



PLANNING COMMISSION MEETING *ACTION REPORT*

MEETING DATE:	Thursday, May 09, 2013
MEETING TIME:	5:32 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.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2306. 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** – 5:32 p.m.
- B. **Pledge of Allegiance** – Vice Chair Baldino
- C. **Roll Call** – present: (4-0), Commissioner Newman absent.
- 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**

- 1. Consideration and possible other action regarding approval of the April 25, 2013 Planning Commission Meeting Minutes.

ACTION: Approved (4-0).

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

A. **Environmental Assessment No. EA-1019 and Administrative Use Permit No. AUP 13-03**

Address: 119-123 Main Street
Applicant: Kristian Krieger
Property Owner: George E. Renfro III

The Planning and Building Safety Department received an application to modify a previously approved application to an Administrative Use Permit to sell beer, wine, and alcohol in a restaurant for on-site consumption. The restaurant, the Tavern on Main, will expand into an approximately 800 square-foot vacant portion of 119 Main Street. The restaurant currently occupies 123 Main Street and a portion of 119 Main Street. The outdoor dining area will not be expanded. The proposed hours of operation to sell alcohol will be Mondays through Fridays from 10 AM to 2 AM and Saturdays and Sundays from 9 AM to 2 AM consistent with the existing restaurant hours of operation. If the expansion is approved, the total area of the restaurant will be approximately 3,229 square feet. The project site is located in the Main Street Transitional District (MSTD) Zone within the Downtown Specific Plan (DSP) on the block bounded by El Segundo Boulevard to the south, Main Street to the north, Richmond Street to the east, and Standard Street 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 § 15301 as a Class 1 categorical exemption (Existing Facilities). The project includes an Administrative Use Permit to allow the on-site sale and

consumption of beer, wine and alcohol at an existing restaurant. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. The project involves expanding into an already existing building. Further, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

ACTION: Planning Commission Received and Filed Planning and Building Safety Director's approval of Environmental Assessment No EA-1019 and Administrative Use Permit No. 13-03. Approved (4-0).

F. Call Items from Consent Calendar

Commissioner Nicol pulled Agenda Item E-2A.

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

None.

H. New Business – Public Hearing

3. Environmental Assessment No. EA-1015, Conditional Use Permit No. 13-03, and Administrative Use Permit No. AUP 13-02

Address: 460 North Sepulveda Boulevard
Applicant(s): Rodney Eckerman – PizzaRev
Property Owner: C. Drew Planting – 300 N. Sepulveda Associates, LLC

The applicant requests a Conditional Use Permit to construct a new 600 square-foot outdoor dining area and an Administrative Use Permit to allow the sale and on-site consumption of beer and wine in conjunction with a new restaurant (Type 41 ABC License) located within the Gateway Center at 460 North Sepulveda Boulevard. The project also involves conversion of an existing 2,102 square-foot retail space in a 6,227 square-foot multi-tenant building into a restaurant. The new restaurant is approximately 2,102 square feet in indoor floor area and contains 48 seats. The new 600 square-foot outdoor patio area contains 43 seats. The combined total restaurant area is 2,702 square feet with 91 seats. The subject property is located in the Corporate Office (CO) Zone.

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) and pursuant to 14 California Code of Regulations § 15311 as a Class 11 categorical exemption (Accessory Structures). The project includes interior improvements to convert a retail service use into a restaurant, an alcohol license for the new restaurant, and installation of a landscape planter and a three-foot tall fence to enclose a proposed 600 square-foot outdoor dining patio. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

ACTION: Planning Commission adopted Resolution No. 2733. Approved (4-0).

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

Planning and Building Safety Director Sam Lee stated that the next regularly scheduled meeting would be on May 23, 2013 and reviewed a list of items tentatively scheduled for that meeting.

K. Planning Commissioners' Comments

Commissioner Nicol requested for status report on Smoky Hollow for the next regularly scheduled meeting.

L. Other Business

None.

M. Adjournment: 5:52 p.m. – Next regular meeting scheduled for May 25, 2013, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday 7:00 a.m. to 6:00 p.m. City Hall is closed on Fridays. 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)

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