



# PLANNING COMMISSION AGENDA November 18, 2021

**PUBLIC ADVISORY:**  
**THE CITY COUNCIL CHAMBER AND/OR LOBBY WILL ONLY BE OPEN TO THE  
PUBLIC FOR PUBLIC COMMUNICATIONS.**  
**(Face masks/coverings are required to be worn inside City facilities)**

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## ***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.

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## ***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/83283048366?pwd=dHN1RzNXb1RqbmprOU1EOHB4MS9nQT09>

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: **832 8304 8366**

Passcode: 002191

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.

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber or via Zoom. **All persons present in the Lobby or Council Chamber must wear a face mask at all times.** For in person comments, please fill out a Speaker Card located in the Chamber Lobby and for Zoom comments, notify meeting host by raising your virtual hand (see hand icon located in the "Reactions" button at bottom of screen) and you will be invited to speak. *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](mailto: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.

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*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.***

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DATE: Thursday, November 18, 2021

TIME: 5:30 p.m.

PLACE: Teleconference/Videoconference and in-person at:  
City Council Chambers  
350 Main Street, El Segundo, CA 90245

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](http://www.elsegundo.org).

**In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.**

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**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.

None.

**G. Continued Business – Public Hearing**

None.

**H. New Public Hearings**

**1. Pacific Coast Commons Specific Plan and Environmental Impact Report (JW/PS)**

**Project Address:** 475-629 North Pacific Coast Highway

**Applicant:** Nick Browne, representing BRE EL SEGUNDO HOLDCO LLC

**Project Description:** The proposed Pacific Coast Commons Specific Plan (Project) includes approximately 6.38 gross acres (6.23 acres post street dedication) of developed property along Pacific Coast Highway. The entire area would receive a new General Plan Land Use Designation and zoning of Pacific Coast Commons Specific Plan. The Project would demolish an existing 41,660 square-foot food & beverage building and the existing surface parking lots of the Fairfield Inn & Suites by Marriott and Aloft Hotel properties, and it would allow for the development of up to 263 new housing units and approximately 11,252 square feet of new commercial/retail uses, and three associated parking garages. The following applications/approvals are being requested:

- A new Pacific Coast Commons Specific Plan (SP No. 19-01) for the Project site.
- An Environmental Impact Report (EIR) for the Project (Environmental Assessment No. EA-1248)
- General Plan Amendment (No. GPA 19-01) to change the Land Use Designations of the Project site from “General Commercial” and “Parking” to “Pacific Coast Commons Specific Plan (PCCSP)” with an accompanying Land Use Map change.
- Zone Text Amendment (No. ZTA 19-08) to add a new El Segundo Municipal Code (ESMC) Section 15-3-2(A)(12) “Pacific Coast Commons Specific Plan (PCCSP).”
- Zone Change (No. ZC 19-01) to rezone the Project property from “General Commercial (C-3)” and “Parking (P)” to “Pacific Coast Commons Specific Plan (PCCSP)” and an accompanying Zoning map change.
- Vesting Tentative Tract Map (VTTM 82806) SUB 19-03 for merger, subdivision and residential/commercial condominium purposes.
- Site Plan Review (No. 19-01) to allow the site plan and architectural design to construct the mixed-use commercial and residential development for the 263 residential units, approximately 11,252 square feet of new commercial development, and three parking structures.
- Development Agreement (No. DA 19-02) between the City of El Segundo and BRE El Segundo Property Owner A LLC, BRE El Segundo Property Owner B LLC, and BRE El Segundo Parking LLC.
- Affordable Housing Agreement requiring the applicant to provide 32 units of affordable housing for 55 years and to pay for an independent affordable housing consultant to monitor the implementation of the affordable housing program
- Modification of Resolution Nos. 2759 and 2760 to rescind the previous approvals SUB No. 14-05, Lot-Tie Covenant No. 14-03, Off-site Parking Covenant Nos. MISC 14-03 and 14-06, leaving in place CUP No. 14-01 for the Fairfield Inn and Suites Hotel and CUP No. 14-02 for the Aloft Hotel, along with alcohol service at both hotels with modifications to the conditions of approval accordingly.
- Parking Demand Study and Shared Parking Analysis to establish the parking requirements for the proposed commercial and residential development combined with the existing hotel development.
- Shared Parking Agreement in conjunction with the Parking Demand Study and Shared Parking Analysis, to replace the previous approval of Off-Site Parking Covenant Nos. MISC 14-03 and MISC 14-06.
- Reciprocal Access Agreements for driveways and drive aisles accessing multiple parcels.
- Street dedication waiver requests for a portion of the dedication requirements for Mariposa Avenue and Indiana Street. Future street dedication for Holly Avenue and Palm Avenue would be provided through irrevocable offers to dedicate land.

