AGENDA 02/28/08
PLANNING COMMISSION
Regular Meeting

MEETING DATE:	Thursday, February 28, 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 7:00 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 December 6, 2007, Planning Commission Meeting Minutes.

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

2. Environmental Assessment No. EA-774 and Adjustment No. 07-02

Address: **1445 E. Maple Avenue**
Applicant: **Henry Wianecki**
Property Owner: **Henry and Joni Wianecki**

The applicant is requesting an adjustment to construct an eight-foot block along an existing east side property line two feet above the six-foot maximum height as allowed by El Segundo Municipal Code (ESMC) §15-2-4.A within the Single-Family Residential (R-1) zone. An adjustment allows for a block wall to exceed this six-foot standard up to a maximum of eight feet as allowed by ESMC §15-24-1.A. Specifically, the applicant is seeking approval to construct an eight foot block wall for a length of 123' along the east property line beginning at the rear property line and ending 35'-6" from the front property line. The project site is an interior lot located within the block bounded by Sycamore Avenue to the north, Maple Avenue to the south, Washington Street to the east, and California Street to the west.

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

3. Environmental Assessment No. EA-750

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 continued public hearing; (2) after considering the evidence adopt Resolution No. 2629; and (3) discuss and take any other action related to this item.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – meeting scheduled for March 13, 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. (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)

P:\Planning & Building Safety\PLAN-COM\AGENDAS\2008\2008 02-28 PC.AGENDA.doc