PLANNING COMMISSION
REGULAR MEETING
A C T I O N R E P O R T

MEETING DATE:	September 23, 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 Carlson

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 August 12, 2004, Planning Commission meeting Minutes.

ACTION: Approved (4:0)

2. Consideration and possible other action regarding approval of the August 26, 2004, Planning Commission meeting Minutes.

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. EA-640, Subdivision No. 04-03, and Vesting Tentative Parcel Map No. 61581

Applicant: **Elizabeth Srour**
Property Owner(s): **George, Silva, & Richard Kizirian**
Address: **310-322 East Grand Avenue**

The proposed project is a request to merge six lots into one single parcel. The six contiguous lots are each 50 feet wide by 150 feet in depth, totaling 45,000 square feet in combined area. The merger is required for the development of a mixed-use project that was recently approved. The project was approved by the Planning Commission as Environmental Assessment No. 619, on December 18, 2003.

ACTION: The Planning Commission approved Resolution 2573. (4:0)

4. Environmental Assessment No. 648 and Conditional Use Permit No. 04-4

Applicant: **Harry Wu**
Property Owners: **DBV Star, LLC**
Address: **1985 East Grand Avenue**

The Planning Division has received an application for a conditional use permit to enclose an existing 265 square-foot canopy entrance with clear glass, sheet metal, and new sliding glass doors to create a new vestibule entrance for the existing Doubletree Hotel. A conditional use permit is required because the project would increase the existing legal non-conforming floor area ratio (FAR) on the property from 1.548:1 to 1:552:1. The maximum FAR permitted in the Corporate Office Zone is 0.8:1.

ACTION: The Planning Commission approved Resolution 2574. (4:0)

I. Continued Business – Public Hearing

None

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

- Planning Manager, Kim Christensen, stated there is one item scheduled for the October 14, 2004, Planning Commission meeting, regarding a condominium conversion application on Grand 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

Chair Funk inquired about when the additional information of the 2nd unit regulations would be given to them. Planning Manager, Kim Christensen, stated that there is a Senate Bill pending approval or veto by the Governor by October 8th regarding 2nd units that may impact what staff provides to the Commission, and after this occurs, staff would then have additional information to present at a subsequent meeting.

M. Other Business

N. Adjournment – 7:30 p.m. Regular meeting scheduled for October 14, 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)