



PLANNING COMMISSION REGULAR MEETING *ACTION REPORT*

MEETING DATE:	March 11, 2004
MEETING TIME:	7:00 p.m.
MEETING PLACE:	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
VIDEO:	El Segundo Cable Channel 3 (Live). Replay the Friday after a Meeting at 1:00 p.m. and 7:30 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 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 Director of Community, Economic and Development Services 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 Director of Community, Economic and Development Services, 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 Roger Groman (310) 524-2715. 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 – 7:00 p.m.
- B. Pledge of Allegiance – led by Vice-Chairman Busch
- C. Roll Call – all present
- 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.*

None

E. **Consent Calendar**

- 1. Consideration and possible other action regarding approval of the February 12, 2004, Planning Commission meeting Minutes.

ACTION: Approved 5:0

- 2. **Environmental Assessment No. 637 and Administrative Use Permit No. 04-01**
A new license for on-site sale and consumption of beer and wine (Type 41 License).

Address: 131 West Grand Avenue
Applicant: Good Stuff Restaurant c/o Cris Bennett
Property Owner: 612 Twin Holding, LLC

The applicant requests approval of an Administrative Use Permit (AUP) to allow the sale of beer and wine for on-site consumption at a new restaurant that will be located in an 1,801 square foot newly constructed commercial retail lease area. The new restaurant will be located at 131 West Grand Avenue, in the Grand Avenue District of the Downtown Specific Plan (DSP) Zone. Alcoholic beverages will be served within the three dining areas of the restaurant, which include an open interior seating area, an open bar and an outdoor dining area with 66 seats total. The two interior dining areas are comprised of approximately 750 square feet with 52 seats. The outdoor dining area is bounded by a 2'-6" high perimeter planter, which is comprised of 199 square feet with 14 seats.

ACTION: Approved 5:0

F. **Call items from Consent Calendar**

None

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

None

H. New Business - Public Hearings

3. Environmental Assessment No. 638 and Subdivision No. 04-1 (VTM No. 53570)

Applicant: TPG-EI Segundo Partners, LLC
Property Owners: Federal Express Corporation
Address: 700-800 N. Nash Street

The proposed project is a stay request for a previously approved Vesting Tentative Tract Map No. 53570 for a subdivision creating 26 parcels. The subdivision is part of the Corporate Campus Specific Plan mixed-use development. The purpose of the stay is to allow the pending litigation involving the subject property to be resolved. The length of the stay may be for the period of time that the lawsuit involving the tentative map is or was pending in a court of law; the stay may not exceed five years. The City Council approved the Vesting Tentative Tract Map became effective on July 12, 2002, and the Planning Commission granted a first one-year extension on February 12, 2004. No changes in the project are proposed with this stay request.

ACTION: Planning Commission approved Resolution No. 2563. (5:0)

I. Continued – Public Hearings

None

J. Report from Community, Economic and Development Services Director

The Planning Manager briefed the Commission on the following upcoming items scheduled for March 25th Planning Commission:

- Minutes 3/11/04
- Environmental Assessment No. 635 Administrative Use Permit 03-3 a request for a Minor Wireless Communication Facility at 300 Continental Boulevard.
- Environmental Assessment No. 633 and Subdivision No. 03-09 (VTM No. 60772) request for a subdivision to allow a three-unit condominium development on an existing parcel at 320-322 Concord Avenue.

K. 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.*

None

L. Planning Commissioners' Comments

None

M. Other Business

None

N. Adjournment – 7:40 p.m. Meeting scheduled for March 25, 2004, 7:00 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Friday, 7:30 a.m. to 5:30 p.m. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Friday of the week prior to the Planning Commission meeting.

POSTED:

(Signature)

(Date/Time)