



AGENDA 1/25/07

PLANNING COMMISSION

Regular Meeting

MEETING DATE:	Thursday, January 25, 2007
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 January 11, 2007, Planning Commission Meeting Minutes.

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

- 2. **Environmental Assessment No. EA-729 and Administrative Use Permit AUP No. 06-07**

Amendment to an Existing Administrative Use Permit for the On-Site Sale and Consumption of Alcohol at an Existing Restaurant (Type 47 License)

Address: 121-123 Main Street
Applicant: Kristian Krieger
Property Owner: Cadman Group
Business Name: The Tavern On Main

The applicant requests approval to modify an existing Administrative Use Permit (AUP) for the on-site consumption of beer, wine and distilled spirits at an existing restaurant located at 123 Main Street in the Main Street Transitional District of the Downtown Specific Plan (DSP) Zone. Specifically, the applicant is requesting to expand the existing restaurant into an existing, approximately 788 square-foot building located to the south at 121 Main Street. The applicant is proposing to create an interior doorway connecting the two buildings and the two commercial tenant spaces. The proposed area of expansion will include approximately 391 square feet of dining area to be used for additional dining area and for private parties. The remaining new commercial space will be used for a 314 square-foot storage area and an 83 square-foot office. In addition, the applicant is seeking to expand the existing outdoor patio by 53 square feet to the south for a total of 183 square feet of outdoor dining area. The restaurant is currently approved to operate Mondays through Fridays from 10:00 a.m. to 2:00 a.m. and on Saturdays and Sundays from 11:00 a.m. to 2:00 a.m. The proposed hours of operation would remain the same except for extending the hours to allow the establishment to open at 9:00 a.m. on Saturdays and Sundays.

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. EA-696, Subdivision No. 06-01, and Vesting Tentative Parcel Map No. 61486**

Construction of a new three-unit residential condominium development

Address: 347 Concord Street
Applicant: Elizabeth Srour
Property Owner: Charles E. Dodd

The proposed project is a request to subdivide a parcel for the purpose of constructing a new three-unit condominium on a parcel located at 347 Concord Street. The project involves the demolition of two single-story dwelling units with attached two-car garages and the construction of a new three-unit, two-story building with semi-subterranean garages and visitor parking. The project site is located in the Multi-Family Residential (R-3) Zone. The parcel is approximately 40.0' wide and 142.89' deep, totaling 5,715.6 square feet in area. The maximum allowable density for the lot is three units. The project site is located within the block bordered by Holly Avenue to the north, Richmond Street to the east, Virginia Street to the west, and Grand Avenue to the south.

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. 2618; and (3) alternatively, discuss and take any other action related to this item.

4. **Environmental Assessment No. EA-737, Subdivision No. SUB 06-10 (Vesting Tentative Map No. 68231), and Variance No. VAR 06-09**

Address: 850 Nash Street
Applicant: Mar Ventures, Inc.
Property Owner: Headlands Realty Corporation

The project site is located at 850 Nash Street and is bordered on the north by Atwood Way, on the east by Douglas Street, on the west by Nash Street and on the south by the future extension of Maple Avenue (private street). The project site is located in the Corporate Campus Specific Plan Zone. The project site is approximately 14.01 acres in area.

The proposed project would readjust the lot lines of the eight existing parcels to allow construction of an eighty-four unit commercial condominium development at 850 North Nash Street. A Variance is required to reduce the number of required loading spaces from ten to two. Additionally, the proposed project includes seven temporary loading areas that are available between the hours of 6:00 p.m. and 8:00 a.m. daily. Deliveries to the site and use of these seven loading spaces are proposed to be restricted to 6:00 p.m. to 8:00 a.m. daily. No additional parcels will be created. Six of the reconfigured parcels will provide sites for 15 buildings containing office and research and development uses. One parcel will provide sites for 2 buildings containing retail and food service businesses. A maximum total of 84 commercial condominiums on the eight reconfigured parcels is proposed. One

reconfigured parcel will be used for roadway purposes. A total of approximately 213,700 gross square feet of office, research and development, retail, and restaurant use and 774 parking spaces are proposed within the project area.

The proposed project would be the first phase of development (other than grading and roadway infrastructure improvements) within the area regulated by the Corporate Campus Specific Plan.

The proposed uses, buildings, parking, and circulation improvements are consistent with the requirements of the Corporate Campus Specific Plan and with the Final EIR for the Corporate Campus Project. A notice of consistency with the Corporate Campus Project FEIR will be prepared for the proposed project. The proposed project remains subject to all conditions of approval were required in EA-548, and any additional conditions which may be required for Environmental Assessment No. EA-737, Subdivision No. SUB 06-10, and Variance No. VAR 06-09.

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. 2619; and (3) alternatively, discuss and take any other action related to this item.

5. Environmental Assessment No. EA-684 and Subdivision No. 05-09 (Vesting Tentative Parcel Map No. 62919)

Address: 412 Richmond Street
Applicant: Srour and Associates c/o Elizabeth Srour
Property Owner: 412 Richmond, LLC

The proposed project is a request to subdivide a parcel for the purpose of constructing a new four-unit condominium on a parcel located at 412 Richmond Street. The project involves the demolition of an existing single-story, three-unit apartment building with a detached three-car garage and the construction of a new four-unit, two-story building with semi-subterranean garages and visitor parking. The project site is located in the Multi-Family Residential (R-3) Zone. The parcel is approximately 45.0' wide and 140.02' deep, totaling 6,301 square feet in area. The maximum allowable density for the lot is four units. The project site is located within the block bordered by Palm Avenue to the north, Holly Avenue to the south, Concord Street to the west, and Main Street to the east.

RECOMMENDED ACTION: That the Planning Commission (1) continue this item to the February 22, 2007 meeting.

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 February 8, 2007, 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. (alternating Fridays closed) 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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