



AGENDA 06/23/11

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, June 23, 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 May 26, 2011, Planning Commission Meeting Minutes.

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

2. **Environmental Assessment No. EA-908 and Administrative Use Permit (AUP) No. 11-02**

Address: 2310 East Imperial Avenue
Applicant: MetroPCS Networks California, LLC c/o Jerry Ambrose
Property Owner: Imperial Hornet Developers, LLC

The applicant proposes the collocation of a “Minor Wireless Communication Facility” (“WCF”) for MetroPCS at 2310 East Imperial Highway within the Urban Mixed Use North (MU-N) Zone. The proposed project will consist of four (4) wall-mounted panel antennas, two (2) roof-mounted antennas each completely screened from public view within a solid enclosure. A 330 square-foot ground-mounted equipment enclosure area is proposed on the south side of the building. A Minor WCF requires approval of an Administrative Use Permit pursuant to ESMC § 15-22-3.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction of Small Structures). The project includes new construction of a small accessory structure that houses wireless telecommunications equipment which results in a minor alteration in the operation of an existing structure. The project is not anticipated to have any significant impacts on 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 receive and file Administrative Use Permit No. 11-02; and (3) discuss and take any other action related to this item.

F. Call Items from Consent Calendar

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

None.

H. New Business – Public Hearing

3. Environmental Assessment EA-924 (Modification to Condition of Approval No. 12A for EA-548 as adopted in Council Resolution No. 4241)

Address: Corporate Campus Specific Plan area bounded by Atwood Way, Douglas Street, Mariposa Avenue and Nash Street.
Applicant: OTO Development – Michael Gallen
Property Owner: TPG – El Segundo Partners, LLC.

Project Summary

The proposed project involves a modification to Condition of Approval No. 12A for EA-548 as adopted in City Council Resolution No. 4241, which limits the hours when alcohol can be sold within the Corporate Campus Specific Plan area. The request is to extend the allowable hours for alcoholic beverage sales in hotels by three hours. Condition of Approval No. 12A allows alcohol sales from 10 a.m. to 2 a.m. in the Corporate Campus Specific Plan Area for restaurants, coffee shops, delicatessens, cafes and hotels. The proposed hours for alcohol sales in hotels are from 7 a.m. to 2 a.m. The request does not include modification to the hours of alcohol sales for restaurants, coffee shops, delicatessens, and cafes within the Corporate Campus Specific Plan Area. The Corporate Campus Specific Plan area is a 46.5 acre portion of the City bounded by Atwood Way and the MTA green line to the north, Douglas Street to the East, Mariposa Avenue to the south, and Nash Street and the MTA green line to the west.

Environmental Determination

The City certified a Final Environmental Impact Report (“FEIR”) for this project on January 2, 2002. In accordance with CEQA Guidelines §15168(C)(2), a new environmental document is not required for the proposed DA amendment since the proposed changes would not result in a significant impact to the environment or require new mitigation measures.

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. 2697; (3); and discuss and take any other action related to this item.

4. Environmental Assessment No. EA-901 and Administrative Use Permit No. 10-12

Address: 1 Chapman Way/655 South Douglas Street and a contiguous portion of the Union Pacific Railroad right-of-way
Applicant(s): California Storage Masters – James Streetmaker
Property Owner: H. Kramer & Company – William P. O'Brien

The proposed project is a request to modify the existing Administrative Use Permit (AUP 04-04) for an outdoor recreation vehicle storage facility to allow: a) the storage of vehicles other than recreation vehicles, b) the storage of shipping containers, and c) modifications to the parking layout and landscaping of the property. The project will allow a maximum of 307 storage spaces and 11 visitor parking spaces. The property is located at 1 Chapman Way/655 South Douglas Street and on a contiguous portion of the Union Pacific Railroad right-of-way in the Light Industrial (M-1) Zone. It is surrounded by railroad lines and industrial uses to the north, east, and south, and by vacant land 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 existing facility is used for the storage of recreational vehicles. The proposed modifications will not significantly change or expand the facility's operations. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. The project site is located in an industrial area; the site has no known 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 receive and file Administrative Use Permit No. 10-12; 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 July 14, 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)