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

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| **MEETING DATE:** | Thursday, January 14, 2010 |
| **MEETING TIME:** | 7:00 p.m. |
| **MEETING PLACE:** | City Council Chambers, City Hall<br>350 Main Street<br>El Segundo, California 90245-0989 |
| **VIDEO:** | El Segundo Cable Channel 3 (Live).<br>Replayed on Friday following Thursday's Meeting<br>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 Chair Wagner

**C. Roll Call –** present: Wagner, Fellhauer, Baldino, Fuentes, 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 December 10, 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. 852, General Plan Amendment No. GPA 09-01, and Zone Change No. ZC 09-01**

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| **Address:** | **1916 East Imperial Highway** |
| **Applicant:** | **City of El Segundo** |
| **Property Owner:** | **SATCO Inc.** |

**Project Summary**

The proposed City initiated project would change the general plan designation and the zoning of the property located at 1916 East Imperial Highway, generally bounded by Selby Street to the east and Imperial Highway to the north. The re-zoning request is to change the property from the General Commercial (C3) Zone to the Corporate Office (CO) Zone. The General Plan Amendment request is a re-designation of the project site from General Commercial to Corporate Office. The proposed zone change to the Corporate Office (CO) Zone would reduce the maximum allowable floor area on the project site from a floor area ratio (FAR) of 1.0 to 0.8. The 55,003 square-foot project site is currently developed with a

27,918 square-foot industrial building. No physical changes to the project site are proposed as part of this application. SATCO intends to continue its air cargo container repair facility operations at the site with no change in operation.

**Negative Declaration**

An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on December 3, 2009 and ends on January 4, 2010.

**ACTION:** Planning Commission adopted revised Resolution No. 2667. Approved (5-0).

**3. Environmental Assessment No. EA-855**
**Appeal of the Planning and Building Safety Director's Determination to Deny a Request for Plan Check Extension for Project B1416-06 and to Require the Project to Comply with El Segundo Municipal Code ("ESMC") Title 13 (Building Regulations) and Title 15 (Zoning Regulations)**

**Address:** **624 West Mariposa Avenue**
**Appellant:** **Mr. Shaun Cooley**
**Property Owner:** **Mr. Shaun Cooley**

The Planning and Building Safety Department received an appeal of a determination by the Planning and Building Safety Director to deny a request for plan check extension for Project No. B1416-06 and decision that the appellant comply with the requirements of ESMC Title 13 and the 2007 California Building Code. The appellant's appeal, if granted, would the appellant to file plans for a new single-family residential building that cannot exceed a maximum of 40 percent lot coverage and a maximum of 8,712 square feet, including a garage. If the appeal is granted, the appellant would be allowed to comply with the R-1 regulations existing before the City Council adopted Ordinance No. 1401 on October 3, 2006. If the Director's determination is upheld, the applicant would be required to comply with the current ESMC Building and Zoning regulations (implemented by Ordinance No. 1401 on October 3, 2006) which would allow a new single-family residential building that cannot exceed a floor area ratio of 53 percent and a maximum of approximately 5,770 square feet, not including a garage and basement. The proposed single-family residence would be located on a 10,890 square-foot lot zoned Single-Family Residential (R-1). The property is located on the block bounded by Mariposa Avenue on the north, Pine Street on the south, Hillcrest Street on the west, and Loma Vista Street on the east.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction of Small Structures). The project includes new construction of a single-family residence on a parcel zoned for single-family residential uses. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. 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. Further, the site has no value as habitat for endangered, rare, or threatened species.

**ACTION:** The Planning Commission opened the public hearing, and continued the item to the February 25, 2010 meeting. (5-0)

## I. Continued Business - Public Hearing

None.

## J. Report from Planning and Building Safety Director or designee

Planning Manager Kimberly Christensen stated that the January 28, 2010 meeting would be cancelled and that there will be items for February 25, 2010 with a possibility of a February 11, 2010 meeting.

## K. Planning Commissioners' Comments

Chair Wagner wished everyone a Happy New Year.

## L. Other Business

None.

## M. Adjournment: 7:12 p.m.– Next regular meeting scheduled for January 28, 2010, 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.

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**POSTED:** _____ _____

(Signature) (Date/Time)

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