



# PLANNING COMMISSION MEETING *ACTION REPORT*

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<b>MEETING DATE:</b>	Thursday, April 28, 2011
<b>MEETING TIME:</b>	5:30 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	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** – 5:30 p.m.
- B. **Pledge of Allegiance** – led by Chair Wagner
- C. **Roll Call** – present: Wagner, Fellhauer, Baldino, Barbee, and Newman
- 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 24, 2011, Planning Commission Meeting Minutes.

**ACTION:** Approved (5-0).

**F. Call Items from Consent Calendar**

None.

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

Agenda Item H-3: Revised Decision letter.

**H. New Business – Public Hearing**

- 2. **Environmental Assessment No. EA-906, Conditional Use Permit CUP No. 11-01, and Administrative Use Permit AUP No. 11-01**

**Address:** 750 Nash St.  
**Applicant:** Michael Gallen  
**Property Owner:** TPG – El Segundo Partners, LLC

The Planning Division received an application for Environmental Assessment No. EA-906, Conditional Use Permit CUP No. 11-01, and Administrative Use Permit AUP No. 11-01 for alcohol service in a new hotel (Hyatt Place) and outdoor dining areas associated with the hotel/restaurant. The proposed project involves alcohol service within the following areas of the hotel: bar/café with associated indoor dining areas, lobby/lounge, sun room, terrace room, meeting room and main patio area. The total outdoor main patio area is approximately 1,200 square feet. Outdoor dining requires approval of a CUP application and the on-site sale of alcohol requires the approval of an AUP. The project site is located

in the Corporate Campus Specific Plan on the block bounded by Maple Avenue to the north, Campus Drive to the south, Campus Square west to the east, and Nash Street to the west.

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 Administrative Use Permit to allow the sale of beer and wine at a proposed restaurant and a Conditional Use Permit for outdoor dining. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Only minor exterior changes to the previously approved hotel are proposed. 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:** Planning Commission adopted Resolution No. 2693 and Received and Filed Administrative Use Permit No. 11-01. Approved (5-0).

3. **Environmental Assessment No. EA-909 and Administrative Use Permit AUP No. 11-03**

**Address:** 2130 E. Mariposa Ave.  
**Applicant:** Trillium Consulting, Inc.  
**Property Owner:** United States Postal Service

The Planning Division received an application for Environmental Assessment No. EA-909 and Administrative Use Permit No. 11-03 to allow the construction and operation of a Minor Wireless Communications Facility (“WCF”) at the postal office located at 2130 E. Mariposa Avenue. The Minor WCF is proposed to be a facility for T-Mobile. The proposed project would involve the installation, operation, and maintenance of a WCF consisting of 12 panel antennas, one GPS antenna and 5 ground-mounted equipment cabinets. The antennas would be placed within a new 14’1” rooftop enclosure made out of fiberglass painted and textured to match the post office building. The proposed 13.5 feet by 21 feet ground-mounted enclosure will be screened by an 8-foot CMU wall. The combined size of the rooftop, and ground lease areas is approximately 639.5 square feet. The project site is located at 2130 East Mariposa Avenue in the Mixed-Use North (MU-N) Zone on the block bounded by Mariposa Avenue to the north, Grand Avenue to the south, Duley Road to the east, and Nash Street to the west.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) 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 administrative use permit to construct a new WCF within the existing developed footprint of a developed parcel. The project consists of the installation of small new equipment at rooftop and ground-mounted locations within a small new screening structure and involves only minor modifications to the exterior of the existing structure. 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:** Planning Commission Received and Filed Administrative Use Permit 11-03. Approved (5-0).

**I. Continued Business - Public Hearing**

None.

**J. Report from Planning and Building Safety Director or designee**

Planning Manager Kimberly Christensen informed the Commission about several items that are scheduled for the May 12<sup>th</sup> and May 26<sup>th</sup> meetings. She stated that the draft EIR for the Aquatics Site Feasibility Study was released for public comment on April 28<sup>th</sup> and that the comment period ends on June 13<sup>th</sup>. She stated that a study session on the Draft EIR is scheduled for May 12<sup>th</sup> to familiarize the Commission with the Aquatics Draft EIR and that the Commission hearing will be scheduled for July 14<sup>th</sup>. She also stated that Planning Staff is providing a presentation regarding the Aquatics Draft EIR to the El Segundo Unified School District Board on May 10, 2011.

**K. Planning Commissioners' Comments**

Commissioner Baldino announced the Ed's Foundation Stroke of Genius Golf Tournament on May 6, 2011.

**L. Other Business**

None.

**M. Adjournment: 5:44 p.m. – Next meeting scheduled for May 12, 2011, 5:30 p.m.**

**NOTE:** The related files are available for public review in the Planning Division, Monday through Thursday 7:00 a.m. to 6:00 p.m. and closed all Fridays. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Thursday of the week prior to the Planning Commission meeting.

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**POSTED:**

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(Signature)

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(Date/Time)