AGENDA 12/13/07
PLANNING COMMISSION
Regular Meeting

MEETING DATE:	Thursday, December 13, 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. <u>Environmental Assessment No. EA-750</u>

Consideration and possible action regarding approval of two parking covenants: a parking covenant for 490 off-site parking spaces to be provided at 851 S. Aviation Boulevard (APN 4138-009-009) for the real property at 711 S. Aviation Boulevard (APN 4138-009-015) and a parking covenant for 396 off-site parking spaces to be provided at 701 S. Aviation Boulevard (APN 4138-009-016) for the real property 555 Aviation Boulevard (APN 4138-009-004).

Property Addresses: 851 S. Aviation Boulevard (APN 4138-009-009)
711 S. Aviation Boulevard (APN 4138-009-015)
701 S. Aviation Boulevard (APN 4138-009-016)
555 S. Aviation Boulevard (APN 4138-009-004)

Property Owners: 555 Aviation Boulevard LTD (APN 4138-009-016)
X Factor (APN 4138-009-015)

<u>RECOMMENDED ACTION:</u> That the Planning Commission 1) approve the parking covenants for off-site parking and 2) discuss and take any other action related to this item.

F. Call Items from Consent Calendar

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

H. <u>New Business</u> – Public Hearing

2. <u>Environmental Assessment No. EA-750</u>

INTENT TO RECORD A NOTICE OF VIOLATION IN ACCORDANCE WITH GOVERNMENT CODE § 66499.36

Property Addresses: 711 S. Aviation Boulevard (APN: 4138-009-015) and
701 S. Aviation Boulevard (APN: 4138-009-016)

Property Owners: 555 Aviation Boulevard LTD, (APN: 4138-009-016)
X Factor, (APN: 4138-009-015)

The real property identified above was legally subdivided into three lots (lots 31, 32 and 35) by Tract Map No. 26557 recorded on August 28, 1961. On or about September 26, 1967, the real property was divided into two parcels without approvals under the Subdivision Map Act (Government Code §§66410, *et seq.)* or the El Segundo Municipal Code ("ESMC").

Consequently it appears that the subdivision violates Government Code § 66412.6. Notification by certified mail of this apparent violation was provided to the property owners on October 15, 2007.The owners may present evidence that there has been no violation at or before the public hearing. If however, after the owner has presented evidence, the Planning Commission determines that the property has in fact been illegally divided the Planning Commission can approve the recorded notice of violation with the County Recorder. The notice of violation, when recorded, constitutes constructive notice of the violation to all successors in interest in such property.

RECOMMENDED ACTION: That the Planning Commission (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2629; and (3) 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. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – Special meeting scheduled for January 3, 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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