AGENDA 05/14/09
PLANNING COMMISSION
Regular Meeting

MEETING DATE:	Thursday, May 14, 2009
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. 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.

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 April 23, 2009, Planning Commission Meeting Minutes.

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

2. Environmental Assessment No. 748 and Conditional Use Permit No. 07-03

Address: **202 Illinois Street**
Applicant: **G-Dogs, P.D.S. c/o Susane Corrales (dba Grateful Dogs' Club)**
Property Owner: **Novak Enterprises**

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

3. Environmental Assessment No. 823, Conditional Use Permit No. CUP 09-02, and Administrative Use Permit No. 09-01 To allow the construction of a 450 square-foot outdoor dinning area and the sale of beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control License) at an existing Restaurant (Kaya Sushi).

Address: **2251 E. Maple Ave (The Edge at Campus El Segundo)**
Applicant: **Kaya Sushi Restaurant c/o Dae Kil Im**
Business Name: **Kaya Sushi Restaurant**
Property Owners: **Khedr Management Company**

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 an

existing restaurant located within the Edge at Campus El Segundo development. The applicant also requests the expansion of an existing outdoor dining area from 200 square feet to 450 square feet. The restaurant is located within the retail portion of the development (Bldg 16 Unit 12) at 2251 E. Maple Ave; the property is zoned Corporate Campus Specific Plan (CCSP). The existing restaurant is approximately 2,397 square feet in total area including an existing 200 square foot outdoor patio area, and containing a total of 62 seats. The outdoor patio on the west side of the building provides seating for 12 and the remaining 50 seats are located inside of the restaurant. The outdoor dining area expansion from 200 square feet to 450 square feet will allow for a total of 32 seats, an increase of 20 seats and an increase to 2,667 square feet.

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) and pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures). The project includes an alcohol license for an existing restaurant which results in a minor alteration in the operation of an existing building involving a minor expansion of the existing use with the addition of a 250 square-foot outdoor dining patio. The project is not anticipated to have any significant impacts with regard to 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. 2656; (3) Receive and File Administrative Use Permit No. 09-01; and (4) discuss and take any other action related to this item.

4. Environmental Assessment No. 821and Subdivision No. 08-11,
(To allow the Subdivision of one lot into two lots)

Address: **731 Washington Street**
Applicant(s): **Craig Maples, CAM Construction Inc.**
Property Owners: **Estate of Charlotte Pleggenkuhle**

The proposed project involves a request to divide one lot into two lots (Vesting Tentative Map No. 70973). The property is currently developed with a single-family residence that would be demolished and two new single-family residences are proposed to be constructed, one on each new lot. The project site is located in the Single-Family Residential (R-1) Zone on the block bordered by Oak Avenue to the north, Washington Street to the east, California Street to the west, and Palm 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 § 15315 as a Class 15 categorical exemption (Minor Land Divisions). The proposed project consists of the division of property in an urbanized area zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all utilities, public services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Further, the site has no value as habitat for endangered, rare, or threatened species.

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. 2657; and (3) discuss and take any other action related to this item.

5. Environmental Assessment No. EA-808, Parking Demand Study 09-03 and Subdivision No. 09-03 (Vesting Tentative Tract Map No. 70996)
5-unit Commercial Condominium Project and Parking Reduction

Address: **141 Main Street**
Applicant: **Matt Crabbs**
Property Owners: **CRS, LLC.**

The proposed project is a request for approval of an Environmental Assessment (EA- 808), Parking Demand Study (PD 09-03), and Subdivision No. 09-03 (Vesting Tentative Tract Map No. 70996) for the construction of a new three-story, 12,547 square-foot mixed-use commercial retail/office building comprised of 5 commercial condominium units located at the southwest corner of Franklin Avenue and Main Street within the Main Street Transitional District in the Downtown Specific Plan ("DSP") Zone. The proposed building will accommodate 5 commercial units. One of the units will be 2,080 square feet and each of the other three units will be 2,035 square feet. Each of the units will have a similar configuration and will occupy three floor levels. The main customer entrance for each unit will be on the ground floor with direct access from Main Street. Each unit will be accessible via rear doors at the second level and third level. An elevator is also proposed at the rear of the building within the common area and will provide additional access to the second and third level. The units will also have internal stairway access. The units will have retail at the ground level, a mezzanine on the second level, and an office with a deck and storage space on the third level. Access to the parking is provided from both Franklin Street and the alley to the west, utilizing the natural topography of the site which slopes upward from east to west.

The project site is comprised of four lots and the project is proposed as a commercial condominium, requiring a tract map to consolidate the lots into one and allow for the development of five commercial condominium units and parking spaces that will be individually owned in fee title with all remaining areas owned in common by the owners of record. A Property Owner's Association will be required to manage the building and enforce all provisions of the recorded CC&R's. The applicant also requests approval of a Parking Demand Study to reduce the required parking by three parking spaces from 34 parking spaces to 31 spaces and to allow an increase in tandem parking from 30% (10 parking spaces) to 47% (16 parking spaces).

On December 6, 2007 the Planning Commission approved EA-759 and Subdivision No. 07-05 (Vesting Tentative Tract No. 67471) on the proposed project site to allow a maximum of thirty commercial condominium units within a three-story,14,007 square-foot building. An initial study of environmental impacts was prepared for EA-759 pursuant to Public Resources Code § 15063 California Environmental Quality Act ("CEQA") and a Mitigated Negative Declaration ("MND") of Environmental Impacts was adopted for the project pursuant to CEQA § 15070. The previously approved project will not be constructed. The proposed project is 12,547 square feet in size, approximately 1,460 square feet less than the previously approved project, and would result in the same or fewer environmental impacts as those that were analyzed in the previously adopted MND.

The Environmental Assessment, legal description, and related files for the above-

mentioned proposal are available for public review Monday through Thursday and alternating Fridays between 7:30 a.m. and 5:30 p.m. in the Planning and Building Safety

Department, located at 350 Main Street, El Segundo. Any person may give testimony at the public hearing at the time and place indicated above. Please contact Louis Morales, in the City Planning Division at (310) 524-2354, or any other Planning Division Staff person, for further information.

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. 2653; and (3) 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 May 28, 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.

POSTED: _____ _____

(Signature) (Date/Time)

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