



PLANNING COMMISSION REGULAR MEETING *ACTION REPORT*

MEETING DATE:	Thursday, February 11, 2010
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 Commissioner Newman
- 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 January 14, 2010, 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. **Determination of Consistency of the Vacation of a Portion of Sewer Right-of-Way Associated with the Boeing Selby Project with the City of El Segundo General Plan**

Address: 950 North Sepulveda Boulevard
Applicant: City of El Segundo
Business Name: The Boeing Company
Property Owner: The Boeing Company

The City of El Segundo Public Works Department is requesting that the Planning Commission review the proposed disposition of certain real property for the Boeing Selby Project; and make the finding that the vacation of a portion of a City of El Segundo sewer right-of-way is consistent with the adopted 1992 General Plan, as amended. The Boeing Selby Block Project involves the extensive renovations to four existing buildings and a three-story 40,971 square addition linking the four existing buildings that will conflict with a 24 linear foot portion of an existing 10-foot wide City of El Segundo sewer easement located on the Project Site that services the existing buildings.

Government Code § 65402 requires that before a City can vacate land that is used for a public purpose, the Planning Commission must make a finding that the disposition conforms to the City's General Plan.

ACTION: Adopted Resolution No. 2670. Approved (5-0).

3. **Environmental Assessment No. EA-854, Administrative Use Permit No. 09-10, and Off-Site Parking Covenant MISC 10-01**

To allow the sale of beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control License) at a new restaurant (California Fish Grill) and to allow an off-site parking covenant for the use of 36 parking spaces on a neighboring parcel.

Address: 730 Allied Way, Suite H (Plaza El Segundo)
Applicant: California Fish Grill, Inc. c/o Victor Topete
Business Name: California Fish Grill
Property Owner: PES Partners, LLC c/o Daniel Crosser

The applicant requests an Administrative Use Permit to allow 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 730-H Allied Way in the Commercial Center (C-4) Zone. The new restaurant is approximately 2,668 square feet in indoor area containing 75 seats and the outdoor patio area is approximately 696 square feet and contains 50 seats. The combined total restaurant area is 3,364 square feet with 125 seats. An off-site parking covenant is also required to allow the use of 36 off-site parking spaces on a neighboring parcel within the shopping center. These parking spaces are in excess of the total number required for the uses on the neighboring 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 involves an alcohol license for onsite sale and consumption of beer and wine at a new restaurant and outdoor patio. The restaurant space, which is currently vacant, was originally intended for commercial retail use, but will be remodeled to accommodate the restaurant use. The remodel will include the construction of a small outdoor dining patio to operate in conjunction with the new restaurant. 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.

ACTION: Received and Filed Administrative Use Permit No. 09-10 and approved Off-Street Parking Covenant MISC 10-01. Approved (5-0).

4. **Environmental Assessment No. EA-856, Conditional Use Permit No. CUP 09-08, and Administrative Use Permit No. 09-11**

To allow the construction of a 600 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 (Malibu Fish Grill).

Address: 400 North Sepulveda Boulevard (Gateway Center)
Applicant: Malibu Fish Grill 4 c/o Vasili Hatziris
Business Name: Malibu Fish Grill
Property Owner: 400 North Sepulveda Associates, LLC

The applicant requests a Conditional Use Permit to construct a new 600 square-foot outdoor dining area and an Administrative Use Permit to allow the sale and consumption of alcohol at a new restaurant located within the new commercial development (Gateway Center) at 400 North Sepulveda Boulevard. The property is in the Corporate Office (CO) Zone. The new restaurant is approximately 1,398 square feet in indoor area containing 32 seats and the new 600 square-foot outdoor patio area contains 28 seats. The combined total restaurant area is 1,998 square feet with 60 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 a new restaurant to be located in a currently vacant commercial space and installation of a three-foot tall fence to enclose a proposed 600 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.

ACTION: Adopted Resolution No. 2669 and Received and Filed Administrative Use Permit No. 09-11. Approved (5-0).

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

Planning and Building Safety Director Carpenter stated that two items will be scheduled for the February 25, 2010 Planning Commission meeting.

K. Planning Commissioners' Comments

Commissioner Newman welcomed the two new restaurants to El Segundo and congratulated the new board members that received awards by the El Segundo Chamber.

L. Other Business

None.

M. Adjournment: 7:19 p.m.– Next regular meeting scheduled for February 25, 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.

POSTED: _____

(Signature)

(Date/Time)