



PLANNING COMMISSION REGULAR MEETING *ACTION REPORT*

MEETING DATE:	Thursday, August 24, 2006
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). Replayed on Friday following Thursday's 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 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.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Larry Brown, (310) 524-2713. 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 Chairman Kretzmer
- C. **Roll Call** – Commissioner Fellhauer 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**

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.

None.

F. **Call Items from Consent Calendar**

None.

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

None.

H. **New Business**

1. **Environmental Assessment No. EA-712, Conditional Use Permit No. 06-05, and Smoky Hollow Site Plan Review No. 06-02**

Address: 200 Nevada Street
Applicant: Zukie Enterprise
Property Owner: David Beroukhim/Charles Keywanfar

The proposed project is a request for a conditional use permit to use the existing 18,609 square-foot industrial building at 200 Nevada Street for an automobile service use and a Smoky Hollow Site Plan approval to modify the parking area, the landscaping and the façade of the building. The parcel is located in the "MM" Medium Manufacturing Zone and located within the Smoky Hollow Specific Plan area. The project site is approximately 140' wide (Franklin Avenue frontage) and 216' (Nevada Street frontage) deep, totaling 30,138 square feet in area. The project site is located at 200 Nevada Street on the northeast corner of Nevada Street and Franklin Avenue.

ACTION: Planning Commission approved Resolution No. 2606. 4-0

2. **Environmental Assessment No. 720 and Variance No. 06-6**

Address: 2338 Alaska Avenue/601 Hawaii Street
Applicant: City of El Segundo
Property Owner: GN Burbank LLC

The proposed project is a request for a variance to 1) allow 12 parking spaces to encroach 2 feet into the rear setback; 2) allow 3 parking spaces to encroach 5 feet into the rear setback; 3) allow 21 parking spaces to encroach 3'-9" into the north side setback; 4) allow less than the minimum 5-foot property perimeter landscaping in the rear and north side setback areas; and 5) allow a reduction of the required 5 percent Vehicle Use Area (VUA) landscaping. A portion of real property at 2338 Alaska Avenue/601 Hawaii Street was acquired by the City of El Segundo for the purpose of completing the Douglas Street gap closure. The applicant is seeking approval of the aforementioned variances so that the parking layout can be redesigned to maintain 188 parking stalls. The project site is located in the Light Industrial (M-1) Zone. The project site is a corner lot located within the block bordered by Alaska Avenue to the north, Douglas Street and the MTA Green Line to the south, Douglas Street to the west, and Hawaii Street to the east.

ACTION: The Planning Commission approved Resolution 2598. 4-0

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

None.

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. – Next regular meeting scheduled for September 14, 2006, 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)

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