

PLANNING COMMISSION

Regular Meeting

ACTION REPORT

MEETING DATE:	Thursday, March 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** – 7:00 p.m.
- B. **Pledge of Allegiance** - led by Commissioner Fellhauer
- C. **Roll Call** – all present (Chairman Kretzmer arrived at 7:05 p.m.)
- 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.

- 1. Consideration and possible other action regarding approval of the February 23, 2006, Planning Commission Meeting Minutes.

ACTION: Approved (4:0)

F. Call Items from Consent Calendar

None

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

Received one letter of support from Continental Development Corporation regarding Agenda Item H2.

H. New Business – Public Hearing

2. Environmental Assessment No. 692 and Variance No. 06-1

Applicant: 2221 PPA, LLC
Address: 2221 Park Place
Property Owners: 2221 PPA, LLC

The Planning Division has received an application for a variance 1) to allow an increase in the number of compact parking stalls to 30.5% of the required parking to consist of compact parking stalls where 20% is permitted; 2) to provide six parking stalls with less than the required 25-foot vehicle maneuvering (drive aisle) area; 3) to allow parking spaces to encroach into the front setback; and 4) to allow a reduction and further encroachment into the existing legal non-

conforming property perimeter landscaping, including a reduction in the number of trees provided along the property frontage. The property perimeter landscaping requires all required setback areas to be fully landscaped with an allowance for parking to encroach into the setback up to a maximum of 50% of the required setback area provided a minimum landscaped setback of 5' is maintained. The applicant is proposing a minimum 6" setback from the property line for parking where 15' is required and to allow a portion of the drive aisle at zero lot line along Douglas Street. In addition, property perimeter landscaping requires one shade tree for every 25' of street frontage for a total of 12 trees along Douglas Street. Nine existing trees along the Douglas Street property frontage will be removed and not replaced because of the extension of Douglas Street. A portion of real property at 2221 Park Place 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 the required 167 parking stalls. The project site is located in the Urban Mixed-Use South (MU-S) Zone. The project site is a corner lot located within the block bordered by the Railroad to the north, Park Place to the south, Nash Street to the west, and Douglas Street to the east.

ACTION: Approved Resolution 2598. (5-0)

I. **Continued Business - Public Hearing**

3. **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) as follows: 1) to add a new definition for "Café"; 2) to amend various sections of the ESMC to allow the newly defined "Café" as a permitted use and an accessory use in the Downtown Commercial (C-RS), Neighborhood Commercial (C-2), General Commercial (C-3), Corporate Office (CO), Urban Mixed-Use North (MU-N), Urban Mixed-Use South (MU-S), Commercial Center (C-4), Light Industrial (M-1), Small Business (SB), Medium Manufacturing (MM) and Grand Avenue Commercial (GAC) Zones, and with a Conditional Use Permit in the Heavy Industrial (M-2) Zone; 3) to eliminate "Coffee Shops" as a use from all commercial and industrial zones; 4) require a Conditional Use Permit for "Cafés" with outdoor dining that exceed 20% of the total dining area; and 5) to add a parking requirement for "Cafés."

ACTION: The Planning Commission opened the public hearing and continued the item to the Planning Commission meeting scheduled for April 13, 2006. Approved (4:0) Commissioner Rotolo recused himself.

J. Report from Planning and Building Safety Director or designee

Planning Manager, Kim Christensen, stated that there would be three items on the April 13th Agenda including the continued item regarding the Café Ordinance and that a few items are anticipated for the April 27th Agenda as well.

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: 7:30 p.m. – Next regular meeting scheduled for April 13, 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)