



PLANNING COMMISSION MEETING *ACTION REPORT*

MEETING DATE:	Thursday, December 9, 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 Chairman Wagner
- C. **Roll Call** – present: (4-0), Commissioner Barbee 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.*

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 November 18, 2010, Special Planning Commission Meeting Minutes.

ACTION: Approved (3-0) Wagner abstained.

- 2. **Environmental Assessment No. EA-896 and Administrative Use Permit No. 10-10**

Address: 2250 Park Place and 2231 Rosecrans Avenue
Applicant: Spectrum Athletic Club c/o Steve Krum
Property Owner: Continental 2250 Park Place Corporation

The applicant is requesting an Administrative Use Permit to construct two internally illuminated monument signs greater than six feet tall for the Spectrum Athletic Club at 2220 Park Place. The applicant is proposing a 19'-6" tall monument sign at 2231 Rosecrans Avenue and a 12'-10" tall monument sign at 2250 Park Place in the Urban Mixed-Use South (MU-S) Zone. Each monument sign face will not exceed the maximum permitted area of 150 square feet. The site is surrounded by a hotel, commercial retail, office and restaurant uses.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption 15311 (Class 11 – On-premise signs).

ACTION: Receive and File. Approved (4-0).

F. Call Items from Consent Calendar

None.

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

The following revised items were provided:

1. Administrative Use Permit Approval letter dated December 2, 2010. H-4.
2. Staff Report. H-4

H. New Business – Public Hearing

3. Environmental Assessment No. EA-864 and Administrative Use Permit No. 10-01

Address: 780 South Sepulveda Boulevard, Suite B
Applicant(s): Sammy’s Wood Fired Pizza – Anthony Kulick
Property Owner: PES Partners, LLC

The proposed project involves the conversion of an existing 3,360 square-foot retail space into a new full service restaurant, including alcohol service, and the addition of a 920 square-foot outdoor dining patio. The applicant’s request is for an Environmental Assessment for the project and an Administrative Use Permit to sell beer and wine for on-site consumption (Type 41 Alcoholic Beverage Control license). The project site is located in the Commercial Center (C-4) Zone in the Plaza El Segundo shopping center at the northeast corner of Rosecrans Avenue and Sepulveda Boulevard.

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 a new restaurant in an existing building 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, 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.

ACTION: Receive and File Administrative Use Permit No. 10-01. Approved (4-0).

4. Environmental Assessment No. 894 and Administrative Use Permit No. 10-09

Address: 330 N. Sepulveda Blvd.
Applicant: Robert M. Silverman of Walgreens Co.
Property Owner: Force El Segundo, LLC

The applicant is requesting an Administrative Use Permit to allow the on-site sale and off-site consumption of beer and wine at an existing Walgreens store. The proposed hours to sell beer and wine are daily between 6 a.m. and 2 a.m. The proposed project is located at 330 North Sepulveda Boulevard in the General Commercial (C-3) Zone. The property is located on the block bounded by Indiana Street on the west, Sepulveda Boulevard on the east, Holly Avenue on the north, and Grand Avenue on the south.

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 retail store 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, 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.

ACTION: Receive and File Administrative Use Permit No. 10-09 as amended. Approved (4-0).

5. **Environmental Assessment No. 881, Specific Plan Amendment No. SPA 10-01, and Zone Text Amendment No. ZTA 10-04**

Address: Smoky Hollow Specific Plan
Applicant: Matt Crabbs
Property Owner: Various owners

Project Summary

The proposed project consists of a Specific Plan Amendment to the Smoky Hollow Specific Plan Land Use Plan and a Zone Text Amendment (ZTA) to the permitted uses in the Small Business (SB) and Medium Manufacturing (MM) Zones. The proposed amendments would allow art studios and a wider range of office uses in the Smoky Hollow Specific Plan area.

Negative Declaration

An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines § 15070. The public review and comment period for the Negative Declaration began on November 5, 2010 and ends on December 6, 2010.

ACTION: Planning Commission adopted Resolution No. 2684. Approved (4-0).

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

Director Carpenter thanked the Commission and wished everyone a Merry Christmas.

K. Planning Commissioners' Comments

Commissioner Newman wished everyone a Merry Christmas and stated that the El Segundo Christmas parade is on December 12, 2010.
Commissioner Fellhauer thanked staff for all their hard work.
Chair Wagner stated that beginning December 16th the El Segundo Kiwanis Club will host the Santa Sleigh.

L. Other Business

None.

M. Adjournment: 7:40 p.m. – Next meeting scheduled for January 13, 2011, 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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