PLANNING COMMISSION
REGULAR MEETING
A C T I O N R E P O R T

MEETING DATE:	Thursday, January 24, 2008
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 – 7:00 p.m.

B. Pledge of Allegiance – led by Madame Chair Frick

C. Roll Call – present: Frick, Fuentes, Wagner, and Rotolo – absent: Fellhauer

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-780 and Administrative Use Permit No. 07-08</u>
To allow the sale of beer and wine for on-site consumption (Type 41 ABC License) at a new Restaurant (The Veggie Grill).

Address: 720 Allied Way, Retail Shop B-3.3 (Plaza El Segundo)
Applicant: Better Eating Concepts, LLC c/o Jean Claude Sakoun
Business Name: Veggie Grill Restaurant
Property Owner: Rosecrans Partners 3, LLC

The applicant requests an Administrative Use Permit to allow an alcohol license to sell beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control license) at a new restaurant currently under construction in a new commercial shopping center (Plaza El Segundo) located at 720-D Allied Way in the Commercial Center (C-4) Zone. The restaurant will be approximately 2,600 square feet in area and will contain 58 seats, including two small outdoor patios. The 51 square-foot outdoor patio on the west side will contain 4 seats for dining and the 147 square-foot outdoor patio to the north will contain 12 seats for dining. The restaurant will contain a combined total of 74 seats.

<u>ACTION:</u> Receive and file. Approved (4-0)

F. Call Items from Consent Calendar

None.

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

None.

H. New Business – Public Hearing

Commissioner Rotolo recused himself from the remainder of the Planning Commission meeting because of a potential conflict relating to Item H-2.

2. <u>Environmental Assessment No. 768, Zone Text Amendment No. 08-01 and Development Agreement No. 07-03</u>
PLAZA EL SEGUNDO DEVELOPMENT PROJECT

Address:	**850 South Sepulveda Blvd., 2021 Rosecrans Avenue (generally northeast corner of Sepulveda Boulevard/ Rosecrans Avenue)**
Applicant:	**Rosecrans-Sepulveda Partners 2, LLC; PES Partners, LLC**
Property Owner:	**Rosecrans-Sepulveda Partners 2, LLC; PES Partners, LLC**

The City of El Segundo (City) prepared a Draft Addendum to the previously Certified Final Environmental Impact Report (FEIR) for the Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development to evaluate potential environmental effects which may be associated with changes in the previously-approved Plaza El Segundo Development that have been proposed by the project developer. The Certified EIR was a Program/Project EIR that analyzed the environmental effects of (1) a proposed General Plan Amendment, Zone Change and a Zone Text Amendment that would affect a land use re-designation and rezoning of approximately 85.8 acres of an 110-acre area located at the northeast corner of the intersection of Sepulveda Boulevard and Rosecrans Avenue ("Sepulveda/Rosecrans Site Rezoning") that would accommodate up to 850,000 square feet of commercial development in the Commercial Center (C-4) Zone; and (2) a proposed Development Agreement and Vesting Tentative Map to permit development of a shopping center of up to 425,000 square feet on a 43.3 gross acres (38.1 net acres) portion of the 110-acre site (the "Plaza El Segundo Development"). The proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development ("Original Project") were approved and the EIR was certified by the City of El Segundo on February 15, 2005 (Resolution No. 4415). The Certified EIR for the Original Project was the Reduced Traffic Generation Alternative.

<u>RECOMMENDED ACTION:</u> Planning Commission adopted Resolution No. 2630. (3-0)

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

None.

K. Planning Commissioners' Comments

Commissioner Fuentes thanked Council member Carl Jacobsen for assisting in addressing the power outage issue on her street.

L. Other Business

None.

M. Adjournment: 7:45 p.m.– Next regular meeting scheduled for February 14, 2008, 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\Act-Reports\2008\2008 1-24 ACTION REPORT.doc