# AGENDA 9/14/06
# PLANNING COMMISSION
## Regular Meeting

| | |
|---|---|
| **MEETING DATE:** | Thursday, September 14, 2006 |
| **MEETING TIME:** | 7:00 p.m. |
| **MEETING PLACE:** | City Council Chambers, City Hall<br>350 Main Street<br>El Segundo, California 90245-0989 |
| **VIDEO:** | El Segundo Cable Channel 3 (Live).<br>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 August 10, 2006, Planning Commission Meeting Minutes.

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

**2.** Consideration and possible other action regarding approval of the August 24, 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**

**3. Environmental Assessment No. EA-685 and Zone Text Amendment No. ZTA 05-03**

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

The proposed project is a Zone Text Amendment to amend El Segundo Municipal Code (ESMC) Chapter 15-4A, regarding the Single-Family Residential (R-1) Zone; ESMC §15-1-6 regarding Definitions, ESMC §15-2-7 regarding Open Space Encroachments; and ESMC Chapter 15-15 regarding parking standards to allow the use of "Vehicle Lifts" in the Single-Family Residential (R-1) and Two-Family Residential (R-2) Zones.

**RECOMMENDED ACTION:** That the Planning Commission (1) open the public hearing and take testimony; (2) after considering the evidence from the public hearing, adopt Resolution No. 2608; and (3) alternatively, discuss and take any other action related to this item.

**4. Environmental Assessment No. 702, Downtown Specific Plan Amendment 06-01, and Zone Text Amendment 06-04**

**Address:** **All properties within the Downtown Specific Plan**
**Applicant:** **City of El Segundo**
**Property Owners:** **Various**

The proposed project is an amendment of Downtown Specific Plan (DSP) Chapter VI. Development Standards involving a reduction in the maximum allowed height and number of stories in each of the six Districts of the Downtown Specific Plan. The Downtown Specific Plan area encompasses the properties located on the 100 through 500 blocks of Main Street, the 100 through 200 blocks of Richmond Street, the west side of the 300 block of Richmond Street, a portion of the east side of the 300 block of Richmond Street, the lots fronting the 100 and 200 blocks of West Grand Avenue from Concord Street to Main Street, and a portion of the 100 block of East Grand Avenue from Main Street to the alley west of Standard Street.

**RECOMMENDED ACTION:** That the Planning Commission (1) open the public hearing and take testimony; (2) after considering the evidence from the public hearing, adopt Resolution No. 2610; and (3) alternatively, discuss and take any other action related to this item.

**5. Environmental Assessment No. 721 and Zone Text Amendment 06-07**

**Address:** **All properties within the Heavy Industrial (M-2) Zone**
**Applicant:** **City of El Segundo**
**Property Owners:** **Various**

The proposed project amends El Segundo Municipal Code ("ESMC") § 15-21-6 regarding nonconforming uses in nonresidential zones and adds a new ESMC § 15-21-8 affecting nonconforming uses within the Heavy Industrial (M-2) Zone. The proposed amendments to the ESMC would generally reduce the time period from twelve (12) months to six (6) months for which a legal nonconforming building within the Heavy Industrial (M-2) Zone could remain vacant and still retain the right to maintain a legal nonconforming use.

**RECOMMENDED ACTION:** That the Planning Commission (1) open the public hearing and take testimony; (2) after considering the evidence from the public hearing, adopt Resolution No. 2611; and (3) alternatively, 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 September 28, 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)

P:\Planning & Building Safety\PLAN-COM\AGENDAS\2006\2006-09-14 AGENDA.doc