

# PLANNING COMMISSION MEETING ACTION REPORT

MEETING DATE: Thursday, December 9, 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 Planning and Building Safety 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 Planning and Building Safety 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 Wagner
- 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 November 15, 2004, Planning Commission Special meeting Minutes.

**ACTION:** Approved (5:0)

2. <u>Environmental Assessment EA-657 and Administrative Use Permit 04-3 Minor Wireless Communication Facility</u>

Address: 1320 East Imperial Avenue

Applicant: Nextel Communications c/o Edward Gala

Property Owner: Ayaz Pandhiani

The applicant proposes to expand an existing eight-foot tall rooftop penthouse level equipment cabinet room that is part of an unmanned wireless communication facility by a total of 133 square feet. The project site is currently developed with a two-story, 14,500 square-foot industrial building with an existing rooftop wireless communication facility. The rooftop wireless communication facility was originally approved in 1997 with 12 panel antennas, two Global Positioning System (GPS) antennas and a 128 square-foot radio equipment room lease area within the rooftop penthouse, which contains five radio equipment cabinets. The proposed expansion includes the installation of ten new radio equipment cabinets that will replace the existing five cabinets housed within the rooftop enclosure with minimal changes to the exterior elevations. The two existing air conditioning units will be relocated to the rear of the penthouse so as to not be visible from Imperial Avenue. The Planning and Building Safety Department Director has approved the application in accordance with ESMC Section 15-19-6.

**ACTION:** Approved (5:0)

G. Call Items from Consent Calendar

None.

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

None.

## I. <u>New Business</u> - Public Hearings

# 3. <u>Environmental Assessment No. EA-653, Subdivision No. 04-09 (Vesting Tentative Tract Map No. 61601)</u>

Address: 222 West Imperial Avenue Applicant: SUBTEC, Cheryl Vargo

Property Owner: Sovereign Properties, LLC c/o Clyde Lane

The proposed project is a request for the construction of a five-unit condominium development on an existing parcel. The parcel is located in the "R-3" Multi-Family Residential Zone. The property was originally developed as a 1,162 square-foot single-family dwelling and a detached one-car garage. The dwelling unit and garage have recently been demolished. (Permits have been issued for the foundation and grading of the site for the construction of a five-unit apartment building). The project site is approximately 54.03' wide and 162.5' deep, totaling 8,779 square feet in area. The project site is located at 222 West Imperial Avenue north of Acacia Avenue, between Virginia Street and Cedar Street.

**ACTION:** Planning Commission approved Resolution No. 2577. (5:0)

# 4. <u>Environmental Assessment No. 652 and Subdivision No. 04-08 (Vesting Tentative Parcel Map No. 61547</u>

Address: 121-127 Richmond Street
Applicant: Richmond Retail, LLC
Property Owners: Richmond Retail, LLC

The project is a request to merge four lots into one 14,000 square-foot lot and to convert four commercial and residential units (that are currently under construction) to condominiums. Each unit consists of two floors that will contain commercial uses at the street level with residential use above the commercial uses on the second floor. The project site is located in the Richmond Street District (100-200 Richmond Street) of the "DSP" Downtown Specific Plan Zone. The four existing parcels measure 25' wide by 140' deep, totaling approximately 3,500 square feet each. The site is bordered by Franklin Avenue to the north, El Segundo Boulevard to the south, Richmond Street to the east and an alley to the west.

**ACTION:** Planning Commission approved Resolution No. 2578. (5:0)

#### 5. Environmental Assessment No. EA-659 and Zone Text Amendment No. ZTA 04-04

Address: Citywide

Applicant: City of El Segundo

**Property Owner: Various** 

Segundo Municipal Code pursuant to Government Code § 65852.2 consolidating and clarifying regulations affecting Second Dwelling Units.

**ACTION:** Planning Commission approved Resolution No. 2579. (5:0)

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

None.

## K. Report from Planning and Building Safety Director or designee

Director Jurjis welcomed the new Commissioners to this body; reminded the Planning Commissioners that it will meet on December 15<sup>th</sup> for a special Planning Commission meeting, and he wished everyone a happy holiday season.

Planning Manager Christensen stated that the Planning Commission scheduled for December 23, 2004, will be adjourned, and the next Planning Commission meeting thereafter is scheduled for January 13<sup>th</sup>, 2005.

L. 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.

### M. Planning Commissioners' Comments

- Commissioner Frick stated she was pleased to be back on the Commission.
- Commissioner Kretzmer welcomed back Commissioner Cheryl Frick and welcomed David Wagner aboard.
- Commissioner Wagner thanked everyone for the warm welcome this evening, for their assistance in getting him up to speed on matters quickly, and wished everyone a happy holiday season.
- Chairman Funk thanked former Commissioner Brian Schiltz for his service on this body, and welcomed Commissioners Wagner and Frick. She stated that the annual holiday parade will take place on Sunday and hoped to see everyone there.

#### N. Other Business

None.

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.			
POST	ED:(Signature)	(Date/Time)	