PLANNING COMMISSION
REGULAR MEETING REVISED
A C T I O N R E P O R T

MEETING DATE:	Thursday, September 10, 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 Chairman Wagner

C. Roll Call – present: (4-0), Vice Chair Fellhauer absent

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 August 13, 2009, Planning Commission Meeting Minutes.

ACTION: Approved (4-0).

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. Determination of Consistency of the Proposed Fiscal Year 2009-2010 (FIY2009-2010) Capital Improvement Program ("CIP") with the City of El Segundo General Plan

Applicant: City of El Segundo

The City of El Segundo annually reviews its Capital Improvement Program ("CIP") for the purpose of identifying and prioritizing capital projects to be completed within the planning period. These projects are needed to adequately maintain current facilities, maintain existing infrastructure and provide new infrastructure where needed, implement new technologies for the health and welfare of our citizens, and prepare for major disasters.

This annual review of the CIP is mandated by the State of California. Government Code § 65103(c) requires each Planning Agency to conduct an annual review of the City's CIP for consistency with the General Plan. Additionally, Government Code § 65401 requires that cities prepare a coordinated program of proposed public works projects and that they be reviewed by the city planning agency for conformity with the City's General Plan.

The planning agency in the City of El Segundo is the Planning Commission.

ACTION: Commissioner Fuentes recused herself from participating in Agenda Item H-2 for potential conflict of interest reasons and left the Council Chambers. Planning Commission adopted Resolution No. 2664. (3-0)

Commissioner Fuentes returned to the dais in the Council Chambers.

3. Environmental Assessment No. EA-828 and AUP No. 09-01

To allow the expansion of alcohol sales on a new 750 square-foot outdoor dining area at the rear of the building and a new 100 square-foot sidewalk dining area in front of the building in the public right-of-way for 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(s): **Scott Reed**
Business Name: **Second City Bistro**
Owner(s): **Star Restaurant Holdings LLC**

The applicant requests the approval of an Administrative Use Permit to expand the area for the sale and consumption of beer and wine (Type 41 Alcoholic Beverage Control license) at an existing restaurant at 223 Richmond Street. The request includes the approval of a new 100 square-foot outdoor dining area that encroaches 4 feet into the public right-of-way adjacent to an existing 250 square-foot covered outdoor dining area in the front side of the building, and a new 750 square-foot outdoor dining area to the rear of the restaurant. A six-foot wide sidewalk will remain for pedestrian passage adjacent to the outdoor dining area. The project site is located in the Richmond Street District (RSD) within the Downtown Specific Plan (DSP) Zone.

The existing restaurant is approximately 2,238 square feet in total indoor area and contains a covered outdoor dining area that is 250 square feet located fully on private property in the front side of the building. A total of 56 seats are located within the interior of the restaurant and 16 seats are located in the covered outdoor dining area in the front side of the building. The outdoor dining area expansion in front of the building will add 6 seats and will encroach 4 feet into the public right-of-way. The new 750 square-foot outdoor dining area to the rear contains 12 tables and 48 seats. The new proposed combined total area for the restaurant is 3,338 square feet and contains 126 seats.

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 850 square feet of outdoor dining area. 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. There is adequate sidewalk width for pedestrian passage adjacent to the outdoor dining area located in the public right-of-way.

ACTION: Receive and File. (3-1)

4. Environmental Assessment No. 844, Specific Plan No. 09-02 and Conditional Use Permit No. 09-05

Address: **101 Continental Boulevard**
Applicant: **JF El Segundo Owner, LLC**
Property Owners: **JF El Segundo Owner, LLC**

Project Description

On September 25, 2008, the El Segundo Planning Commission approved Environmental Assessment No. EA-773 and Conditional Use Permit No. 07-07 to allow construction of a six-story, 61,104 square-foot hotel on a 1.75 acre site located at 101 Continental Boulevard. The hotel (Aloft Hotel) was approved for at total of 167 rooms at a maximum FAR of 0.80.

The applicant now seeks modification of the original approval which involves an amendment to the Environmental Assessment for a Mitigated Negative Declaration, an amendment to the Conditional Use Permit, and a proposed Specific Plan to allow a maximum floor area ratio (FAR) of 0.92 to accommodate a change in brand from Aloft to Cambria Suites. The property is zoned Corporate Office (CO) Zone. The maximum FAR permitted in the Corporate Office (CO) Zone is 0.8. The proposed Cambria Suites Hotel is a six-story, 71,005 square-foot hotel with 152 rooms. The proposed Specific Plan proposes requirements for a LEED certified building and the incorporation of public art to be located on site.

This matter is being presented to the Planning Commission which will make a recommendation to the City Council regarding whether an application for the proposed amendment should be processed by the City. If an application were processed, it would (at a minimum) require an Amended Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA). This is an informational item only. If the City Council takes no action regarding this matter, the City would process an application in accordance with applicable law. Should the City Council deny the proposal, no additional CEQA review is required.

ACTION: Receive and File. (4-0)

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

Director Carpenter stated that the September 24, 2009 meeting would be cancelled.

K. Planning Commissioners' Comments

None.

L. Other Business

None.

M. Adjournment: 8:10 p.m.– Next regular meeting scheduled for September 24, 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)

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