



# AGENDA 12/12/13

## PLANNING COMMISSION

### Meeting

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<b>MEETING DATE:</b>	Thursday, December 12, 2013
<b>MEETING TIME:</b>	5:30 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	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.

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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.

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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 November 14, 2013, Planning Commission Meeting Minutes.

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

F. **Call Items from Consent Calendar**

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

None.

H. **New Business – Public Hearing**

- 2. **Environmental Assessment No. EA-1046, Modification to A Discretionary Approval of EA-995, CAP 12-01**  
**Address: 1440 E. Imperial Highway, 301 Vista Del Mar, 1910 Hughes Way, and 750 Lairport Street**  
**Applicant: Robert McCormick**  
**Property Owners: Various**

The Planning and Building Safety Department received a request to modify the discretionary approval for EA-995, CAP 12-01 to change the names of the signatories to the Conditions of Approval for Resolution No. 2726. The project was approved by the Planning Commission at the January 10, 2013 public hearing. The approved project is a Coordinated Antenna Plan to allow the construction of four wireless communication facilities at 1440 E. Imperial Highway, 301 Vista Del Mar, 1910 Hughes Way, and 750 Lairport Street. There are no changes proposed to the facilities as part of this request. None of the wireless facilities have been constructed.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations CEQA §§ 15301 and 15332 as a Class 1 categorical exemption (Existing Facilities) and Class 32

categorical exemption (Infill Development) The proposed project involves the upgrade of existing Major Wireless Communication Facilities in four different locations in the City. The upgrades involve removing existing antennas and replacing them with taller antennas on existing structures. The supporting equipment is placed in existing enclosures on-site. The locations are surrounded primarily by commercial and industrial uses except for the 1440 East Imperial Avenue location, which is surrounded by residential uses. The 301 Vista Del Mar location (in the Coastal Zone) is comprised of heavy industrial uses, including a power plant, Edison electrical transmission lines, and related utility structures. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on sites of not more than five acres surrounded by urban uses. Furthermore, the sites are not habitats 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. 2747; and/or (3) discuss and take any other action related to this item.

3. **Environmental Assessment No. EA-1012, Conditional Use Permit No. 13-02, Administrative Use Permit No. AUP 13-01, Adjustment No. ADJ 13-08, and Downtown Design Review No. MISC 13-01**

**Address:** 139-147 Main Street  
**Applicant(s):** Dave Furano – Rock and Brews  
**Property Owner:** Dave Furano – Garden on Main, LLC and Garden on Main, LLC

The applicant is requesting: 1) a modification to an Administrative Use Permit for the onsite sale and consumption of alcohol; 2) a modification to a Conditional Use Permit for outdoor entertainment including live bands, dancing, and amplified sound; 3) an Adjustment to allow three parking spaces to deviate from the minimum parking stall depth; and 3) Architectural Review for the expansion of the outdoor dining area of the Rock and Brews restaurant located at 139-147 Main Street in the Main Street Transitional District (MSTD) of the Downtown Specific Plan (DSP). The existing restaurant is approximately 2,762 gross square feet and has an outdoor dining area of 3,090 square feet. The applicant proposes to remodel the interior of the existing building to offer coffee and breakfast service, to modify the alcohol service from beer and wine only, to beer, wine, and distilled spirits, and to extend the hours of operation and hours of alcohol service (currently 8:00 a.m. to 11:00 p.m.) from 6:00 a.m. to 2:00 a.m. seven days a week. Additionally, the applicant proposes to expand the outdoor dining area by 504 square feet and to partly enclose the covered portion of the outdoor dining area. The entire 3,594 square-foot outdoor dining area will be remodeled to increase the available patron seating from 180 to 222 seats. The project also includes changes to the landscaping and parking areas, expansion of the trash enclosure area, construction of an enclosure for a water heater, construction of a roof over the existing playground area, and a remodel of the exterior bathrooms. The subject property is located at the southwest corner of Franklin Avenue and Main Street. The property is surrounded on all four sides by residential, retail, and restaurant uses.

The 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), § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations), and § 15311 as a Class 11 categorical exemption (Accessory Structures).

**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. 2748; and/or (3) discuss and take any other action related to this item.

4. **Environmental Assessment No. EA-1044 and General Plan Amendment No. GPA 13-02 (Housing Element Update) Review of State Law, Existing Conditions and Community Profile Report, and existing Housing Element Goals, Policies and Objectives**

**Applicant:** City of El Segundo  
**Address:** Citywide

**PROJECT DESCRIPTION AND OVERVIEW**

The proposed project is an update of the Housing Element of the El Segundo General Plan. The City must adopt its Housing Element Update of the El Segundo General Plan for the 2013-2021 cycle not later than February 12, 2014. The Housing Element must be submitted to the California Department of Housing and Community Development (HCD) for review and comment. Revising the Housing Element requires public participation to provide the public with an overview of the Housing Element process including a review of applicable law; Community Profile information and an existing conditions report; an overview of the existing Housing Element Goals, Policies, and Objectives; and an opportunity to receive public input regarding the Housing Element Update. Additionally, revising the Housing Elements requires public hearings before the Planning Commission and City Council. This public workshop is intended to provide the Commission and the public with an overview of the Housing Element process including a review of applicable law; Community Profile information and an existing conditions report; an overview of the existing Housing Element Goals, Policies, and Objectives; and an opportunity to receive public input regarding the Housing Element Update.

The public is encouraged to attend and participate in this second public meeting on the update of the Housing Element. Copies of the current Housing Element of the El Segundo General Plan and the proposed Administrative Draft Housing Element are available for review at the El Segundo Public Library or in the Planning and Building Safety Department at the City offices or on the Planning and Building Safety Department web-site located at <http://www.elsegundo.org/depts/planningsafety/planning.org>. Additional information on Housing Elements is available on-line at the State Housing and Community Development website at [www.hcd.ca.gov/hpd/hrc/plan/he/](http://www.hcd.ca.gov/hpd/hrc/plan/he/).

**RECOMMENDED ACTION:** That the Planning Commission: Receive and File.

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 December 26, 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.

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**POSTED:** Kenis Wilson (Signature)      December 9, 2013 / 3:20pm (Date/Time)