



# AGENDA 7/14/05

## PLANNING COMMISSION

### Regular Meeting

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<b>MEETING DATE:</b>	Thursday, July 14, 2005
<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). Replayed on Friday following Thursday's Meeting at: 1:00 p.m. and 7:30 p.m., Channel 3.

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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 subject-matter 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 Planning and Building Safety Director 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 Planning and Building Safety Director a minimum of two working days before the meeting and they do not exceed five minutes in length.

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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**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- 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.*
- E. **Consent Calendar**

All items are to be adopted by one motion without discussion and passed unanimously. If a request for discussion of an item is made, the item(s) should be considered individually under the next Agenda heading.

- 1. Consideration and possible other action regarding approval of the June 9, 2005, Planning Commission Meeting Minutes.

**RECOMMENDED ACTION:** The recommended action is for the Planning Commission to approve the Minutes.

- F. **Call Items from Consent Calendar**
- G. **Written Communications (other than what is included in Agenda packets)**

None.

H. **New Business – Public Hearing**

- 2. **Environmental Assessment No. 665 and Subdivision No. 05-02 (VTPM No. 62674)**

**Address: 505 W. Grand Avenue**  
**Applicant: Craig Maples, C.A.M. Construction**  
**Property Owners: C.A.M. Construction, Sally Warga, R. Wayne Maples, Darlene Maples, and Donald L. Goodson**

The proposed project is a request for a subdivision (a Vesting Tentative Parcel Map) for condominium purposes on an existing parcel at 505 W. Grand Avenue located at the northwest corner of Grand Avenue and Whiting Street. The project involves the demolition of the two existing single-story, single-family residences and the construction of a four-unit, two-story, multi-family structure. The new structure will have subterranean parking for three of its units accessed from the alley and a two-car garage at grade level also accessed from the alley. The project site is located in the Multi-Family Residential (R-3) Zone. The parcel

measures approximately 47 wide by 146 deep, totaling 6,862 square feet. The maximum allowable density for the lot is four units. The project site is located within the block bordered by Holly Avenue to the north, Grand Avenue to the south, Loma Vista Street to the west, and Whiting Street to the east.

**RECOMMENDED ACTION:** (1) That the Planning Commission open the public hearing and take testimony; (2) consider adopting Resolution No. 2586; and/or (3) discuss and take other action related to this item.

**3. Environmental Assessment No. 654 and Subdivision No. 04-10 (VTPM No. 61175)**

**Applicant:** James Obradovich  
**Address:** 712 Virginia Street  
**Property Owners:** Lot 5, Tract 2620 Corporation

The proposed project is a request for a subdivision (a Vesting Tentative Parcel Map) for condominium purposes on an existing parcel at 712 Virginia Street. The project involves the demolition of the existing single-family residence and the construction of a four-unit, two-story, multi-family building. The residential units will be located above a semi-subterranean garage. The project site is located in the Multi-Family Residential (R-3) Zone. The parcel measures approximately 50' wide by 150' deep, totaling 7,500 square feet. The maximum allowable density for the lot is four units. The project site is located within the block bordered by Oak Avenue to the north, Palm Avenue to the south, Virginia Street to the west, and Main Street to the east.

**RECOMMENDED ACTION:** (1) That the Planning Commission open the public hearing and take testimony; (2) consider adopting Resolution No. 2585; and/or (3) discuss and take other action related to this item.

**4. Environmental Assessment No. 674 and Conditional Use Permit No. 05-4**

**Address:** 600 S. Allied Way  
**Applicant:** Empire International Ltd.  
**Property Owners:** Stan Lucas

The proposed project is a request for a conditional use permit to allow a chauffeured transportation service to operate in an existing building at 600 S. Allied Way in the Light Industrial (M-1) Zone. The applicant is proposing to modify the interior of the building to provide corporate offices and to store a maximum of 50 vehicles inside the building with limited minor maintenance of the vehicles. The applicant is also proposing to park vehicles outside in seven of the ten loading spaces where three loading spaces are required.

**RECOMMENDED ACTION:** (1) That the Planning Commission open the public hearing and take testimony; (2) consider adopting Resolution No. 2588; and/or (3) discuss and take other action related to this item.

**I. Continued Business - Public Hearing**

None.

- J. Report from Planning and Building Safety Director or designee**
  - 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.*
  - L. Planning Commissioners' Comments**
  - M. Other Business**
  - N. Adjournment – Regular meeting scheduled for July 28, 2005, 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.
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**POSTED:** \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date/Time)