



AGENDA 09/22/11

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, September 22, 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 September 08, 2011, Planning Commission Meeting Minutes.

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

- F. **Call Items from Consent Calendar**
- G. **Written Communications (other than what is included in Agenda packets)**

None.

H. **New Business – Public Hearing**

- 2. **Environmental Assessment No. EA-915, Administrative Use Permit AUP No. 11-05 and Conditional Use Permit CUP No. 11-03.** To allow the on-site sale and consumption of alcohol (Type 58 ABC License) and outdoor dining at an existing restaurant in the Pacific Corporate Towers.

Address: 222 North Sepulveda Boulevard
Applicant: Hillary Condren
Property Owner: Pacific Corporate Towers LLC

The Planning Division received an application for Environmental Assessment No. EA-915, Administrative Use Permit No. AUP 11-05 and Conditional Use Permit No. CUP 11-03 for the on-site sale and consumption of alcohol (Type 47 – On Sale General for Bona Fide Public Eating Place and Type 58 – Caterer's Permit) and outdoor dining at an existing ground-level restaurant within an existing 20-story office tower (Pacific Corporate Towers). The C-O (Corporate Office) Zone requires the approval of a CUP for the outdoor dining and approval of an AUP for the on-site sale and consumption of alcohol. The proposed outdoor dining area is approximately 3,986 square feet and will be located adjacent to the existing 2,964 square foot restaurant. Alcohol would be served throughout the outdoor dining area and restaurant. The project site is located at 222 North Sepulveda Boulevard in the Corporate Office (C-O) Zone on the block bounded by Grand Avenue to the north, El

Segundo Boulevard to the south, Continental Boulevard to the east, and Sepulveda Boulevard 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 involves the conversion of an existing outdoor patio into an outdoor dining area. The project includes an Administrative Use Permit to allow the sale of beer and wine at the proposed restaurant and a Conditional Use Permit for outdoor dining. The project is a minor alteration of an 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.

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. 2702; (3) Receive and File the Planning and Building Safety Director's approval of Administrative Use Permit No. 11-03; and/or (4) discuss and take any other action related to this item.

3. Environmental Assessment No. EA-935 and Administrative Use Permit AUP No. 11-09 for the Modification of Environmental Assessment No. EA-828 and Administrative Use Permit No. 09-01. To allow an increase in the hours of operation and to include distilled spirits for on-site consumption (Type 47 ABC License) at an existing restaurant (Second City Bistro).

Address: 223 Richmond Street
Applicant(s): Scott Reed
Business Name: Second City Bistro
Owner(s): Star Restaurant Holdings, LLC

The applicant requests a modification to a discretionary approval to expand the hours of operation and to exchange a "Type 41 ABC" License (beer and wine sales) for a "Type 47 ABC" License that will allow on-site sale of beer, wine and distilled spirits at an existing restaurant located at 223 Richmond Street. The project site is located in the Richmond Street District within the Downtown Specific Plan (DSP) Zone.

The existing restaurant contains a 100 square-foot outdoor dining area in the public right-of-way containing 6 seats; a 287 square-foot covered outdoor dining area in front of the building containing 18 seats; a 920 square-foot interior dining area containing 58 seats; and a 750 square-foot rear outdoor dining area containing 48 seats. The existing building is 2,492 square feet. The existing total area of the restaurant is 3,342 square feet and contains 130 seats.

Currently the hours of operation are limited to 9:00 a.m. to 11:00 p.m. from Monday through Sunday. The applicant requests an expansion of the operating hours from 9:00 a.m. to 1:00 a.m. Monday through Sunday for the indoor dining areas and from 9:00 a.m. to 11:00 p.m. Monday through Sunday for the outdoor dining area to the rear and in the public right-of-way. The sale of alcohol in the two outdoor dining areas will be limited to the same hours as the restaurant.

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 restaurant 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.

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 the Planning and Building Safety Director’s approval of Administrative Use Permit No. 11-09; and (3) discuss and take any other action related to this item.

I. Continued Business - Public Hearing

**4. 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)). Even if the Ordinance were to qualify as a project, it would be categorically exempt as a Class 1 or Class 5 project since, at best, it would constitute a minor alteration of existing public structures involving no expansion of use; or a minor alteration in land use limitations (see 14 CCR §§ 15301; 15305). The City will conduct environmental review of each individual project affected by this Ordinance.

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. 2703; and (3) discuss and take any other action related to this item.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners’ Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for October 13, 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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