



PLANNING COMMISSION AGENDA February 10, 2022

PUBLIC ADVISORY:

NO MEMBERS OF THE PUBLIC WILL BE ALLOWED IN CITY HALL. PERSONS WISHING TO PROVIDE PUBLIC COMMENT MUST DO SO VIRTUALLY UTILIZING ANY OF THE METHODS LISTED BELOW. PARTICIPATION VIA ELECTRONIC MEANS IS ENCOURAGED.

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/87174487419?pwd=T29ZMUtBaVlV2hJVkt5TUM4U3J5UT09>

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: 871 7448 7419

Passcode: 323310

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 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. **Please include the meeting date and any applicable 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, February 10, 2022

TIME: 5:30 p.m.

ONLINE ACCESS: Teleconference/Videoconference

VIDEO ACCESS: 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. Authorize teleconferencing meetings pursuant to Assembly Bill 361 (JV)

Project Description: Pursuant to Assembly Bill No. 361, the City Council directed all City legislative bodies to consider continuing authorization for the use of teleconferenced meetings pursuant to Government Code § 54953(e).

Environmental Determination: N/A.

RECOMMENDED ACTION: Adopt Resolution No. 2916, making specified findings and authorizing the continued use of teleconferenced meetings pursuant to Government Code section 54953(e).

2. Approval of the Planning Commission Meeting Minutes:

- September 30, 2021 (Special Meeting)
- October 18, 2021 (Regular Meeting)
- November 18, 2021 (Special Meeting)
- December 13, 2021 (Special Meeting)

RECOMMENDED ACTION: Approve the Minutes.

G. Continued Business – Public Hearing

3. Proposed Smoky Hollow Specific Plan Amendment, Tier II Community Benefits Plans, Site Plan Review, Master Sign Program, and Offsite Parking Covenant for the construction of substantial additions to the existing buildings locate at 1475 East El Segundo Boulevard and 1320-1330 East Franklin Street. (BM/ES)

- Environmental Assessment Nos. EA-1281 and EA-1282
- Community Benefit Plan No. 19-02 and 19-03
- Site Plan Review Nos. SPR 21-02 and SPR 21-03
- Specific Plan Amendment No. 21-01
- Master Sign Program No. 21-01

Project Location: The Project North Site is located on the south side of East Franklin Street, mid-block and east of 136 Oregon Street, the building located at the southeast corner of Oregon and East Franklin Street. The Project South Site is located at the northwest corner of Kansas Street and East El Segundo Boulevard. The projects sites are bound by the Chevron Refinery to the south across East El Segundo Boulevard, and by light industrial and creative office space uses to the north, east, and west within the Smoky Hollow area.

Project Description: The proposed Specific Plan Amendment (SPA) would modify the Height Development Standards for Community Benefit Plan (CBP) Tier II applicable projects in a designated 30-acre subarea of the Smoky Hollow Specific Plan (SHSP) with a max. building height deviation up to 60 feet.

The proposed Project also involves the redevelopment of two adjacent sites within the SHSP, the South Site (aka Parcel A [EA No. 1281]) and the North Site (aka Parcel E [EA No. 1282]). On the 1.01-acre South Site the Project would develop a 44,604-square foot addition to the existing 19,311 sf, one-story brick building that would be structurally preserved in place. This site would have a total building area of 63,915 square feet (FAR = 1.45) and a new building height of 59' 6".

The proposed Project for the North Site would develop a 1.07-acre portion of a 4.34-acre property with two buildings, one research and development and office building and a coffee pavilion building. The existing 19,493 square foot (sf), one-story brick building would be preserved and two new floors with 44,802 square feet would be added above it. This would result in a total building area of 65,061 square feet (FAR = 0.95) and a new building height of 59' 6". The new coffee pavilion will have 766 square feet with a maximum height of 23' 8". This site would also include construction of a new 5,000-square foot public outdoor park with park seating, picnic tables, shade trees and landscaping.

In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, and the El Segundo Municipal Code, an Initial Study/Mitigated Negative Declaration of environmental impacts has been prepared for the proposed project.

