

# PLANNING COMMISSION REGULAR MEETING ACTION REPORT

MEETING DATE: August 26, 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 Commissioner Funk
- 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

None

F. Call Items from Consent Calendar

None

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

None

- H. New Business Public Hearings
  - 1. <u>Environmental Assessment No. 644, Subdivision No. 04-06 (VTM No. 60772) and Variance No. 04-02</u>

Applicant: 320 Concord LLC.

Property Owners: 320 Concord LLC.

Address: 320-322 Concord Street

The Planning Division has received an application for a Subdivision and Variance to construct a three-unit condominium development on an existing parcel. The project includes a variance request to reduce the required 2' offset in the building wall plane along the north side of the building. 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 approximately 40' wide by 140' deep, totaling 5,600 square feet. The site is bordered by Holly Avenue to the north, Grand Avenue to the south, Concord Street to the west, and Richmond Street to the east.

**ACTION:** Planning Commission approved Resolution 2571. (5:0)

# 2. <u>Environmental Assessment No. 579 and General Plan Amendment No. 02-1</u>

Applicant: City of El Segundo

Project: Circulation Element Update

Address: Citywide

The City of El Segundo is the Lead Agency under the California Environmental Quality Act (CEQA) for preparing a Program Environmental Impact Report (EIR) for a proposed update to the Circulation Element of the El Segundo General Plan (proposed Circulation Element Update). The City of El Segundo last revised and adopted its Circulation Element as part of its comprehensive General Plan update in 1992. The current revision was initiated in 2002. Several different density scenarios for the "MU-N" Urban Mixed-Use North and the "CO" Corporate Office areas of the City were analyzed as part of the project, but no changes in land use designations, as presently set forth in the General Plan Land Use Element or zoning classifications, are proposed as part of the project. The City has developed a series of policies and actions that constitute the proposed Circulation Element Update. The proposed project addresses deletions of planned roadways (to conform to existing physical constraints); changes in Circulation Element policies to convert Nash and Douglas Streets from one-way to two-way operation; and changes in Circulation Element policies to define feasibility of physical intersection improvements. The revised Circulation Element also addresses constructing physical improvements to modify and improve the City's planned roadway system.

**ACTION:** Planning Commission approved Resolution 2572. (4:1)

# I. <u>Continued Business</u> – Public Hearing

None

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

- Director James Hansen commented that there would be one item scheduled for the next Planning Commission meeting on September 9, 2004, and turned to Planning Manager Kim Christensen to describe what would be on the agenda. Planning Manager Christensen stated that the item would be an administrative determination regarding owner occupancy for second units.
- 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

Commissioner Schiltz stated that he felt it was a good idea to reexamine the building modulation requirements discussed earlier for the 320 Concord Street project because he has a house on a narrow lot and, in his experience, every inch of building width counts. Vice-Chair Miller Sheehan stated that she would be stepping down from the Commission

this evening and indicated that she and her husband had bought a house and would be relocating their family to Ventura County. She commented on what a great experience it has been for her to be on the Planning Commission. She thanked Jim Hansen, the Planning Staff, Robin Funk, and her fellow Commissioners. She wished her fellow Commissioners well. Chair Funk congratulated Vice Chair Miller Sheehan and thanked her for her outstanding job on the Commission and her service to the City. She stated that Vice Chair Miller Sheehan would be missed.

### M. Other Business

The Planning Commission requested that Planning Division staff conduct a study on the issue of building modulation requirements for lots less than 50-feet wide, and how many of these multi-family type of lots exists in the City as part of the study. The Commission requested that the study contain information regarding various alternatives including administrative remedies and zoning text changes.

N.	Adjournment – 9:10 p.m. Reg	ular meeting scheduled for September 9, 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.	
POS	TED:	
	(Signature)	(Date/Time)