



AGENDA 07/23/09

PLANNING COMMISSION

Regular Meeting

MEETING DATE:	Thursday, July 23, 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 June 25, 2009, Planning Commission Meeting Minutes.

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

2. **Environmental Assessment No. EA-838 and Administrative Use Permit No. 09-04**
Consideration of an Administrative Use Permit to allow the placement and construction of a maximum of three monument signs exceeding six feet in height within the Gateway Center located at the northeast corner of Sepulveda Boulevard and Grand Avenue.

Address: 300-460 North Sepulveda Boulevard
Applicant: J. H. Snyder Company - Kathleen Arndt
Business Name: Gateway Center
Property Owner: 300 N. Sepulveda Associates, LLC

The applicant requests an Administrative Use Permit allowing placement and construction of the following signs at 300-460 North Sepulveda Boulevard: 1) a monument sign not to exceed 17'-6" in height and located within the landscaped setback area along Sepulveda Boulevard that provides tenant identification; 2) a monument sign not to exceed 20' in height constructed along Sepulveda Boulevard in front of two new retail/restaurant buildings; and 3) a monument sign not to exceed 8'-6" in height located at the southeast entrance to the site along Grand Avenue.

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15311(a), as a Class 11 categorical exemption (on-premise signs).

RECOMMENDED ACTION: Receive and file.

3. **Environmental Assessment No. EA-828 and AUP No. 09-01**
Consideration and possible action to allow the construction of a 740 square-foot outdoor dining area and the sale of beer and wine for on-site consumption (Type 41 ABC License) at an existing Restaurant (Second City Bistro).

Address: 223 Richmond Street
Applicant: Scott Reed
Business Name: Second City Bistro
Property Owner: Star Restaurant Holdings, LLC

The applicant requests the approval of an Administrative Use Permit to construct a new 740 square-foot outdoor dining area to the rear of the restaurant and to allow expansion of the area for on-site sale and consumption of beer and wine (Type 41 Alcoholic Beverage Control license) at an existing 2,492 square-foot restaurant at 223 Richmond Street.

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 740 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: This item will be placed on a future agenda.

F. **Call Items from Consent Calendar**

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

H. **New Business – Public Hearing**

4. **Environmental Assessment No. EA-840, Conditional Use Permit No. CUP 09-04, and Administrative Use Permit No. 09-05**
Consideration and possible action to allow the construction of a 350 square-foot outdoor dining area and the sale of beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control License) at a new restaurant (Rubio’s Mexican Grill).

Address: 400 North Sepulveda Boulevard (Gateway Center)
Applicant: James Comerfield
Business Name: Rubio’s Mexican Grill
Property Owner: 400 North Sepulveda Associates, LLC

The applicant requests a Conditional Use Permit to construct a new 350 square-foot outdoor dining area and an Administrative Use Permit to allow the sale and consumption of alcohol at a new 2,695 square-foot restaurant located within the new commercial development (Gateway Center) at 400 North Sepulveda Boulevard.

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 a new restaurant currently under construction, 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 350 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. 2660; (3) Receive and File Administrative Use Permit No. 09-05; and (4) discuss and take any other action related to this item.

5. **Environmental Assessment No. EA-842 and Administrative Determination No. AD 09-02**

Consideration and possible action to approve an administrative determination regarding floor area ratio and at grade parking within the Smoky Hollow Specific Plan Area

Address: 123 Eucalyptus Drive
Applicant: Stephen Pugh
Property Owner: Stephen Pugh

The proposed project involves an Administrative Determination to confirm that at grade parking within a structure at 123 Eucalyptus Drive, which is located in the Smoky Hollow Specific Plan Area, meets the intent of El Segundo Municipal Code (ESMC) § 15-1-6 (Gross and Net Floor Area). Specifically, the request is for clarification regarding whether enclosed at grade parking is considered floor area under the definitions of gross and net floor area.

RECOMMENDED ACTION: Receive and file.

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 August 13, 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)

