AGENDA 2/08/07
PLANNING COMMISSION
Regular Meeting

MEETING DATE:	Thursday, February 8, 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 September 14, 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 September 28, 2006, Planning Commission Meeting Minutes.

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

3. Consideration and possible other action regarding approval of the January 25, 2007, Planning Commission Meeting Minutes.

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

4. Environmental Assessment No. EA-739 and Administrative Use Permit No. 07-01
A request to modify an Administrative Use Permit for two Alcohol Licenses for a new restaurant currently under construction. (Alcohol Beverage Control License Type 47 and 58).

Address: **2008-2014 Park Place (Plaza El Segundo)**
Applicant: **Marmalade Inc.**
Property Owner: **Rosecrans Partners 3, LLC**
Business Name: **Marmalade Cafe**

The applicant requests approval to modify an existing Administrative Use Permit (AUP No. 06-3) for two Alcoholic Beverage Control Licenses (Type 47 and 58) at a restaurant currently under construction in a new commercial shopping center (Plaza El Segundo)

located at 2008 and 2014 Park Place in the Commercial Center (C-4) Zone. Specifically, the applicant is seeking to expand the restaurant by 409 square feet and 24 seats. The restaurant will contain a maximum of 240 seats comprised of 139 seats in the interior of the restaurant, including 15 seats at a bar, and an outdoor dining area with 86 seats.

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

None.

I. Continued Business - Public Hearing

5. 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. 06-10, and Variance No. 06-09.

RECOMMENDED ACTION: That the Planning Commission (1) conduct the continued public hearing and take additional public 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.

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 22, 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 off) 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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