



# PLANNING COMMISSION REGULAR MEETING *ACTION REPORT*

---

<b>MEETING DATE:</b>	March 25, 2004
<b>MEETING TIME:</b>	7:00 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). 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 Commissioner Miller Sheehan
- C. Roll Call – Chairman Mahler 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.*

None

E. **Consent Calendar**

- 1. Consideration and possible other action regarding approval of the March 11, 2004, Planning Commission meeting Minutes.

**ACTION:** Approved as amended 4:0

- 2. **Environmental Assessment No. EA-635 Administrative Use Permit No. 03-3**

**Address:** 300 Continental Boulevard  
**Applicant:** Verizon Wireless (SBA Network Services, Inc.)  
**Property Owner:** Arden Realty Finance V, LLC

The applicant proposes to install an unmanned rooftop facility for wireless telecommunications consisting of twelve 4' tall panel antennas behind 5' tall screen walls. Five 6' tall equipment cabinets and one 12" tall GPS antenna mounted on the equipment cabinets and located behind an existing equipment screen. The proposed wireless facility will be located on the rooftop of an existing building in the Corporate Office (CO) Zone. All equipment will be screened from view from the public right-of-way. The Director of Community, Economic and Development Services has approved the application in accordance with ESMC Section 15-19-6.

**ACTION:** Approved 4:0

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. 633 and Subdivision No. 03-09 (VTM No. 60772)**

**Address:** 320-322 Concord Avenue  
**Applicant:** Cheryl Vargo  
**Property Owners:** Lou Wait

The proposed project is a request for a subdivision to allow a three-unit condominium development on an existing parcel. The project site is located in the "R-3" Multi-Family Residential Zone and is currently developed with a duplex consisting of two buildings. The existing parcel measures 40' wide by 140' deep, totaling approximately 5,600 square feet. The site is bordered by West Holly Avenue to the north, West Grand Avenue to the south, Concord Street to the west, and Richmond Street to the east.

**ACTION:** (1) Planning Commission opened the public hearing; (2) took public testimony; and (3) continued the hearing to April 8, 2004.

I. **Continued – Public Hearings**

None

J. **Report from Community, Economic and Development Services Director or designee**

The Planning Manager briefed the Commission on the following upcoming items scheduled for April 8<sup>th</sup> Planning Commission:

- Minutes 3-25-04
- Continued item: 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.
- Environmental Assessment No. 597, a request for a determination that the location, purpose and extent of acquisition for portions of the above described real properties for roadway purposes conforms to the General Plan of the City of El Segundo at 750 S. Douglas Street, 810 S. Douglas Street, 601 Hawaii Street, and 2221 Park Place.
- Selection of Chair and Vice-Chair.
- The Planning Manager indicated a condominium conversion project is tentatively anticipated for the April 22<sup>nd</sup> Planning Commission meeting.

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 – 7:37 p.m. Meeting scheduled for April 8, 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)