



# AGENDA 02/13/14 PLANNING COMMISSION Meeting

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**MEETING DATE:** Thursday, February 13, 2014

**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.

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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 January 16, 2014, Special 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-1052 and Administrative Use Permit No. AUP 13-10 Administrative Use Permit for sale of beer and wine at a restaurant.**

**Address:** 2161 East El Segundo Boulevard  
**Applicant:** Kim S. Kano  
**Property Owner:** JMH Realty, LLC

The applicant is requesting an Administrative Use Permit to allow the sale of beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control license) at a new restaurant (Toppings Custom Fired Pizza). The project site is in the Urban Mixed-Use North (MU-N) Zone and had been previously used by the City as a Fire Station. The project site is 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 site contains two buildings with two restaurants, an ATM machine, a 7-11 convenience store, and a total of 58 surface parking spaces. The proposed restaurant is approximately 1,272 square feet in area with an outdoor dining area that is approximately 164 square feet. Seventeen (17) off-street parking spaces are required and provided for Toppings Custom Fired Pizza restaurant. The project request is to allow the sale and consumption of alcohol in the outdoor dining area and indoor dining area of the restaurant. The proposed outdoor dining area of the restaurant is 164 square feet with twelve (12) seats and the proposed indoor dining area is 760 square feet with 48 seats.

The proposed hours of operation for the restaurant are 6:00 a.m. to 1:00 a.m. daily and the sale of alcohol is proposed from 6:00 a.m. to 1:00 a.m. daily. The applicant also proposes background music for the restaurant during the hours of operation. 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) and 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 alcohol license for a new restaurant, which results in a minor alteration in the operation of an existing building involving minor tenant improvements and an addition of a 164 square-foot outdoor dining area. The property is in an urbanized and developed area where it has adequate access and all public services and facilities are available. Therefore, the project is not anticipated to have any significant impacts with regard to traffic, noise, air quality or water quality.

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1052 and Administrative Use Permit No. AUP13-10; 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)**

None.

**H. New Business – Public Hearing**

None.

**I. Continued Business – Public Hearing**

None.

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

**K. Planning Commissioners' Comments**

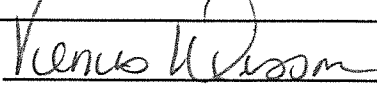
**L. Other Business**

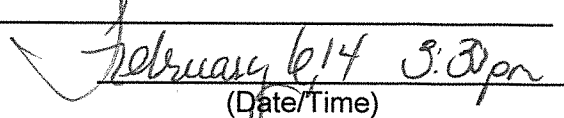
3. Presentation Regarding the History of the Parking In-Lieu Fee Program In The Downtown Specific Plan (DSP) Zone.

**M. Adjournment – next meeting scheduled for February 27, 2014, 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)