**Environmental Determination:** Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA *Guidelines*, a Draft Environmental Impact Report (EIR) has been prepared for the proposed Pacific Coast Commons Specific Plan project (SCH # 2020050508).

**RECOMMENDED ACTION:** Open the public hearing and continue the item to the regularly scheduled Planning Commission meeting on December 9, 2021.

## **2. Professional Sports Headquarters and Training Facility (BM/ES)**

**Project Address:** 2000 East El Segundo Boulevard (Lots 7, 8, and 18 (in part), located in the Raytheon Campus' middle and southeastern portions). The campus is generally bounded by El Segundo Blvd. on the north, Green Line railway on east, the future Topgolf facility on the west, and S. Hughes Way on the south.

**Applicant:** Lionel Uhry, representing CDC-MAR and Emily Murray, Esq., representing RAYTHEON

**Project Description:** Construction of a corporate office headquarters and training facility for a professional football organization on Lots 7 and 8 at the southeast portion of the El Segundo South Campus Specific Plan (ESSCSP) area. The proposed development consists of a three-story, 143,250 gross square foot (122,080 net square feet) building, two groundskeeping and maintenance warehouse/storage buildings totaling 4,800 gross square feet (4,368 net sf), three full size sports fields, privacy netting/poles up to 32-feet in height along the sports fields' eastern and southern boundaries, and two on-site surface parking lots with 348 total parking spaces. In addition to the Project's physical construction and improvements, approval of the following entitlement applications is requested:

- 2<sup>nd</sup> Amendment to the Development Agreement (DA 11-02) between the City of El Segundo and Raytheon Company;
- Minor Modifications to the El Segundo South Campus Specific Plan (SP 11-01, Revision A) to amend ESSCSP Exhibits, the Nash Street Extension, Recreational Facilities, and Coral Circle Connection;
- Subdivision Map (SUB 21-03) for Vesting Tentative Tract Map Number 83507 to create a new map modifying existing Vesting Tentative Map No. 71551 Lots 5 through 11 and Lots 18 through 23; and,
- Site Plan Review (SPR 21-01) for construction of the headquarters and training facility.

Further, on a separate lot (Lot 18) north of the proposed corporate office headquarters and near the ESSCSP area's center, the Project proposes a 5,865 gross square foot (5,237 net square feet) storage building associated with Raytheon Campus operations. For this building, approval of the following entitlement application is requested:

- Site Plan Review (SPR 21-02) for construction of the storage building.

**Environmental Determination:** Addendum (EA-1305) to the Final Environmental Impact Report (EA-905) for the El Segundo South Campus Specific Plan (State Clearinghouse No. 2012101081) that was originally certified by City Council on December 15, 2015.

### **RECOMMENDED ACTION:**

- 1) Adopt Resolution No. 2902, recommending the City Council to adopt an Addendum to the certified El Segundo South Campus Specific Plan (ESSC-SP) Environmental Impact Report (EIR);

- 2) Adopt Resolution No. 2903, recommending the City Council approve the Second Amendment to Development Agreement (DA) No. 11-02, Vesting Tentative Tract Map No. 83507 (SUB21-03), Minor Modifications to Specific Plan (SP) No. 11-01 Revision A, and Site Plan Review (SPR) No. 21-01, and Environmental Assessment (EA) No. 1305 to adopt an Addendum to the certified El Segundo South Campus Specific Plan (ESSC-SP) Environmental Impact Report (EIR) for development of a new sports facility for an organization on a 13.7-acre site in the southeast section of the Raytheon campus at 2000 E. El Segundo Boulevard (Parcels "7" and "8"); and,
- 3) Adopt Resolution No. 2904, recommending the City Council approve the Site Plan Review No. 21-02 for a Storage Facility to be located in the southeast portion of lot 18 in Phase IV.

**I. New Business:**

None.

**J. Report from Director of Development Services or designee**

**K. Report from the City Attorney's office**

**L. Planning Commissioners' Comments**

**M. Adjournment**—next regular scheduled meeting for December 9, 2021, at 5:30 pm.

POSTED: *Eduardo Schönborn*  
(Signature)

11/12/2021 @ 2:25 PM  
(Date and time)