



PLANNING COMMISSION REGULAR MEETING *ACTION REPORT*

MEETING DATE:	Thursday, March 27, 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** – 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. Consideration and possible other action regarding approval of the November 29, 2007, Planning Commission Meeting Minutes.

ACTION: Approved (4-0)

2. Consideration and possible other action regarding approval of the December 13, 2007, Planning Commission Meeting Minutes.

ACTION: Approved (4-0)

3. Consideration and possible other action regarding approval of the January 24, 2008, Planning Commission Meeting Minutes.

ACTION: Approved (4-0)

4. Consideration and possible other action regarding approval of the February 28, 2008, Planning Commission Meeting Minutes.

ACTION: 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

5. **Environmental Assessment No. 745, Conditional Use Permit No. 07-01 and Variance No. 07-01**

Address: 1440 East Imperial Avenue
Applicant: Royal Street Communications CA, LLC c/o Kerri Simmons @ MetroPCS
Property Owners: LAX Granada Associates

The proposed project is a request for an Environmental Assessment, Conditional Use Permit and Variance to install, collocate, operate and maintain a new unmanned Major Wireless Communication Facility (WCF) that will provide wireless phone, internet, and 911 emergency services within the rear setback at 1440 East Imperial Avenue, between California Street and Sepulveda Boulevard south of Imperial Highway in the General Commercial (C-3) Zone. This project is a "Major Wireless Communication Facility (WCF)" since the antennas and related equipment would be installed on the roof of the existing building and would exceed the maximum permitted height of 40 feet in the C-3 Zone. A Major WCF requires approval of a Conditional Use Permit. A Variance is required since three (3) panel antennas, which will be fully screened on the south side of the building would encroach into the minimum required 25'-0" rear yard setback by approximately 15'-11".

The proposed new WCF for MetroPCS, Inc. will be collocated with five existing wireless facilities. The MetroPCS Facility would consist of six (6) panel antennas arranged in two different sectors with three (3) panel antennas in each sector and will be mounted on two sides of the hotel. Three proposed antennas will be oriented north and would be mounted at a height of 56'-0". The applicant is proposing that the screening walls that surround the three panel antennas on the north to be fully screened simulating an architectural column feature on the exterior of the north building elevation. The second sector containing the other three antennas and a 2'-0" diameter microwave dish will be oriented south and would be located behind a screen wall at a height of 51'-10". All six (6) antennas would be fully screened from public view and the screening material will be painted to match the exterior finish and color of the existing building. Four (4) equipment cabinets are proposed and would be mounted on the roof in a 12'-0" by 18'-0" lease area along with a GPS antenna that would be mounted on vertical cable support oriented to the north. The equipment cabinets will be fully screened from public view by the existing roof parapet on the north building elevation. The total size of the lease area for the roof-mounted equipment cabinets is 216 square feet. The height of the panel antennas will not exceed the existing height of the building nor will the height of the rooftop equipment exceed the height of existing equipment on the roof.

ACTION: Planning Commission adopted Resolution No. 2631. Approve (4-0)

6. **Environmental Assessment No. EA-717 and Subdivision No. 06-05 (VTM 64578)**

Address: 616-620 W. Imperial Avenue
Applicant(s): ES Pacific LLC (James Obradovich)
Property Owner(s): ES Pacific LLC

The proposed project is a request for an Environmental Assessment and Subdivision (Vesting Tentative Map No. 64578) to subdivide one lot into two new parcels and construct a six-unit residential condominium development in one building on each of the newly created parcels for a total of twelve condominium units. The proposed project consists of two-story units located above a semi-subterranean garage. The project site is located in

the Multi-Family Residential (R-3) Zone within the block bordered by Imperial Avenue to the north, Acacia Avenue to the south, Hillcrest Street to the west, and Loma Vista Street to the east.

ACTION: Planning Commission adopted Resolution No. 2632. Approve (4-0)

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

None.

K. Planning Commissioners' Comments

Commissioner Fuentes thanked the El Segundo Fire Department Fire Chief Kevin Smith and the Firefighter/Paramedics from Fire Station 2 for their excellent response for one of her family member.

L. Other Business

None.

M. Adjournment: 7:30 p.m.– Next regular meeting scheduled for April 10, 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)