



AGENDA 05/12/11

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, May 12, 2011
MEETING TIME:	5:30 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 April 28, 2011, Planning Commission Meeting Minutes.

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

2. **Environmental Assessment No. EA 918 and Off-site Parking Covenant MISC 11-02**

Address: 2221 Rosecrans Avenue
Applicant: Continental R-D, LLC – Alex J. Rose
Property Owner: Continental R-D, LLC

Project Summary

The proposed project involves three parcels located at 2201, 2221, and 2231 Rosecrans Avenue between South Douglas Street and Continental Way (a private street). All three of these parcels are separate legal lots, but are held under common ownership. The parcel at 2201 Rosecrans Avenue (Parcel 1) is developed with a commercial building approximately 55,509 square feet in floor area. The parcel at 2221 Rosecrans Avenue (Parcel 2) is developed with an office and light industrial building approximately 76,876 square feet in floor area. The parcel at 2231 Rosecrans Avenue (Parcel 3) is developed with a commercial building approximately 7,096 square feet in floor area. Parcel 2 will undergo a substantial remodel to accommodate a new tenant. The remodel will involve both interior and exterior changes resulting in the loss of 11 parking spaces. According to the El Segundo Municipal Code (ESMC) the current parking requirement for Parcel 2 is 169 parking spaces (ESMC §15-15-6(A)), only 48 of which will be provided onsite. The applicant is proposing to provide the additional 121 parking spaces offsite on Parcel 1 and Parcel 3. The subject request for an off-site parking covenant is to provide 44 of the required spaces on Parcel 1 within an existing parking structure and 77 of the spaces on Parcel 3 (a total of 121 spaces). The parking spaces to be provided on Parcels 1 and 3 are not required spaces for the existing uses on those parcels. Pursuant to ESMC § 15-15-3(H) the Planning Commission must review all off-site parking covenants for more than 20 parking spaces.

The subject property is located in the Urban Mixed Use South (MU-S) Zone. The site is located on the block bounded by Park Place to the north, Continental Way to the west, Rosecrans Avenue to the south, and Douglas Street to the east. The site is surrounded by office and light industrial uses to the north and west, and restaurant and retail uses to the south and east.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to Receive and File.

F. Call Items from Consent Calendar

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

H. New Business – Public Hearing

3. Environmental Assessment No. EA-920, Adjustment No. 11-03, and Parking Demand Study No. 11-02

Address: 150 Sierra Street
Applicant: Tim Wynn
Property Owner: Sonic Fuel Studios, LLC

The applicant is requesting an adjustment to allow a reduction from the minimum required off-street parking spaces for a Sound Studio located in the Small Business (SB) Zone. Pursuant to ESMC § 15-15-6(C) the Planning Commission may approve a reduction of the required number of parking spaces in any zone for any use, up to a maximum of twenty (20%), based on the submittal of a Parking Demand Study. The proposed project requires 14 parking spaces for the use and the applicant is requesting a reduction of three (3) parking spaces. The applicant proposes to provide (80%) of the required off-street parking spaces. Four parking spaces are proposed in front of the building, five (5) parking spaces at the rear of the building and two new tandem parking spaces at the rear of the property. The requested adjustment is needed due to a proposed change in the original use of the building.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption 15301 (Class 1 – Existing Facilities), which includes the minor alteration of an existing building, and Categorical Exemption 15311 (Class 11 – Accessory Structures), which includes the design and construction of a small parking lot.

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. 2694; (3); and discuss and take any other action related to this item.

4. Environmental Assessment No. 898, Conditional Use Permit No. CUP 10-13, and Parking Demand Study No. PDS 10-03

Address: 555 North Nash Street
Applicant: LA Ice Venture Co., LLC c/o Brad Sholl
Architect: Joseph Pica
Property Owner: LA Ice Venture Co., LLC

Project Summary

The proposed project consists of amending a previously approved Conditional Use Permit (CUP 98-02 and CUP 98-8) and Parking Demand Study (PDS 98-01 and PDS 98-03) to allow for the enclosure of an existing covered outdoor in-line rink and conversion of the rink into an ice skating surface. In addition to the enclosing of the existing rink area, a 258 square-foot building addition containing a snow melt area and a 500 square-foot equipment room addition are proposed to be added to the western side of the recreational facility building. The proposed net floor area to be added to the existing 135, 170 net square-foot building through the conversion of out-door inline rink area into indoor ice rink is 16,561 square feet. The majority of the proposed ice rink area is already covered by a roof and is mostly contained within existing walls. The proposal would result in a recreational facility building with a total net floor area of 151,731 square feet.

The Toyota Sports Center facility was originally approved as part of the Grand Avenue Corporate Center project, which was a development agreement encompassing all the parcels located on the West side of Nash Street between Mariposa Avenue to the North and Grand Avenue to the south. The California Environmental Quality Act (CEQA) mitigated negative declaration for the Grand Avenue Corporate Center Project was adopted by the City of El Segundo in April of 1998.

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 § 15070. The public review and comment period for the Negative Declaration begins on April 21, 2011 and ends on May 11, 2011.

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. 2696; (3); and 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

Presentation regarding the Aquatics Site Feasibility Study EIR.

M. Adjournment – next meeting scheduled for May 26, 2011, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday between 7:00 a.m. to 6:00 p.m. City Hall is closed every Friday. 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.

POSTED: _____

(Signature)

(Date/Time)

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