



AGENDA 08/26/10

PLANNING COMMISSION

Regular Meeting

MEETING DATE:	Thursday, August 26, 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 August 12, 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-883, Conditional Use Permit No. CUP 10-10, and Administrative Use Permit No. 10-07**

To allow the construction of a 725 square-foot outdoor dining area and to allow the sale of beer, wine and distilled spirits for on-site consumption (Type 47 Alcoholic Beverage Control License) at an existing 16-screen theater complex

Address: 831 South Nash Street (Pacific Theatres)
Applicant: Art Rodrigues and Associates
Business Name: Beach Cities ArcLight Theater
Property Owner: Continental Rosecrans Nash, LLC

The applicant requests a Conditional Use Permit to construct a new 725 square-foot outdoor dining area and an Administrative Use Permit to allow the sale and consumption of beer, wine, and distilled spirits at 831 South Nash Street. The property is in the Urban Mixed Use South (MU-S) Zone. The site contains office, retail, restaurant, and movie theater uses.

The applicant is remodeling the existing 65,000 square-foot building that contains a 16-screen theater complex. A new café is proposed with 63 seats, including 35 interior seats and 28 seats in the outdoor patio adjacent to the building. The total seating area will be 1,485 square feet in size (760 square feet interior and 725 square feet outdoors). The café will serve beer, wine, and distilled spirits for consumption on site.

In addition to the proposed café, the project includes a new lounge area/bar in the building interior directly adjacent to Auditorium No. 7. The lounge area is 305 square feet in size and has four fixed seats at a bar. The lounge will serve alcohol to theater patrons for consumption within the lounge and the adjacent auditorium. The auditorium is 1,922 square feet and contains 93 fixed 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 cafe, which results in a minor alteration in the operation of an existing building and a minor expansion of the existing use with the addition of a 725 square-foot outdoor dining area. 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.

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. 2682; (3) Receive and File Administrative Use Permit No. 09-11; and/or (4) discuss and take any other action related to this item.

3. Determination of Consistency of the Proposed Fiscal Year 2010-2011 (FIY2010-2011) Capital Improvement Program (“CIP”) with the City of El Segundo General Plan

Applicant: City of El Segundo

The City of El Segundo annually reviews its Capital Improvement Program (“CIP”) for the purpose of identifying and prioritizing capital projects to be completed within the planning period. This annual review of the CIP is required by Government Code § 65103(c) which requires each Planning Agency to conduct an annual review of the City’s CIP for consistency with the General Plan. Additionally, Government Code § 65401 requires that cities prepare a coordinated program of proposed public works projects and that they be reviewed by the city planning agency for conformity with the City’s General Plan. The planning agency in the City of El Segundo is the Planning Commission.

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. 2681; and/or (3) discuss and take any other action related to this item.

I. Continued Business - Public Hearing

4. Environmental Assessment No. 884 and Zoning Text Amendment 10-05 Zone Text Amendment to amend Title 15 of the El Segundo Municipal Code and establish a chapter regulating assembly hall uses.

Address: Citywide
Applicant: City of El Segundo
Property Owners: Various

The proposed project is an Environmental Assessment and a Zone Text Amendment to establish land use regulations for using facilities designed to accommodate assemblies of people. The proposed zone text amendment is exempt from review under the California

and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "State CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing zoning code and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required thereof. The proposed Ordinance is an action that does not have the potential to cause significant effects on the environment. In addition, any environmental impacts associated with this ordinance are adequately addressed in the General Plan FEIR. Accordingly, this ordinance is consistent with the General Plan FEIR and is exempt from further environmental review requirements under the California Environmental Quality Act. Furthermore, this ordinance constitutes a component of the El Segundo Municipal Code which the Planning Commission determined to be consistent with the FEIR for the City of El Segundo General Plan on December 1, 1992. Accordingly, no further environmental review is required pursuant to 14 Cal. Code Regs. § 15168(c)(2).

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. 2679; and/or (3) discuss and take any other action related to this item.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for September 9, 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)