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

MEETING DATE:	Thursday, February 25, 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 Fuentes

C. Roll Call – present: (3-0), Vice Chair Fellhauer and Commissioner Baldino 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 February 11, 2010, Planning Commission Meeting Minutes.

ACTION: Approved (3-0).

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 for the conveyance of surplus City-owned property, the former location of El Segundo Fire Station #2, with the City's General Plan.

Address: **City owned parcel located at 2161 East El Segundo Boulevard**
Applicant: **City of El Segundo**
Property Owner: **City of El Segundo**

The City of El Segundo is requesting that the Planning Commission review the proposed disposition of real property and find that the conveyance of the City's former Fire Station No. 2 property is consistent with the El Segundo General Plan.

Government Code § 65402 requires that before a City can dispose of 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. 2671. Approved (3-0).

Assistant City Attorney Karl Berger recused himself from participating in Agenda Item I-3 for potential conflict of interest reasons and left the dais. Attorney Gregg Kovacevich joined the meeting to substitute for Assistant City Attorney Karl Berger regarding Agenda Item I-3.

I. Continued Business - Public Hearing

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. If the Director's decision is overturned, 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. This would permit the appellant to seek a building permit for a single-family residential building that cannot exceed a maximum 40 percent lot coverage and 8,712 square feet, not including a garage and basement. If the Director's determination is upheld, the appellant would be required to comply with current ESMC building and zoning regulations (implemented by Ordinance No. 1401 on October 3, 2006) which would allow the appellant to seek a building permit for 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 affected 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.

ACTION: The Planning Commission granted the appeal and overturned the Planning and Building Safety Director's determination with conditions, and directed staff to prepare a revised Resolution to be brought back at the Commission's next meeting on March 11, 2010 for consideration of adoption. Approved (3-0)

Attorney Gregg Kovacevich left the dais and Assistant City Attorney Karl Berger returned to the dais.

J. Report from Planning and Building Safety Director or designee

Planning and Building Safety Director Carpenter stated that two items are tentatively scheduled for a Special Planning Commission Meeting to be held on March 18, 2010.

K. Planning Commissioners' Comments

None.

L. Other Business

None.

M. Adjournment: 8:37 p.m.– Next regular meeting scheduled for March 11, 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)

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