RECOMMENDED ACTION:

- 1) Adopt Resolution No. 2912, recommending the City Council adopt an Initial Study/Mitigate Negative Declaration (IS/MND);
- 2) Adopt Resolution No. 2913, recommending the City Council approve an Amendment to the Smoky Hollow Specific Plan (SP) No. 21-02;
- 3) Adopt Resolution No. 2914 recommending the City Council approve Environmental Assessment (EA) No. 1281, Community Benefit Plan (CBP) No. 19-02, Master Sign Program (MSP) 21-01 and Site Plan Review (SPR) No. 21-03 for a 44, 604 square foot addition at 1475 East El Segundo Boulevard, resulting in a 63,915 square foot, three-story building with a maximum height of 59'-6" as measured from average grade to the top of the building; and,
- 4) Adopt Resolution No. 2915 recommending the City Council approve Environmental Assessment (EA) No. 1282, Community Benefit Plan (CBP) No. 19-03, Master Sign Program (MSP) 21-01, and Site Plan Review (SPR) No. 21-04, a 44,802 square foot

addition and a new pavilion building to serve the neighborhood with a café and gathering point at the entry of a new public park accessible by the public at 1320-1330 East Franklin Avenue, resulting in a 65,061 square foot, three-story building with a maximum height of 59'-6" as measured from average grade to the top of the building.

H. New Public Hearings

4. Pacific Coast Commons Project - Street dedication waiver notice [IS "NOTICE" NECESSARY HERE?]. (PS)

Applicant: Nick Browne, representing BRE EL SEGUNDO HOLDCO LLC

Address: 475-629 North Pacific Coast Highway

Project Description: The Project site is currently occupied by surface parking lots, the Fairfield Inn and Suites Hotel, and the Aloft Hotel. The Project would allow for the redevelopment of the existing surface parking lots and a portion of the Fairfield Inn and Suites Hotel property within the Project site through the adoption of a Specific Plan. The adoption of a Specific Plan would allow for (1) the continued operation of the Fairfield Inn and Suites Hotel and Aloft Hotel, which contain 596 rooms within 288,767 square feet of hotel development; (2) 327,021 square feet of residential development for 263 new housing units, including 257 multi-family apartments and six condominium/townhomes; (3) 11,252 square feet of new commercial/retail uses; and (4) three new parking structures containing approximately 792 parking stalls. The Project site is bound by Palm Avenue on the north, PCH on the east, Holly Avenue on the south, and Indiana Street on the west. Mariposa Avenue bisects the Project site. The Project is required to dedicate portions of the project property frontage as public street in compliance with the Circulation Element requirements. The Applicant has requested the following waivers of street dedication:

- A 3-foot waiver of the 7-foot dedication along the eastern side of Indiana Street only along the project frontage of Lot 1 of Vesting Tentative Map. No. 82806 resulting in a required 4-foot dedication.
- A 3-foot waiver of the 7-foot dedication along the eastern side of Indiana Street only along the project frontage of Lot 4 of Vesting Tentative Map No. 82806 resulting in a required 4-foot dedication.
- A 7-foot waiver of the 7-foot dedication along the eastern side of Indiana Street only along the project frontage of Lots 2 and 3 of Vesting Tentative Map No. 82806 resulting in a 0-foot dedication.

A 3-foot waiver of the 7-foot dedication on the south side of Mariposa Avenue along the project frontage of Lot 4 of Vesting Tentative Map. No. 82806 resulting in a minimum dedication of 4 feet near Indiana Street to a maximum dedication of 12 feet near Pacific Coast Highway to accommodate the proposed 10-foot wide right-turn only lane and 2-foot widening and reconfiguration of the two existing lanes in compliance with the Circulation Element requirements.

RECOMMENDED ACTION:

- 1) Adopt Resolution No. 2905, recommending the City Council certify the EIR for the Pacific Coast Commons Specific Plan and Development Project;
- 2) Adopt Resolution No. 2905, recommending that the City Council approve General Plan Amendment No. GPA 19-01, Subdivision No. SUB 19-03 (Vesting Tentative

Tract Map), Site Plan Review No. 19-01, Parking Demand Study, and Waiver of public right-of-way dedications for the Pacific Coast Commons Specific Plan and mixed-use development project; and,

- 3) Adopt Resolution No. 2905, recommending that the City Council adopt an Ordinance adopting the Pacific Coast Commons Specific Plan (SP 19-01), approving a zone change (ZC 19-01), a zone text amendment (ZTA 19-08), and a Development Agreement (DA 19-02);
- 4) Adopt Resolution No. 2906, recommending that the City Council approve modifications to Conditional Use Permit No. 14-01 for the Aloft Hotel;
- 5) Adopt Resolution No. 2907, recommending that the City Council approve modifications to Conditional Use Permit No. 14-02 for the Fairfield Inn and Suites Hotel.

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 February 24, 2022, at 5:30 pm.

POSTED: *Venus Wesson*
(Signature)

February 3, 2022/ 7:26pm
(Date and time)