



AGENDA 02/14/13

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, February 14, 2013
MEETING TIME:	5:30 p.m.
MEETING PLACE:	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed on Friday following Thursday's Meeting at: 1:00 p.m. and 7:00 p.m., Channel 3.

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 limited to five minutes per person.

Members of the public may request that items be placed on the Agenda by submitting a **Written Request** to the Planning and Building Safety Director at least ten days before the Planning Commission Meeting (by 10:00 a.m. the Monday of the prior week). The request must include a brief general description of the business to be transacted or discussed at the meeting. 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.

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 and passed unanimously. If a request for discussion of an item is made, the item(s) should be considered individually under the next Agenda heading.

1. Consideration and possible other action regarding approval of the January 24, 2013, Planning Commission Meeting Minutes.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to approve the Minutes.

2. **Director Decisions for Administrative Use Permits**

- A. **Environmental Assessment No. EA-996 and Administrative Use Permit AUP No. 12-04**

Address: 2161 East El Segundo Boulevard
Applicant: Nichole Smith
Property Owner: JMH Realty, LLC

The Planning and Building Safety Department received an application to allow the on-site sale and off-site consumption of beer and wine at a new convenience market (7-11). The proposed convenience market is currently under construction and is approximately 2,800 square feet in area. Approximately 30 square feet of refrigeration and open shelving space is proposed for alcohol sales. The proposed hours of operation for 7-11 are 24 hours a day and the sale of alcohol will be from 6 AM to 1 AM daily. The project site is located in the Urban Mixed-Use North (MU-N) Zone, on the block bounded by El Segundo Boulevard to the south, Grand Avenue to the north, Nash Street to the east, and Continental Boulevard to the west.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures). The project includes an Administrative Use Permit to allow the on-site sale and off-site consumption of beer and wine at a new market currently under construction. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Furthermore, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to: 1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-996 and Administrative Use Permit No. AUP 12-04; and/or 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

3. Environmental Assessment No. EA-1009, Adjustment No. ADJ 12-08, and Parking Demand Study PDS 12-08

Address: 133 Penn Street
Applicant: Mark Harrigian, 133 Penn LLC
Property Owner: Mark Harrigian

The applicant is requesting a reduction in the minimum number of parking and loading spaces from 11 parking spaces and one (1) small truck loading space to 8 parking spaces (7 parking spaces and one (1) ADA parking space) and one (1) shared use loading/standard parking space. The proposed Adjustment and Parking Demand Study requests include: 1) a Reasonable Accommodation request to remove one required parking space to accommodate one required ADA space pursuant to ESMC § 15-15-6(C)(4); 2) joint/shared use of an existing loading space as a parking/loading space pursuant to ESMC § 15-15-6(C)(2); 3) a reduction of one additional parking space pursuant to ESMC § 15-15-6(C)(1); and 4) a reduction in the backup width of the ADA parking space to 14 feet where 25 feet is required pursuant to ESMC § 15-15-5(N). The parking spaces are associated with the renovation of the existing 4,200 square-foot brick manufacturing building into an office building. No new square footage is proposed. The site had four existing parking spaces on Penn Street, and three existing parking spaces at the rear accessible through the alley. The project site is located in the Small Business (SB) Zone within the Smoky Hollow Specific Plan on the block bounded by El Segundo Boulevard to the south, Franklin Avenue to the north, Sheldon Street to the west and Sierra Street to the east.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) which involves tenant improvements and conversion of use to office for an existing manufacturing 4,200 square-foot brick building. No new floor area is proposed. The project also includes re-striping of a parking lot with minor deviations from the ESMC parking area development standards. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Furthermore, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

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. 2730; 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. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for February 28, 2013, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday between 7:00 a.m. to 6:00 p.m. City Hall is closed every Friday. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Thursday of the week prior to the Planning Commission meeting.

POSTED:

(Signature)

(Date/Time)