

## PLANNING COMMISSION Regular Meeting ACTION REPORT

**MEETING DATE:** August 25, 2005

**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 Broadcast Live.

Replayed the Friday after a Meeting at 1:00

p.m. and 7:30 p.m.

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 Frick
- C. Roll Call Chairman Funk and Vice Chairman Kretzmer 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 July 28, 2005, Planning Commission Meeting Minutes.

**ACTION:** Approved 3-0

F. Call Items from Consent Calendar

None.

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

Planning Manager Christensen informed the Commission that two letters for Item H2 and twelve letters for H4 were received after distribution of Planning packet and are at the dais for their review. The Commission recessed at 7:03 p.m. to review the letters and resumed the meeting at 7:08 p.m.

- H. <u>New Business</u> Public Hearing
  - 2. Environmental Assessment No. 645, General Plan Amendment 04-01, Specific Plan Amendment 04-01, Zone Change 04-01 and Zone Text Amendment 05-01

Address: 218-228, 219 and 227 West Grand Avenue Applicant/Property Owner: Bill and Loraine Flegenheimer, John

Bill and Loraine Flegenheimer, John Dukakis and Arch Young, Arthur and

Elizabeth Miltenburger

The proposed project is an amendment of the Downtown Specific Plan (DSP) involving the expansion of its current boundary to include the above referenced properties. There are four parcels involved with this amendment including three

on the north side of West Grand Avenue and one parcel on the south side of West Grand Avenue. All four parcels are immediately west of the existing border of the DSP area. The parcels are currently developed with retail, office, parking and commercial service uses. The zoning designations of the three parcels on the north side of Grand Avenue (219 and 227 West Grand Avenue) are currently Downtown Commercial (C-RS) and the one parcel on the south side of Grand Avenue (218-228 West Grand Avenue) is Neighborhood Commercial (C-2). All four parcels would be designated Downtown Specific Plan (DSP). The subject area encompasses the alley to the west of Richmond Street and terminates on the east side of Concord Street along West Grand Avenue.

**ACTION:** The Planning Commission approved and adopted Resolution

2589. 3-0

3. Environmental Assessment No. 673 and Conditional Use Permit 05-03

Address: 909 N. Sepulveda Boulevard

Applicant: Mike MacFarland for Kilroy Realty Corp.

Property Owner: Kilroy Realty Corp.

The proposed project is a request for a conditional use permit to allow the construction and the use of 2,032 square feet of outdoor dining area to serve three proposed restaurants that will occupy portions of the ground floor of an existing high-rise office building located at 909 N. Sepulveda Boulevard. The outdoor dining area will be located between the south side of the existing high-rise office building and the parking/delivery lot at the southeast corner of the subject property and it will include approximately 19 tables and 76 seats (four seats per table).

**ACTION:** The Planning Commission approved and adopted Resolution 2591. 3-0

4. Environmental Assessment No. 647 and Conditional Use Permit No. 04-03

Address: 343 Coral Circle Applicant: Russel Tyner

Property Owner: Oceanside Christian Fellowship

The proposed project is a request for a conditional use permit to allow an assembly hall use at 343 Coral Circle in the Light Industrial (M-1) Zone. Oceanside Christian Fellowship is relocating from its existing location at 831 S. Douglas Street. The applicant is proposing to remodel an existing 2-story, 19,095 square-foot, tilt-up industrial building to meet its membership needs. An outdoor play area is proposed along the south side of the building in an area currently used for parking. The number of on-site parking stalls would be reduced from 40 to 30 spaces (including two accessible stalls). The proposed uses require 110 parking spaces. The applicant is proposing to supplement the 30 parking spaces on-site with 100 off-site parking spaces at 2201

Rosecrans Boulevard for a total of 130 spaces where 110 are required. Two shuttle buses will transport the applicant's members from the off-site parking to 343 Coral Circle.

**ACTION:** The Planning Commission approved and adopted Resolution 2590. 3-0

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

None.

J. Report from Planning and Building Safety Director or Designee

Planning Manager Christensen stated a continuance of Environmental Assessment No. 654 located at 712 Virginia is scheduled for the September 8, 2005, 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 -- 8:00 p.m. Regular meeting scheduled for September 8, 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.

POSTED:			
	(Signature)	(Date/Time)	_