



PLANNING COMMISSION AGENDA

DATE: Thursday, January 24, 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. Consideration and possible other action regarding approval of the January 10, 2019 Planning Commission Meeting Minutes.

RECOMMENDED ACTION: Approve the Minutes.

2. **Director's Approval of an Administrative Use Permit to allow Type 47 Alcohol Service at a new AC Hotel by Marriott. (MB)**

Address: 2130 East Maple Avenue

Applicant: Amarjit Shokeen on behalf of Welcome El Segundo, LLC

Project Description: The applicant requests the approval of an Administrative Use Permit to allow the sale and consumption of beer, wine and distilled spirits at a new hotel that is currently under construction. Alcohol service is proposed from 10 am to 4 am, 7 days a week.

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1237; and (2) discuss and take any other action related to this item.

3. **Director's Approval of an Administrative Use Permit to allow Type 41 Alcohol Sales at BURGERIM. (BC)**

Address: 831 North Douglas Street

Applicant: Flomae, LLC

Project Description: The applicant requests the approval of an Administrative Use Permit to allow Department of Alcoholic Beverage Control (ABC) License

Type 41 (on-site sale and consumption of beer and wine) a new restaurant. BURGERIM requests a type 41 license for their 267 square feet of dining area.

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1238; and (2) discuss and take any other action related to this item.

4. **Director's Approval of Elimination of a Requirement for Bollards or Tire Stops within the planned EVA Airways Corporation Parking Garage. (MB)**
Address: 722 North Nash Street
Applicant: Vanessa Yeh on behalf of EVA Airways Corporation

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1239; 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**

5. **Consideration and possible action regarding recommending approval and adoption of the Lakes Specific Plan and Topgolf Project. (ES)**
Address: 400 South Pacific Coast Highway
Applicant: Topgolf, represented by CenterCal

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 an Environmental Impact Report (EIR) and approved a Mitigation Monitoring and Reporting Program for The Lakes Specific Plan Project, which included a total of

63,090 sq. ft. of net usable space (72,455 gross square feet). However, the Council did not take any subsequent action to approve or carry out the project. The proposed project is a slightly modified version of the Lakes Specific Plan Project analyzed in the previously-certified EIR. The modifications consist of changes in the locations and sizes of entertainments areas and restaurant/bar areas, resulting in a 76 sq. ft. decrease in net area, but a 351 sq. ft. increase in the gross area due to larger circulation space; however, all other components remain the same, including the number of hitting bays, height of the building and the proposed uses. The City's environmental consultant has independently reviewed the modifications and has determined that they will not result in any new significant environmental impacts and will not increase the severity of any effects previously identified in the EIR. The modifications are adequately covered by the EIR. No significant new information has been added to the EIR since the Notice of Availability was given on January 26, 2017. The EIR concludes that the project would have less than significant impacts, or no impacts, in the areas of Aesthetics, Agricultural Resources, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The EIR finds that the project has the potential for significant impacts to Air Quality, Hazards/Hazardous Materials, and Noise; however, each of these potential impacts can be mitigated to less than significant levels with the implementation of mitigation measures. A Mitigation Monitoring and Reporting Program has been prepared to ensure the mitigation measures recommended in the EIR are properly implemented in the event the project is approved. The EIR reflects the independent judgment of City staff and considers project design features, site and surrounding environmental conditions, previous environmental evaluations, standard construction/engineering practices, and potential future projects. Staff is recommending certification of the EIR. The EIR is available at City of El Segundo – Planning and Building Safety Department, 350 Main Street, El Segundo, CA 90245. 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 public testimony on the proposed project; close the public hearing and consider the evidence; and, adopt Resolution No. 2856, recommending that the City Council: a) certify the Final EIR and adopt the environmental findings and the Mitigation Monitoring and Reporting Program; and b) adopt Resolution No. 2857 recommending the City Council approve General Plan Amendment No. 16-01, Zone Change No. ZC 16-01, Specific Plan No. SP 16-02, Zone Text Amendment No. ZTA 16-04, Site Plan Review No. 16-01, Lot Line Adjustment No. SUB 16-03, and Conditional Use Permit No. CUP 16-05.

6. Consideration and possible action regarding recommending approval of an ordinance amending and possibly eliminating the affordable housing requirement within the 540 East Imperial Avenue Specific Plan and Development Agreement. (ES)

Address: 540 East Imperial Avenue
Applicant: DR Horton Homes CA2, Inc.

Project Description: On September 28, 2016, the El Segundo City Council approved land use entitlements, a Development Agreement and a Specific Plan for the development of 34 multi-family dwelling units and 24 single-family dwelling

units at 540 East Imperial Avenue. As a condition of approval, the developer was required to provide six units of affordable housing, consisting of two units for qualified extremely low income households, two units for qualified very low income households, and two units for qualified low income households.

The developer is now seeking to amend this requirement, requesting that the City eliminate the requirement that the developer provide six affordable units within the residential development. Instead, the developer proposes to pay the City an "in lieu" fee and not provide any affordable housing units. City staff, however, are not recommending the Planning Commission or City Council approve of the developer's request and instead staff is proposing to amend the Development Agreement and Specific Plan to allow the affordable units to be used by moderate income households instead.

Environmental Determination: The proposed amendments to the affordable housing requirement is not subject to CEQA pursuant to Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments may 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. 2858, recommending the City Council adopt an ordinance amending the affordable housing requirement to allow the six affordable units to be purchased by qualified moderate income households.; and/or (3) discuss and take any other action related to this item.

I. Continued Business—Public Hearing.

None.

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 February 14, 2019, 5:30 pm.

POSTED:

Venus Wilson January 17, 2019 / 4:55 pm
(Signature) (Date and time)