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

MEETING DATE:	Thursday, July 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 7:00 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 Martin Whitehead, (310) 524-2709. 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 Fellhauer

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

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 July 10, 2008, Planning Commission Meeting Minutes.

Vice Chair Wagner pointed out that after the agenda item "Election of Chair and Vice Chair," the Minutes stated "Commissioner Wagner" while it should have read "Chair Fellhauer presented New Business."

Planning Manager Christensen identified another area in the Minutes below the agenda heading "Consent Calendar" to be changed from "Chair Frick" to "Chair Fellhauer presented the Consent Calendar."

ACTION: Approved as amended (5-0).

F. Call Items from Consent Calendar

Item E1 was pulled.

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

1) Letter dated July 24, 2008 from Richard C. Lundquist, relating to Agenda Item H2.

2) Revised 7/10/08 Planning Commission minutes.

3) Handout for study session.

H. New Business – Public Hearing

2. Environmental Assessment No. EA-783 and Variance No. 07-05

Address: **750 South Douglas Street**
Applicant(s): **Kenneth E. Hill**
Property Owner: **Kenneth E. Hill**

The proposed project involves the construction of a 4,852 square-foot addition to an existing 14,712 square-foot single-story industrial building at 750 South Douglas Street. The applicant's request is for an Environmental Assessment for the project and a Variance to allow a 12-foot front yard setback and a 10-foot side yard setback for the addition, instead of a 30-foot front yard setback and a 32.5-foot side yard setback required in the Urban Mixed-Use South (MU-S) Zone. The project site is located in the Urban Mixed Use South (MU-S) Zone within the block bordered by the Green Line to the north, Rosecrans Avenue to the south, Aviation Boulevard to the east, and Douglas Street to the west.

ACTION: Planning Commission adopted Resolution No. 2642, and recommended that the Planning Department work with the applicant to comply with Continental Development Corporation's request to save as many existing mature trees as possible in the landscaping proposal. Approved. (5-0).

3. Environmental Assessment No. 797 and Variance No. 08-02

Applicant: **El Segundo Chevron Refinery c/o David C. Gonzales**
Property Owner: **Chevron Products Company**
Address: **324 West El Segundo Boulevard**

A request for a variance to allow the construction of a 226-foot high structure which exceeds the City's 200-foot height limit within the Heavy Industrial (M-2) Zone. The new 226-foot high column is proposed approximately 3,088 feet south of El Segundo Boulevard and 3,820 feet west of Sepulveda Boulevard on the Chevron Refinery property at 324 West El Segundo Boulevard.

ACTION: The Planning Commission opened the public hearing and continued the item to the August 14, 2008 meeting. Approved. (5-0).

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

None.

K. Planning Commissioners' Comments

None.

L. Other Business

None.

Chair Fellhauer recessed the meeting for 5 minutes.

M. Study session to discuss the Brown Act, conflicts of interest, Planning Commission Rules, procedural matters, and CEQA process.

Assistant City Attorney Berger and Planning Manager Christensen presented, reviewed, and discussed information in a two-hour study session covering the Brown Act, Conflict of interest, land use regulations, and the CEQA process.

N. Adjournment: 8:55 p.m.– Next regular meeting scheduled for August 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)

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