 N. PCH Project, Zone Text Amendment, and Final Mitigated Negative Declaration. (ES)**

Project Address: 650-700 Pacific Coast Highway

Applicant: Spencer Kallick, representing L&R ZAV 650 Sepulveda LLC

Project Description: The Project would involve the renovation and minor alteration of two existing office buildings on the Project site: Building A at 650 North Pacific Coast Highway, with a net addition of 1,031 square feet resulting in a total of 99,916 square feet; and Building B at 700 North Pacific Coast Highway, with a net reduction of 4,572 square feet resulting in a total of 65,120 square feet. The Project also includes a new 122,156-square-foot, 7-level office building and an integrated parking structure accommodating 1,185 parking spaces, to the east of Building A (referred herein as Building C). No alteration is proposed to the existing building at 737 Lairport Street (Carl Jacobson Way). The Project would also consolidate the seven parcels of land that make up the Project site into a single approximately 7.3-acre parcel. In addition to the renovation and new construction of the site, the Project would amend El Segundo Municipal Code (ESMC) Section 15-1-6 to exempt the parking area of a fully integrated parking structure from the definition of Floor Area Ratio (FAR). The following applications/approvals are being requested:

- Final Mitigated Negative Declaration, including mitigation measures to reduce impacts to less than significant
- Zone Text Amendment to amend the definition of floor area ratio (FAR) in

El Segundo Municipal Code Section 15-1-6 to exempt the parking area of a parking structure that is integrated with commercial/office space.

- Vesting Tentative Parcel Map to consolidate seven parcels into one, 7.3-acre parcel.
- Site Plan Review for development where the combined gross floor area exceeds 50,000 square feet.
- Waivers of Street Dedication requirements on North Pacific Coast Highway, Mariposa Avenue and Lairport Street (Carl Jacobson Way).

Environmental Determination: Mitigated Negative Declaration. An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 (“CEQA Guidelines”) and a Mitigated Negative Declaration (MND) of Environmental Impacts was circulated for public review between February 5, 2021 through 5:00 p.m. March 10, 2021. A Final MND responding to comments received during the circulation period has been prepared and is available on the City’s website at:

- <https://www.elsegundo.org/government/departments/development-services/planning-division/active-projects>.

RECOMMENDED ACTION: That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2892, recommending the City Council adopt the Mitigated Negative Declaration; (3) Adopt Resolution No. 2893, recommending the City Council approve the Zone Text Amendment; and, (4) Adopt Resolution No. 2894, recommending the City Council approve Vesting Tentative Parcel Map No. 83129 and the Site Plan Review. and/or (5) discuss and take any other action related to this item.

- I. **Continued Business – Public Hearing**
- J. **Report from Director of Development Services or designee**
- K. **Other Business**
- L. **Report from the City Attorney’s office**
- M. **Planning Commissioners’ Comments**
- N. **Adjournment**—next meeting scheduled for May 13, 2021, 5:30 pm.

POSTED: *Venus Wesson*
(Signature)

 April 18, 2021
(Date and time)