



AGENDA 02/23/06

PLANNING COMMISSION

Regular Meeting

MEETING DATE:	Thursday, February 23, 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**
- 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 February 9, 2006, 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)**
- H. **New Business – Public Hearing**

2. **Environmental Assessment No. EA-697 and Zone Text Amendment No. ZTA 06-1**

Address: Citywide
Applicant: City of El Segundo
Property Owner: Various

A Zone Text Amendment to amend the El Segundo Municipal Code (ESMC) to: 1) add a new definition for "food service with incidental retail"; 2) allow retail with incidental food services as a permitted use in the Downtown Commercial (C-RS) Zone, Neighborhood Commercial (C-2) Zone, General Commercial (C-3) Zone, and Commercial Center (C-4) Zone and as an accessory use in the Corporate Office (CO) Zone; 3) add a parking ratio for food service with incidental retail; and 4) modify the parking ratio for food-to-go uses.

RECOMMENDED ACTION: (1) That the Planning Commission open the public hearing and continue the item to the March 9, 2006 meeting.

3. **Environmental Assessment No. EA-699**

Address: 530 Standard Street
Appellant: Marc Kelly
Property Owner: Various

An appeal of the Planning and Building Safety Director's denial of a request to use a car-lift to meet parking requirements.

RECOMMENDED ACTION: (1) That the Planning Commission open the public hearing and take testimony; (2) deny the appeal and uphold the Director of Planning and Building Safety's decision, and (3) discuss and take any 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**

None.

N. **Adjournment – Regular meeting scheduled for March 9, 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)