



PLANNING COMMISSION AGENDA

DATE: Thursday, October 10, 2019

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. **Administrative Use Permit for a Wireless Communications Facility.**

Address: 300 N. Continental Boulevard

Applicant: T-Mobile, represented by Tim Byus

Project Description: A request to install a new roof mounted wireless communications facility on an existing six-story building, which includes six equipment cabinets, nine antenna panels, and six remote radio units (RRU), and additional screening so that the facility is not apparent from the adjoining streets. (Environmental Assessment No. EA-1266 and Administrative Use Permit No. AUP 19-02)

Environmental Determination: The project is categorically exempt under the California Environmental Quality Act pursuant to 14 California Code of Regulations § 15301 (Existing Facilities), because the site is developed with a six-story office building and the proposed project involves installation of a wireless communications facility on the rooftop of an existing structure, with no additional site disturbance.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1266 and Administrative Use Permit No. 19-02; and (2) discuss and take any other action related to this item.

F. **Call items from Consent Calendar**

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

H. **New Business – Public Hearing.**

2. **An Ordinance Requiring Certain Private Developers to Provide Artwork On-site or Pay an In-lieu Fee to the City. (EA-1268)**

Address: Citywide
Applicant: City of El Segundo

Project Description: On December 18, 2018, the City Council directed the Arts and Culture Advisory Committee and City Staff to develop an ordinance relating to an art in public places program for City Council consideration. After soliciting input from community stakeholders, including comments and recommendations on appropriate exceptions and thresholds, an ordinance was drafted that establishes requirements for private developers to provide artwork or cultural services on-site, or pay an in-lieu fee to the City. The proposed ordinance amends 15 (Zoning Code) of the El Segundo Municipal Code to establish the on-site artwork requirement in the amount of one percent (1%) of building valuation or design and construction costs and the Cultural Development Fund.

Environmental Determination: The proposed ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*), because it can be seen with certainty that there is no possibility that the proposed 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. 2875, recommending the City Council adopt the ordinance; and/or (3) discuss and take any other action related to this item.

I. Continued Business—Public Hearing.

3. **Consideration and possible action regarding an appeal by Karen Wolcott and Christopher McPherson of the Planning and Building Safety Director’s decision relating to an application for a building permit to construct an accessory dwelling unit within an existing garage at 945 Sheldon Street. (continued from September 12, 2019 meeting).**

Address: 945 Sheldon Street

Appellants: Karen Wolcott and Christopher McPherson

Project Description: On September 12, 2019, the Planning Commission heard an appeal by Karen Wolcott and Christopher McPherson of the denial of their application for a building permit to construct an accessory dwelling unit within an existing garage at 945 Sheldon Street. As discussed during the hearing, there is pending state legislation that addresses this particular issue. As a result, the Planning Commission continued the hearing to October 10, 2019. Staff will provide an update on the pending legislation at the meeting.

Environmental Determination: The project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code Regulations § 15270 (Projects Which Are Disapproved) since CEQA does not apply to projects which a public agency rejects or disapproves. This project is also categorically exempt from further review under CEQA, pursuant to Class 1 (Additions to existing structures) (14 Cal. Code Regs. § 15301). In addition, with regard to the Planning Commission’s review of the Director’s decision, such action does not have the potential to cause significant effects on the environment and, therefore, the project is exempt from CEQA pursuant to 14

Cal. Code Regs. § 15061(b)(3).

4. **Approve an adjustment to reduce the width of the driveway from 12 feet to 11 feet 6 inches; and a reduction of the interior dimension in one garage from 20 feet to 19 feet 6 inches and Vesting Tentative Map No. VTPM 82684: to allow the construction of three residential condominium units. (EA 1259).**

Address: 436 Sierra Street

Applicant: Lyle Maul on behalf of Villas on Sierra, LLC

Project Description: The applicant is requesting approval to construct three residential condominium units with one at-grade garage and a semi-subterranean parking level. In addition to the subdivision, the project includes an Adjustment to allow the semi-subterranean two-car garages to have an interior width of 19'6" rather than the required 20'0"; and to allow the driveway to have a width of 11'3" rather than the required 12'0".

Environmental Determination: The proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines § 15303 exemption (New Construction) and §15032 exemption (Infill Development).

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. 2870; and/or (3) discuss and take any other action related to this item.

5. **2019-2020 Capital Improvement Program (CIP) with the City of El Segundo General Plan (continued from August 22, 2019 meeting)**

Consideration and possible action regarding adoption of a resolution finding that the Proposed Fiscal Year 2019-2020 Capital Improvement Program (CIP) item related to City Hall security enhancements is consistent with the City of El Segundo General Plan

Applicant: City of El Segundo

Address: Citywide

Project Description: Determination of Consistency of the Proposed Fiscal Year 2019-2020 Capital Improvement Program item related to City Hall security enhancements with the City of El Segundo General Plan.

Environmental Determination: General Plan Consistency Finding is deemed not to be a "project" as defined by California Environmental Quality Act (CEQA) Guidelines § 15378(b)(4) since the Planning Commission is reviewing the City's Capital Improvements Program for its conformance with the City's General Plan, and a decision on individual projects in the CIP is not being made by the Planning Commission. The consistency finding is therefore exempt from further review pursuant to CEQA Guidelines §15061(b)(3).

RECOMMENDED ACTION: That the Planning Commission: (1) open the continued public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2871; or (3) discuss and take any other action related to this item.

- J. **Report from Planning and Building Safety Director or designee**

K. Upcoming Agenda Items and Schedule

L. Planning Commissioners' Comments

M. Adjournment—next meeting scheduled for October 24, 2019, 5:30 pm.

POSTED: _____
(Signature) (Date and time)