



PLANNING COMMISSION REGULAR MEETING *ACTION REPORT*

MEETING DATE:	Thursday, May 28, 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.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2306. 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 Commissioner Fuentes
- C. **Roll Call** – present: Fellhauer, Baldino, Fuentes, Wagner, and Newman
- 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 May 14, 2009, Planning Commission Meeting Minutes.

ACTION: Approved (5-0).

F. Call Items from Consent Calendar

None.

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

None.

H. New Business – Public Hearing

- 2. **Environmental Assessment No. EA-831 and Development Agreement No. 09-01 (Third Amendment to Development Agreement No. 03-01 for EA-631)**
PLAZA EL SEGUNDO DEVELOPMENT PROJECT

Address: 710 - 860 South Sepulveda Boulevard; 700-740 Allied Way; 2003-2015 East Park Place (generally the northeast corner of Sepulveda Boulevard and Rosecrans Avenue)
Applicant: Daniel Crosser - PES Partners, LLC
Property Owner: PES Partners, LLC

The proposed project is a request to amend existing Development Agreement No. 03-01 for the Plaza El Segundo development to allow the following uses:

- 1) Small scale restaurants (excluding drive-through) south of the current locations of the Union Pacific Railroad or the Burlington Northern Santa Fe Railroad lines (the southwest portion of the site)
- 2) Banks and similar institutions up to a total of 10,000 square feet of floor area

- 3) Day spas up to a total of 10,000 square feet of floor area
- 4) Health Clubs and Fitness Centers up to 10,000 square feet of floor area
- 5) Indoor sale of motorcycles, motor scooters and related parts and accessories
- 6) Dance and music instruction studios up to 6,000 square feet of floor area.

ENVIRONMENTAL DETERMINATION

The City certified a Final Environmental Impact Report ("FEIR") for this project on February 15, 2005. In accordance with CEQA Guidelines § 15168(c)(2), a new environmental document is not required for the proposed DA amendment since the proposed changes would not result in a significant impact to the environment or require new mitigation measures.

ACTION: That the Planning Commission adopted Resolution No. 2655. Approved (5-0).

I. Continued Business - Public Hearing

3. **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.

ACTION: Planning Commission adopted Resolution No. 2653. Approved (4-1).

J. Report from Planning and Building Safety Director or designee

Director Carpenter stated that there are two items for the June 11, 2009 meeting. Mr. Carpenter congratulated Vice Chair Fellhauer on being appointed to another four-year term.

K. Planning Commissioners' Comments

Vice Chair Fellhauer thanked the Commission for their support in being appointed to another four-year term. She notified the public that the El Segundo Educational Foundation is holding its' 2nd Annual Benefit Car Show on May 30, 2009 at the Automobile Driving Museum.

Commissioner Fuentes thanked Director Greg Carpenter and staff for getting a sign installed on Eucalyptus to prevent school buses going down a through street.

L. Other Business

None.

M. Adjournment: 7:45 p.m.– Next regular meeting scheduled for June 11, 2009, 7:00 p.m.

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