

## AGENDA 05/25/06 PLANNING COMMISSION

## **Regular Meeting**

**MEETING DATE:** Thursday, May 25, 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 April 27, 2006, Planning Commission Meeting Minutes.

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

2. <u>Environmental Assessment No. EA-682 and Administrative Use Permit No. AUP 05-03</u>

A request for three types of alcohol licenses for a new market (Type 21, 41, and 42 ABC Licenses)

Address: 760 South Sepulveda Boulevard

Applicant: Mrs. Gooch's Natural Foods Markets, Inc. c/o Lanny Kusaka

**Business Name: Whole Foods Market** 

Property Owner: Rosecrans Partners 3, LLC

The applicant requests the approval of an Administrative Use Permit for three different types of alcohol licenses for a new market currently under construction at a new commercial shopping center (Plaza El Segundo) located at 760 South Sepulveda Boulevard in the Commercial Center (C-4) Zone. The applicant is requesting a Type 21 license for the on-site sale and off-site consumption of beer, wine and distilled spirits; a Type 42 license for occasional on-site sale and on-site consumption of beer and wine, where food would not be required for a wine tasting room; and a Type 41 license for the on-site sale and on-site consumption of beer and wine in the restaurant areas within the market. The tenant space for the market is approximately 65,000 square feet in area. The proposed wine tasting room within the market will be 333 square feet in area and it will contain eight seats. Multiple restaurant areas located within the market are proposed to serve alcoholic beverages (beer and wine). The restaurant areas are a total of 1004 square feet in area and they contain 57 seats. Beer, wine and distilled spirits will not be served or consumed in any outdoor seating areas or in the indoor seating areas for the

coffee/juice bar, the tea counter, and the bakery.

## **RECOMMENDED ACTION:** Receive and file

- F. Call Items from Consent Calendar
- G. Written Communications (other than what is included in Agenda packets)
- H. <u>New Business</u> Public Hearing
  - 3. Environmental Assessment No. EA-686 and Subdivision No. 05-10 (VTM No. 64579)

Address: 215 and 223 Penn Street

Applicant: Tim Hovland and William Levine Property Owners: Tim Hovland and William Levine

The proposed project is a request for a subdivision (a Vesting Tentative Map) to merge two lots into one and construct an eight-unit condominium development on the newly created parcel at 215 and 223 Penn Street. The project involves demolition of the existing single-family residence at 215 Penn Street and the existing duplex at 223 Penn Street. The residential units would be located in three buildings and would be two-stories located above a semi-subterranean garage. The project site is located in the Multi-Family Residential (R-3) Zone. Each existing parcel measures approximately 50' wide by 142.96' deep, totaling 14,296 square feet together. The project site is located within the block bordered by Grand Avenue to the north, Franklin Avenue to the south, Sheldon Street to the west, and Penn Street to the east.

**RECOMMENDED ACTION:** That the Planning Commission open the public hearing and take testimony; (2) adopt Resolution No. 2602; and (3) discuss and take any other action related to this item.

I. <u>Continued Business</u> - 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.

	Adjournment – Regular meeting scheduled for June 8, 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 Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. I week prior to the Planning Commission meeting.		the Planning Division, Monday through Friday, 7:30 a.m. to 5:30 p.m.
POSTE	D:	(Signature)	(Date/Time)