AGENDA 06/11/09
PLANNING COMMISSION
Regular Meeting

MEETING DATE:	Thursday, June 11, 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 May 28, 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-631 and Subdivision No. 03-07
18-Lot Subdivision for Plaza El Segundo Development Project

Address:	**710-850 S. Sepulveda Boulevard**
	2003-2015 E. Park Place
	700-740 Allied Way
Applicant(s):	**PES Partners, LLC c/o Eric Winquist**
Property Owner(s):	**PES Partners, LLC c/o Eric Winquist**

The Planning Division received an application for Vesting Tentative Map No. 68851 to divide 5 existing lots into 18 lots at 850 South Sepulveda Boulevard (Plaza El Segundo). The project site is located in the Commercial Center (C-4) Zone generally northeast of the corner of Sepulveda Boulevard and Rosecrans Avenue.

The City Council adopted Ordinance No. 1382 that included approval of Subdivision No. 03-07 (Vesting Tentative Map 061630), on March 15, 2005. The applicant is requesting approval of the renewal of the previously approved subdivision. The ordinance became effective on April 14, 2005. No changes in the development project are proposed with this extension request. An Environmental Impact Report (Environmental Assessment No. EA-631) was certified by the City and a Statement of Overriding Considerations was adopted at the time of approval of the original 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. 2658; and (3) discuss and take any other action related to this item.

3. Environmental Assessment No. EA-835 and AUP No. 09-03
To allow the sale of beer and wine for on-site consumption (Type 41 ABC License) at a new restaurant (Dolce Cafe).

Address:	**321 Main Street**
Applicant(s):	**George Andrews**
Business Name:	**Dolce Cafe**
Property Owner(s):	**321-323 Main Street LLC**

The proposed project includes an Environmental Assessment and an Administrative Use Permit to allow on-site sale and consumption of beer and wine (Type 41 Alcoholic Beverage Control license) at a new restaurant at 321 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 Holly Avenue to the north, Main Street to the east, Richmond Street to the west, and Grand 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 a proposed 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. 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 Receive and File Administrative Use Permit No. 09-03; 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 June 25, 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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