

AGENDA 11/12/09 PLANNING COMMISSION

Regular Meeting

MEETING DATE: Thursday, November 12, 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.

- 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 September 10, 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-849 and Conditional Use Permit CUP No. 09-07

Address: 1661 Franklin Avenue

Applicant(s): Jeff Metcalfe, Clockworks Property Owner(s): Novak Enterprises

The proposed project is a request for approval of a Conditional Use Permit (CUP) to operate two automobile service businesses involving repair and maintenance, one for automobiles and the other business for motorcycles, in an existing, single-story, 17,000 square-foot industrial building at 1661 Franklin Avenue. Additionally, the proposed project includes accessory automobile sales for the automobile repair business for a maximum of three vehicles at one time and a maximum of eight vehicles per month. The project is located in the Medium Manufacturing (MM) Zone within the Smoky Hollow Specific Plan within the block bordered by Grand Avenue to the north, Franklin Avenue and Illinois Street to the south, Sepulveda Boulevard to the east and Kansas Street to the West.

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 proposed project consists of a CUP request to operate two automobile service businesses involving repair and maintenance with accessory automobile sales for the automobile repair business in an existing industrial building in an industrially zoned parcel. No new addition is proposed and

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.

3. <u>Environmental Assessment No. EA-851, Administrative Use Permit No. 09-09, and</u> Off-Site Parking Covenant MISC 09-03

To modify an existing Administrative Use Permit to allow the expansion of an outdoor dining area where beer and wine are sold for on-site consumption (Type 41 Alcoholic Beverage Control License) at an existing restaurant (The Veggie Grill) and to allow an off-site parking covenant for the use of 18 parking spaces on an adjacent parcel.

Address: 720-D Allied Way (Plaza El Segundo) Applicant: The Veggie Grill – Elizabeth Valerio

Business Name: The Veggie Grill Property Owner: PES Partners, LLC

The applicant requests a modification of Environmental Assessment No. EA-780 and Administrative Use Permit No. 07-08 that allows the sale of beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control license) at a restaurant located within the Plaza El Segundo shopping center at 720-D Allied Way in the Commercial Center (C-4) Zone. The modification request includes an expansion of the existing outdoor dining area where alcohol is served. The Administrative Use Permit approval for the existing restaurant and two outdoor dining patios permitted 2,600 square feet in restaurant area and a total of 196 square feet in outdoor dining area. The existing indoor area contains 58 seats and the two existing patios contain 16 seats for a total of 74 seats. The proposed modification will consolidate the two patio areas into one larger 604 square-foot patio with 40 seats located on the north side of the building. The new combined total restaurant area would be 3,047 square feet with 98 seats. An off-site parking covenant is also required to allow the use of 18 off-site parking spaces on an adjacent parcel within the shopping center. These parking spaces are in excess of the total number required for the uses on the adjacent parcel.

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 the expansion of the area where alcohol can be served at an existing restaurant. Specifically, the project involves an addition of 333 square feet of outdoor dining area, which constitutes a minor alteration in the operation of an existing building. 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.

I. Continued Business - Public Hearing

None.

- J. Report from Planning and Building Safety Director or designee
- K. Planning Commissioners' Comments

	L.	Other	Business
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- 4. <u>Annual Work Program Presentation</u>
- 5. <u>Presentation Regarding Possible Municipal Code Amendment For Parking and Loading Standards</u>
- M. Adjournment next meeting scheduled for December 10, 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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