AGENDA 04/13/06
PLANNING COMMISSION
Regular Meeting

MEETING DATE:	Thursday, April 13, 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 March 23, 2006, Planning Commission Meeting Minutes.

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

2. Environmental Assessment No. 688 and Administrative Use Permit No. 05-04

Address: 2265 East El Segundo Boulevard
Applicant: AeroVoice Complete Wireless
Property Owner: Elton Investments LP

The project applicant is requesting approval of an Administrative Use Permit to allow the establishment of a new light industrial use at an existing 78,630 square-foot building located at 2265 East El Segundo Boulevard. The zoning designation of the property is Urban Mixed-Use North (MU-N) Zone. Light industrial uses are allowed subject to approval of an Administrative Use Permit. The applicant is requesting to allow the establishment and operation of a light industrial use in an existing building used for office, warehousing, distribution, phone repair, and wholesale sales.

RECOMMENDED ACTION: Receive and file

F. Call Items from Consent Calendar

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

H. New Business – Public Hearing

3. Environmental Assessment No. 643 and Subdivision No. 04-5 (VTTM No. 61110)

Address: **425 and 429 Indiana Street**
Applicant: **Steven Legare**
Property Owners: **Mary-Gene Slaven**

The proposed project is a request for a subdivision (a Vesting Tentative Map) to merge two lots into one and construct and eight unit condominium development on the newly created parcel at 425 and 429 Indiana Street. The project involves the demolition of the existing single-family residence at 425 Indiana Street and the existing duplex at 429 Indiana Street. The residential units would be located in four buildings containing two units each. The residential units will be two-stories located above a semi-subterranean garage. The project site is located in the Multi-Family Residential (R-3) Zone. Each parcel measures approximately 46' wide by 139.25' deep, totaling 12,811 square feet. The maximum allowable density for the lot is eight units. The project site is located within the block bordered by Pine Avenue to the north, Holly Avenue to the south, Illinois Street to the west, and Indiana Street to the east.

RECOMMENDED ACTION: That the Planning Commission open the public hearing and take testimony; (2) adopt Resolution No. 2599; and (3) alternatively, discuss and take any other action related to this item.

I. Continued Business - Public Hearing

4. 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) to 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."

RECOMMENDED ACTION: That the Planning Commission open the public hearing and take testimony; (2) adopt Resolution No. 2597; and (3) alternatively, discuss and take any other action related to this item.

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 April 27, 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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