



PLANNING COMMISSION MEETING *ACTION REPORT*

MEETING DATE:	Thursday, August 25, 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.

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 Commissioner Barbee
- C. **Roll Call** – present: (4-0), Commission Newman 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 July 14, 2011, Planning Commission Meeting Minutes.

ACTION: Approved (4-0).

2. Consideration and possible other action regarding approval of the July 28, 2011, Planning Commission Meeting Minutes.

ACTION: Approved (4-0).

3. **Environmental Assessment No. EA-925 and Adjustment No. 11-04**

Address: 863 Bungalow Drive
Applicant: Craig Dillon
Property Owner: Nick Lardas

The applicant is requesting an adjustment to construct an elevator attached to an existing single-family residence. The request would allow the lot coverage to be exceeded for reasonable access accommodation by approximately 29 square feet on an existing legal non-conforming single-family residence pursuant to El Segundo Municipal Code (ESMC) §15-24-4(B). The property is currently developed with a two-story single-family residence and surrounded on all four sides by single-family residences within the Single-Family Residential (R-1) Zone.

The 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 1 categorical exemption (Existing Facilities) which involves the construction of an addition to an existing structure (single-family residence) that does not result in an increase of more than 50 percent of the floor area before the addition or the addition of 2,500 square feet, whichever is less.

ACTION: Planning Commission received and filed Adjustment No. 11-04. Approved (4-0).

F. Call Items from Consent Calendar

None.

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

- Agenda Item H-5 Revised Resolution No. 2701.

H. New Business – Public Hearing

4. Determination of Consistency of the Proposed Fiscal Year 2011-2012 (FIY2011-2012) 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. Cities are required by Government Code § 65401 and 65103(c) to 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, including 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. Five projects are proposed for FY 2011-2012 that include conversion of commercial water meters to an Automatic Meter Read (AMR) system, local street rehabilitation and slurry seal of streets, street rehabilitation of El Segundo Boulevard from Whiting Street to Sepulveda Boulevard, and annual curb and sidewalk repair citywide.

ACTION: Planning Commission adopted Resolution No. 2700. Approved (4-0).

5. Environmental Assessment No. EA-922, Conditional Use Permit No. CUP 11-05, Coastal Development Permit CDP No. 11-01, and Variance VAR No. 11-01

Address: 301 Vista Del Mar
Applicant: Pete Shubin, Sequoia Deployment Services, Inc.
Property Owner: Southern California Edison

The Planning Division received an application for Environmental Assessment No. EA-925, Conditional Use Permit CUP No. 11-05, Coastal Development Permit CDP No. 11-01 and Variance VAR No. 11-01 to allow the construction and operation of a Major Wireless Communications Facility (“WCF”) at 301 Vista Del Mar. The Major WCF is proposed to be a facility for T-Mobile. The proposed project would involve the installation, operation, and maintenance of a 50-foot tall WCF monopole consisting of 8 panel antennas, one GPS antenna, and 6 ground-mounted equipment cabinets. The proposed area of the antenna and equipment cabinets is 612 square feet. The equipment cabinet shelter is screened by 8-foot high chain link fence. The Variance request is to allow the equipment cabinets to encroach into the southern side yard by providing 11-foot and one-inch setback and encroach into the southeastern side yard by providing 3-foot and 8-inch setback where 15 feet is required for both side yards. The project site is located at 301 Vista Del Mar in the

Heavy Industrial (M-2) Zone on the block bounded by Grand Avenue to the north, 45th Street to the south (City of Manhattan Beach), Vista del Mar to the east, and the El Segundo Beach and the Pacific Ocean 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 a conditional use permit to construct a new WCF within the existing developed footprint of a developed parcel. The project consists of the construction of a new 50-foot tall monopole and approximately 7-foot tall ground-mounted equipment within a heavily industrialized area surrounded by 145-foot and 149-foot tall Edison electrical transmission lines and related utility structures. 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 adopted Resolution No. 2701. Approved (4-0).

I. Continued Business - Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

Planning and Building Safety Director Greg Carpenter stated that there are three items scheduled for the September 8th meeting. The first item is the final version of the South Bay Bicycle Master Plan that incorporates the Commission community's comments from the meeting when the item was presented to the Commission about one month ago. He stated that the Commission can make a recommendation to Council. Director Carpenter stated that the second request is for a beer and wine license for Schat's Bakery at the Blockbuster site on Grand Avenue. The third item is the City's request to add a new Chapter in the Municipal Code relating to public improvement requirements for dedications and reservations for street widening.

Director Carpenter informed the Commission that the Council certified the Aquatics EIR at their August 16, 2011 meeting and they did not select a site in order to allow flexibility regarding that decision in the future. He also stated that the City has applied for a grant with the State to secure funding for the project and that the City will not know the results of that application until the Fall. He indicated that the grant will only apply to the Urho Sarhi site.

K. Planning Commissioners' Comments

Chair Wagner inquired if the new right-of-way ordinance would also apply to commercial projects.

Director Greg Carpenter indicated that yes it would apply to all development.

L. Other Business

None.

M. Adjournment: 5:55.m. – Next meeting scheduled for September 8, 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.

POSTED:

(Signature)

(Date/Time)

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