AGENDA 07/22/10
PLANNING COMMISSION
Regular Meeting

MEETING DATE:	Thursday, July 22, 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. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. 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

B. Pledge of Allegiance

C. Roll Call

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 June 10, 2010, Planning Commission Meeting Minutes.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to approve the Minutes.

F. Call Items from Consent Calendar

G. Written Communications (other than what is included in Agenda packets)

H. New Business – Public Hearing

2. Environmental Assessment No. EA-867 and Administrative Use Permit No. 10-03
To allow the sale of beer and wine for off-site consumption (Type 20 ABC License) at an existing gas station that includes a market (Union 76).

Address:	**601 North Sepulveda Blvd.**
Applicant:	**Veronica Becerra**
Business Name:	**Union 76 Gas Station**
Property Owner:	**Airport Five Star, Inc.**

The applicant requests an Administrative Use Permit to allow the sale of beer and wine for off-site consumption (Type 20 Alcoholic Beverage Control license) at an existing automobile service station that includes a market at 601 North Sepulveda Boulevard. The project site is located in the General Commercial (C-3) Zone on the block bounded to the south by East Mariposa Avenue and to the north by East Palm Avenue.

Currently, the site is developed with an automobile service station that includes 3 pump islands and a 1,700 square-foot building that contains an auto repair business and a 503 square-foot convenience market. The project involves the removal of the three existing auto repair service bays and the expansion of the existing market to 1,463 square feet. The remaining 237 square feet will be used for an office and storage. The remodeling of the existing building includes both exterior façade improvements and interior changes to the market with approximately 13 square feet of refrigeration space used for alcohol sales.

No

floor area expansion is proposed and no changes to the pump islands are proposed. Seven parking spaces are currently provided on the property including one accessible parking space that will remain. A minimum of 6 parking spaces are required for the proposed uses.

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). The project includes an alcohol license for an existing market which results in a minor alteration in the operation of an existing building involving no 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. Moreover, there is no new construction proposed for this project. There are adequate utilities and public services to serve the project.

RECOMMENDED ACTION: Receive and file the decision of the Director of Planning and Building Safety to approve the application.

3. Environmental Assessment No. EA-807 and Subdivision No. 08-09
Address: 710 Sycamore Avenue
Applicant(s): Craig Maples, CAM Construction
Property Owner(s): George Renfro III, Successor Trustee of the Neva C. Renfro 1995 Trust

The Planning Division received an application for Vesting Tentative Map No. 71261 to subdivide one 40,200 square-foot lot into six 6,704 square-foot single-family residential parcels. The existing lot is a through lot fronting on both the 700 block of Sycamore Avenue and the 700 block of Maple Avenue at the intersection of Yucca Street. The project is located in the Single-Family Residential (R-1) Zone within the block bordered by Hillcrest Street to the east and the City boundary to the west.

The proposed project is categorically exempt from additional California Environmental Quality Act (CEQA) analysis pursuant to CEQA Guidelines § 15332 which identifies the project as a Class 32 infill development. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Further, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

RECOMMENDED ACTION: That the Planning Commission (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2678; and (3) discuss and take any other action related to this item.

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for August 12, 2010, 7:00 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday and alternating Fridays, between 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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