



# AGENDA 04/09/09

## PLANNING COMMISSION

### Regular Meeting

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<b>MEETING DATE:</b>	Thursday, April 9, 2009
<b>MEETING TIME:</b>	7:00 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	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.

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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. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office.

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In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. 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 March 26, 2009, Planning Commission Meeting Minutes.

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

- F. **Call Items from Consent Calendar**
- G. **Written Communications (other than what is included in Agenda packets)**
- H. **New Business – Public Hearing**

- 2. **Environmental Assessment No. EA-815 and Administrative Use Permit No. 08-05: To allow the sale of beer and wine for on-site consumption (Type 41 ABC License) at an existing Restaurant (Zpizza).**

**Address: 827-829 N. Douglas Street (The Edge at Campus El Segundo)**  
**Applicant: Saro Enterprises, Inc c/o Robert Gospavian**  
**Business Name: Zpizza Restaurant**  
**Property Owner: Khedr Management Company**

The applicant requests an Administrative Use Permit to allow an alcohol license to sell beer and wine for on-site consumption of beer and wine (Type 41 Alcoholic Beverage Control license) at an existing restaurant located within the Edge at Campus El Segundo development. The restaurant is located within the retail portion of the development (Bldg 16 Unit 3 and Unit 4) 827-829 N. Douglas Street; the property is zoned Corporate Campus Specific Plan (CCSP). The restaurant is approximately 2,096 square feet in total area including an 1,133 square-foot indoor dining area that contains a total of 47 seats.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The project includes an alcohol license for an existing restaurant which results in a minor alteration in the operation of an

existing building involving negligible expansion of the existing use. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, there is no new construction proposed for this project. There are adequate utilities and public services to serve the project.

**RECOMMENDED ACTION:** Receive and file.

3. **Environmental Assessment No. EA-816 and AUP No. 08-06**

**Address:** 450 Main Street  
**Applicant(s):** Ariel Garcia for Main Street Café  
**Property Owner(s):** Warmside Rentals LLC

The proposed project involves an Environmental Assessment and an Administrative Use Permit to allow on-site sale and consumption of beer and wine (Type 41 Alcohol and Beverage Control license) at an existing restaurant at 450 Main Street. The project site is located in the Main Street District within the Downtown Specific Plan on the southeast corner of the block bordered by Pine Avenue to the north, Standard Street to the east, Main Street to the west, and Holly Avenue to the south.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The project includes an alcohol license for an existing restaurant which results in a minor alteration in the operation of an existing building involving negligible expansion of the existing use. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, there is no new construction proposed for this project. There are adequate utilities and public services to serve the project.

**RECOMMENDED ACTION:** Receive and file.

4. **Environmental Assessment No. 824, Administrative Use Permit 08-08, and Conditional Use Permit No. 09-01**

**Address:** 1706 E. Mariposa Avenue  
**Applicant:** Royal Street Communications California, LLC, c/o Pete Shubin  
Sequoia Deployment Services, Inc.  
**Property Owners:** Southern California Edison (“SCE”)

The proposed project is a request for approval of an Environmental Assessment (EA- 824), Administrative Use Permit (AUP 08-08), and a Conditional Use Permit (CUP No. 09-01) for the installation of a new unmanned Minor Wireless Communication Facility (“WCF”) proposed to be attached to an existing 110-foot high SCE utility tower, which will provide a full host of wireless telecommunications devices for text and data services located at 1703 E. Mariposa (the “Property”) in the Open Space (O-S) Zone. The proposed project will consist of six (6) panel antennas and one (1) parabolic dish antenna. The utility-mounted equipment will not exceed 67-8” in height. In addition, there will be a 196 square-foot equipment enclosure proposed to be located at the base of the existing SCE tower that will store the related ground equipment. The 196 square-foot equipment enclosure will be screened from public view as required with a 7’-0” high concrete block wall. This project is classified as a “Minor Wireless Communication Facility” (“WCF”) pursuant to ESMC § 15-

19-6. A Minor WCF requires approval of a Conditional Use Permit pursuant to ESMC § 15-19-

6E when horizontal extensions protrude more than eighteen inches (18") from the existing utility pole.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction of Small Structures). The project includes new construction of a small accessory structure that houses wireless telecommunications equipment and the installation of wireless antennas and related equipment on an existing utility tower which results in a minor alteration in the operation of an existing structure. The project is not anticipated to have any significant impacts on traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

**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. 2652; (3) Receive and File Administrative Use Permit No. 08-08; and (4) 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 – next meeting scheduled for April 23, 2009, 7:00 p.m.**

**NOTE:** The related files are available for public review in the Planning Division, Monday through Thursday and alternating Fridays, between 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.

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**POSTED:**

\_\_\_\_\_ (Signature)

\_\_\_\_\_ (Date/Time)