



PLANNING COMMISSION AGENDA August 11, 2022

**PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER IS NOW OPEN TO THE PUBLIC.**

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?

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *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, August 11, 2022

TIME: 5:30 p.m.

PLACE: City Council Chamber, City Hall
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 discuss, deliberate, or 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 Community Development 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 Development Services Department 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 may 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 items on the agenda only—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 discuss, deliberate, or 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. Approval of Planning Commission Meeting Minutes:**
- June 23, 2022
 - August 1, 2019
 - June 27, 2019
 - June 13, 2019
 - May 23, 2019
 - April 25, 2019

RECOMMENDED ACTION: Approve the Minutes.

- G. Continued Business – Public Hearing**
- 2. Environmental Assessment No. EA-1292 and Tier 1 Community Benefits Plan No. CBP 20-01 in the Smoky Hollow Specific Plan Area. (BM)**
- Applicant:** Srour & Associates, representing 141 Eucalyptus, LLC
Property Owner: 141 Eucalyptus, LLC
Project Address: 141 Eucalyptus Drive, El Segundo
- Project Description:** Exceed the 0.75 floor area ratio (FAR) established by the Smoky Hollow Specific Plan through a Community Benefits Plan (CBP) to allow 1.4 FAR. The CBP will facilitate demolition of the existing building and construction of a new mixed-use 8,882 square foot building measuring 35-feet in height as measured from grade plane to top of roof, consisting of 6,287 square feet of office space, 721 square feet of food take-out tenant space, and 13 on-site parking spaces.
- Environmental Determination:** The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA Section 15303) as a Class 3 categorical exemption, new construction.

RECOMMENDED ACTION: Adopt Resolution No. 2923, approving Environmental Assessment No. 1292 and associated Community Benefit Plan allowing a 1.4 FAR for a mixed-use building at 141 Eucalyptus Drive.

H. New Public Hearings

- 3. Environmental Assessment No. EA-1291, including Mitigation Monitoring and Reporting Program; Site Plan Review No. SPR 20-03; Off-Site Parking Covenant No. MISC 20-01; and Administrative Use Permit No. AUP 20-03 for Construction of a 93,559 Square Foot, Four-Story Office Building and Four-Level Parking Structure at 1950-1960 East Grand Avenue. (DB/PS)**

Applicant: Kimberly Christensen, representing Artisan Ventures
Property Owner: Artisan Ventures
Project Address: 1950-1960 East Grand Avenue, El Segundo

Project Description: Construction of a four-story, 93,559 square-foot (net floor area) office building with a mezzanine, a four-level 258-space parking structure, and two 16-foot tall monument signs on property located at 1950-1960 East Grand Avenue.

Environmental Determination: In accordance with the provisions of CEQA, an Initial Study and a Mitigated Negative Declaration was prepared (IS/MND). The IS/MND analyzed the project against 21 different environmental factors for potential impacts.

RECOMMENDED ACTION: 1) Adopt Resolution No. 2924, adopting the IS/MND and Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment No. EA-1291; 2) Adopt Resolution No. 2925. approving Site Plan Review No. SPR 20-03 and Off-Site Parking Covenant and Agreement No. MISC 20-01; and 3) Receive and file Administrative Use Permit No. AUP 20-03, to allow a master sign program with 16-foot tall monument signs.

I. New Business:

- 4. Policy Discussion Regarding Administrative Use Permit (AUP) Requests for Monument Signs Taller than 8-Feet. (ES/MA)**

RECOMMENDED ACTION:

- 1) Discuss AUP findings and applicability today for monument signs above 8-feet in height as they were in 2006, including the following questions:
 - a. Are 8-foot high monument signs sufficient?
 - b. Should we still have an avenue to request taller than 8-feet? If so,
 - c. Should the maximum height be reduced, increased, or remain at 20-feet?
- 2) Provide feedback and input to staff.

J. Report from Community Development Director or designee

K. Report from the City Attorney's office

L. Planning Commissioners' Comments

M. Adjournment—next regular scheduled meeting for August 25, 2022, at 5:30 p.m.

POSTED: Venus Wesson
(Signature)

August 4, 2022/ 3:30pm
(Date and time)