PLANNING COMMISSION
MEETING
REVISED *A C T I O N R E P O R T*

MEETING DATE:	Thursday, September 8, 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 Newman

C. Roll Call – present: (3-0), Vice Chair Fellhauer and Commission 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 August 25, 2011, Planning Commission Meeting Minutes.

ACTION: Approved (3-0).

2. Environmental Assessment No. EA-933 and Administrative Use Permit No. 11-08
To allow the sale of beer and wine for on-site consumption (Type 41 ABC License) at a new Bakery Cafe (Schat's Bakery Cafe).

Address:	**131 West Grand Avenue, Suite A**
Applicant(s):	**David Schat c/o Schat's LLC**
Business Name:	**Schat's Bakery Cafe**
Owner(s):	**Doheny Enerprises, LLC/ 612 Twin Holdings, LLC**

The applicant requests the approval for an Administrative Use Permit (AUP) to allow the sale of beer and wine (Type 41 ABC) License at a new bakery and cafe at 131 West Grand Avenue, Suite A. The project site is located in the Grand Avenue District (GAD) within the Downtown Specific Plan (DSP).

The applicant proposes a 199 square-foot outdoor dining area in front of the building that will contain 6 seats and an 893 square-foot interior area that will contain 16 seats. The combined total area of the restaurant is 3,854 square feet. The applicant proposes a combined total of 25 seats and is requesting to operate Monday through Sunday from 7:00 a.m. to 12:00 a.m. No outdoor entertainment is proposed and the sale of alcohol in the two dining areas will be limited to the same hours as the bakery and café.

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 commercial lease space which results in a minor alteration in the operation of an existing building. The project is not anticipated to have any significant

impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

ACTION: Planning Commission received and filed Administrative Use Permit No. 11-08. Approved (3-0).

F. Call Items from Consent Calendar

None.

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

Planning Manager Kimberly Christensen read into the record one item pertaining to Agenda Item H-3 (a email from Casey Beyer supporting South Bay Bicycle Master Plan).

H. New Business – Public Hearing

3. South Bay Bicycle Master Plan (Environmental Assessment No. EA-938)

Address: **Citywide**
Applicant(s): **City Initiated**
Property Owner: **Various**

The City of El Segundo is participating in a regional planning effort to develop and maintain a comprehensive bicycle network and set of programs for the South Bay region. The goal of this effort is to produce a South Bay Bicycle Master Plan (SBBMP) for the seven participating cities. The seven South Bay cities participating in the planning effort are: El Segundo, Gardena, Hermosa Beach, Lawndale, Manhattan Beach, Redondo Beach and Torrance. This effort is coordinated by the South Bay Bicycle Coalition, an advocacy group engaged in improving bicycle infrastructure and developing and facilitating implementation of policies to ensure cycling safety and convenience. Funding for this effort is provided by the Los Angeles County Department of Public Health under its RENEW program (**R**enew **E**nvironments for **N**utrition, **E**xercise and **W**ellness).

Coordination meetings among the seven participating cities and a consultant team (ALTA Planning + Design) began in the Fall of 2010, with the objective of completing the planning process in the Fall of 2011 and starting the implementation phase by 2012.

ACTION: Planning Commission adopted Resolution No. 2702. Approved (3-0).

4. Environmental Assessment No. 717, MISC 11-05
Determination of Consistency of the Vacation of a Water Easement with the City of El Segundo General Plan

Address: **616-620 West Imperial Avenue**
Applicant: **City of El Segundo**
Property Owners: **Olsen – El Segundo 1, LLC**

The proposed project is a request that the Planning Commission review the proposed disposition of real property and find that a City abandonment of a water easement is consistent with the El Segundo General Plan.

The proposed water easement vacation is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it does not constitute a "project" that requires environmental review (see specifically 14 CCR § 21065).

ACTION: Planning Commission adopted Resolution No. 2704. Approved (3-0).

5. Environmental Assessment No. 861 and Zone Text Amendment No. 10-01
Zone Text Amendment to amend Title 15 of the El Segundo Municipal Code (ESMC) to establish a chapter regulating dedication and improvement of public rights-of-way.

Address: **Citywide**
Applicant: **City of El Segundo**
Property Owners: **Various**

The proposed project is an Environmental Assessment and a Zone Text Amendment to add a new Chapter 15-24A to the El Segundo Municipal Code regulating dedication and improvement of public rights-of-way.

The proposed ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and establishes rules and procedures to implement an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Ordinance does not constitute a "project" that requires environmental review (see specifically 14 CCR § 15378(b)(2, 5)).

ACTION: Planning Commission continued the item to the September 22, 2011 meeting.

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 22nd meeting. The first item is to allow on-site sale and consumption of alcohol (Type 58 and 47 ABC License) and outdoor dining at an existing restaurant in the Pacific Corporate Towers. Director Carpenter stated that the second request is for Second City Bistro to allow an increase in the hours of operation and to allow the sale of distilled spirits for on-site consumption (Type 47 ABC License) at an existing restaurant. The third item is a continued City-initiated item for a Zone Text Amendment to amend Title 15 of the El Segundo Municipal Code (ESMC) to establish a chapter regulating dedication and improvement of public rights-of-way.

K. Planning Commissioners' Comments

Commissioner Newman hoped everyone had a good summer and wished them safe return back to school.

L. Other Business

None.

M. Adjournment: 6:17 p.m. – Next meeting scheduled for September 22, 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. City Hall is closed on 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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