



PLANNING COMMISSION AGENDA

DATE: Thursday, December 13, 2018

TIME: 5:30 p.m.

PLACE: 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 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 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. Consideration and possible other action regarding approval of the October 25, 2018 Planning Commission Meeting Minutes.
- 2. Administrative Determination that stretch studios are similar to personal services permitted in the C-4 zone.”

RECOMMENDED ACTION: Approve the Minutes.

F. **Call items from Consent Calendar**

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

H. **New Business—Public Hearing**

- 3. **Zone Text Amendment to Expressly Prohibit Short-term Rentals. (ES)**
Address: Residential Zoned properties in El Segundo
Appli: City of El Segundo

Project Description: The Planning Commission will consider proposed amendments to El Segundo Municipal Code Titles 7 and 15, to expressly prohibit Short-Term Rentals in the City's Residential zones and to prohibit the advertisement of Short-Term Rentals. The Planning Commission considered the issue on October 11, 2018, and after testimony and discussion, the Commission directed staff to return to the Commission with a Draft Ordinance expressly prohibiting Short-Term Rentals and prohibiting the advertising of Short-Term Rentals for its consideration (Environmental Assessment No. EA-1180 and Zone Text Amendment No. ZTA 17-01.

Environmental Determination: Staff has analyzed the proposed Zone Text Amendment and determined that it is not subject to CEQA pursuant to 14 California Code Regulations § 15061(b)(3) because it can be seen with certainty that there

is no possibility the amendment will have a significant effect on the environment. The amendment consists only of minor revision and clarifications to an existing zoning code and will not change or delete any regulatory standard or finding.

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. 2852; and/or (3) discuss and take any other action related to this item.

4. Zoning Text Amendment Medium Density Residential Overlay within the Smoky Hollow Specific Plan area. (GM)

Address: Medium-Density Residential Overlay areas (northern edge of Smoky Hollow).

Applicant: City of El Segundo

Project Description: The Planning Commission will consider a comprehensive re-write of the Medium Density Residential (MDR) overlay zone. This amendment will preserve the existing overlay while making important updates to bring it into compliance with the new Smoky Hollow Specific Plan. All property rights previously conveyed by the overlay will remain.

Environmental Determination: Staff has analyzed the proposed Zone Text Amendment and determined that it does not have the potential to cause significant environmental impacts and, therefore, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to 14 Cal. Code Regs. § 15061(b)(3).

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. 2855; and/or (3) discuss and take any other action related to this item.

5. Zone Text Amendment allowing Massage establishments, subject to a conditional use permit, in the commercial Center (C-4) Zone. (PS).

Address: Citywide

Applicant: City of El Segundo

Project Description: A zone text amendment (Environmental Assessment EA-1232 and Zone Text Amendment ZTA 18-06) to amend El Segundo Municipal Code (ESMC) Section 15-5G-5 to permit massage establishments in the Commercial Center (C-4) zone, subject to a conditional use permit.

Environmental Determination: Categorical Exemption. The proposed zone text amendment does not have the potential to cause significant effects on the environment and, therefore, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to 14 Cal. Code Regs. § 15061(b)(3). The ordinance amends the El Segundo Municipal Code to permit massage establishments in the C-4 zone, subject to a conditional use permit. The proposed zone text amendment does not portend any development or changes to the physical environment. Further, proposed zone text amendment is categorically exempt from further CEQA review under 14 Cal. Code Regs. §§ 15301 (existing facilities). Following an evaluation of possible adverse impacts, it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment.

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. 2854; and/or (3) discuss and take any other action related to this item.

6. The Lakes Specific Plan and Topgolf Project. (ES)

Address: 400 S. Pacific Coast Highway (commonly known as "The Lakes at El Segundo" golf course"

Applicant: City of El Segundo

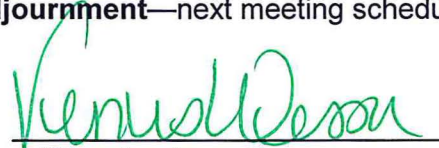
Project Description: The Planning Commission will consider the proposed Lakes Specific Plan (TLSP) for the 26.55-acre area that currently comprises The Lakes at El Segundo. The project proposed for the approximately 12-acres located within the southern portion of the project site would replace the existing driving range with a 3-story golf-themed, commercial recreation and entertainment facility including hitting bays, restaurant/bar, and accessory uses operated under the "TopGolf" brand. Other project improvements include modifications to the fairways and layouts of six holes at the existing golf course, parking lot expansion, replacement of existing net poles, and demolition and replacement of the clubhouse/pro shop. The project entitlements include a General Plan Amendment; Zone Change; Zoning Text Amendment; Site Plan Review; Lot Line Adjustment; and Conditional Use Permit.

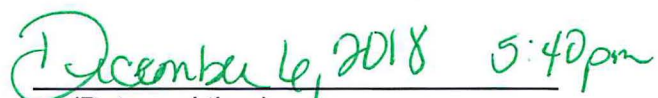
Environmental Determination: On September 5, 2017, the City Council certified the Environmental Impact Report (EIR) for The Lakes Specific Plan. Since the project has not changed and the EIR has been certified by the City Council, the Planning Commission will not consider the EIR. Nonetheless, the EIR analyzed the potential impacts of the project and determined that potential significant impacts can be mitigated to less than significant levels with the implementation of mitigation measures. Thus, a Mitigation Monitoring and Reporting Program was also approved. The EIR is available on the Planning Division webpage, located on the City's Website at www.elsegundo.org.

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. 2856; and/or (3) discuss and take any other action related to this item.

- I. **Continued Business—Public Hearing.**
- J. **Report from Planning and Building Safety Director or designee**
- K. **Other Business**
 - Nomination and selection of the Gateway Task Force members.**
- L. **Planning Commissioners' Comments**
- M. **Adjournment**—next meeting scheduled for December 27, 2018, 5:30 pm.

POSTED:


(Signature)


(Date and time)