



PLANNING COMMISSION AGENDA July 08, 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://us06web.zoom.us/j/81416843413?pwd=VVMvTyt2dnpBQXR1WnJZR XVUc2g3UT09>

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: **814 1684 3413**

Passcode: **432764**

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, July 08, 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 on 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. Written Communications (other than what is included in Agenda packets)

F. 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. Expansion of a Recreational Vehicle Storage Facility (PS)

Project Address: 1 Chapman Way,

Applicant: James Streetmaker (California Storage Master)

Project Description: Administrative use Permit (AUP) to allow the expansion of a recreational vehicle storage facility located at 1 Chapman Way (Environmental Assessment No. EA-1290 and Administrative Use Permit No. AUP 20-05).

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15304 as a Class 4 categorical exemption (Minor Alterations to Land) and §15311 as a Class 11 categorical exemption (Accessory Structures)

RECOMMENDED ACTION: Continue to further notice.

G. Continued Business – Public Hearing

2. EA-1302 Zone Text Amendment No. 21-02, adding a section to the El Segundo Municipal Code regarding parking requirements for Religious Institution Affiliated Housing. (ES)

Project Address: Citywide

Applicant: City

Project Description: A proposed ordinance amending Chapter 15-15 (Off Street Parking and Loading Spaces) of the El Segundo Municipal Code by adding a new Section regarding parking requirements for Religious Institution Affiliated Housing

(Environmental Assessment No. EA-1302 and Zone Text Amendment No. ZTA 21-02).

Environmental Determination: The proposed zone text amendment is exempt from environmental review under CEQA Guidelines Section 15305 because it consists only of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development. Further, it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment; and is, therefore, exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

RECOMMENDED ACTION: Adopt Resolution No. 2896, recommending that the City Council approve an Ordinance establishing parking standards for religious institution affiliated housing development projects in accordance with state law.

H. New Public Hearings

3. EA-1299 and Downtown Design Review No. DDR-21-01 - New Mixed-Use Development within the Downtown Specific Plan Area

Project Address: 201-209 Richmond Street
Applicant: Mark Telesz, representing Smoky Hollow Industries, LLC

Design review for a new development involving three adjoining lots in the 200 block of the Richmond Street District within the Downtown Specific Plan (DSP) zone at 201-209 Richmond Street, consisting of four residential units, 14,000 square feet of commercial use area, and 64 parking spaces. (Environmental Assessment No. EA-1299, Downtown Design Review No. DDR 21-01, and Parking Adjustment No. ADJ 21-01)

Project Address: 201-209 Richmond Street
Applicant: Mark Telesz, on behalf of Smoky Hollow Industries, LLC

Project Description: A request for design approval for a proposed new development on four lots located in the 100-200 block of the Richmond Street District of the Downtown Specific Plan (DSP). The proposed project includes: four residential units, 14,000 square feet of commercial use area, 69 parking spaces, and the retention of an existing brick building at 203 Richmond Street (former City Hall). (Environmental Assessment No. EA-1299 and Downtown Design Review No. DDR 21-01)

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15332 as a Class 32 categorical exemption (In-Fill Development Projects).

RECOMMENDED ACTION: Adopt Resolution No. 2897, conditionally approving Environmental Assessment No. EA-1299, Downtown Design Review No. DDR 21-01 and Parking Adjustment No. ADJ 21-01.

