



PLANNING COMMISSION MEETING *ACTION REPORT*

MEETING DATE:	Thursday, April 8, 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: Wagner, Newman, Baldino and Fuentes – absent: Fellhauer
- 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.*

None.

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 March 11, 2010, Planning Commission Meeting Minutes.

ACTION: Approved (4-0).

- 2. Consideration and possible other action regarding approval of the March 18, 2010, 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.

I. **New Business – Public Hearing**

- 3. **Environmental Assessment No. EA-858, Administrative Determination No. 10-01; Conditional Use Permit No. CUP 10-01, and Off-site Parking Covenant No. 10-01**
To allow a car rental agency office and rental car storage as a conditionally permitted use at an existing 26,120 square-foot, mixed-use development, and to allow off-site parking for 15 rental vehicles.

Address: 310 East Grand Avenue, Suite 103; 1605 East Grand Avenue
Applicant: Permit Place c/o Marissa Christiansen
Business Name: Enterprise Rent-a-car
Property Owners: Grand Park Plaza, LLC; Kizirian Family Trust

The Planning and Building Safety Department requests that the Planning Commission confirm the Director's findings regarding an Administrative Determination to allow a car rental agency office and the storage of rental car vehicles, with no car washing or car repair, as a conditionally permitted use in the Neighborhood Commercial (C-2) Zone. The proposed project includes an Environmental Assessment and a Conditional Use Permit to allow a 1,244 square-foot car rental agency office and the use of 13 on-site parking spaces at an existing 26,120 square-foot, mixed-use development (Grand Park Plaza) that contains 13 commercial tenant spaces and 9 apartment units. The project site is located at 310 East Grand Avenue near the southwest corner of Grand Avenue and Arena Street in the Neighborhood Commercial (C-2) Zone. Additionally, the proposed project would allow a maximum fleet of 25 rental vehicles with a parking covenant for off-site parking for 15 of those rental vehicles at 1605 East Grand Avenue. The proposed off-site parking is located in an existing two-story parking structure located at an existing automobile repair business (Jim and Jack's Collision Center) on the northwest corner of Grand Avenue and Illinois Street in the Medium Manufacturing (MM) Zone. The 15 off-site parking spaces are not required parking for the automobile repair business. The proposed hours of operation for the car rental agency office are Monday through Friday from 8:00 a.m. to 6:00 p.m. and on Saturday from 9:00 a.m. to 1:00 p.m.

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 results in a minor alteration in the operation of an existing commercial building involving no significant expansion of the existing use. 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: Affirmed the Director's Administrative Determination No. AD 10-01, approved Off-Street Parking Covenant No. 10-01, and adopted revised Resolution No. 2673. Approved (4-0).

J. Continued Business - Public Hearing

None.

K. Report from Planning and Building Safety Director or designee

Planning and Building Safety Director Carpenter indicated that the City Council approved the Cambria Suites Hotel project. He also informed the Commission that the April 22, 2010 meeting was cancelled and the next meeting would be on May 13, 2010.

L. Planning Commissioners' Comments

Commissioner Newman welcomed Enterprise Rent-a-car to El Segundo.

M. Other Business

None.

N. Adjournment: 7:13 p.m.– Next regular meeting scheduled for May 13, 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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