

AGENDA 12/08/11 PLANNING COMMISSION Meeting

MEETING DATE: Thursday, December 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. 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 November 10, 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-941 and Administrative Use Permit AUP No. 11-

01

Address: 601 Virginia Street
Applicant: Chaddeh Abboud

The Planning and Building Safety Department received an application to modify an existing approved Administrative Use Permit (EA-832 and AUP No. 08-06) to expand the hours to sell beer, wine and distilled spirits for off-site consumption (Type 21 Alcoholic Beverage Control license) at an existing market (Village Wine and Cigar Shop) at 601 Virginia Street. The proposed new hours of operation to sell alcohol will be daily, 8 AM to 11 PM. The previously approved hours were Monday through Friday, 8 AM to 10 PM and Saturday through Sunday, 8AM to 9 PM. The project site is located in the Multi-Family Residential (R-3) Zone on the block bounded to the south by West Mariposa Avenue and to the north by West Palm Avenue.

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 Administrative Use Permit to allow the sale of alcohol at an existing market. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or

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, receive and file the Planning and Building Safety Director's approval of a modification to Administrative Use Permit AUP No. 11-01; and (3) take such additional, related, action that may be desirable.

3. Environmental Assessment No. EA-943 and Adjustment ADJ No. 11-07

Address: 128 Center Street
Applicant: Brett Drogmund

Property Owner: Brett Drogmund, Propeller Properties

The Planning and Building Safety Department received a request for an adjustment to deviate from the following parking area development standards: 1) allowing an 8-foot wide compact parking space instead of the required minimum width of 8.5 feet; 2) allowing a 24-foot, 4-inch vehicle backup distance that is less than the required minimum 25-foot vehicle backup distance for the parking area at the front of the property; and 3) allowing a minimum drive aisle width in the parking area located behind the building (that takes access off of the alley) that ranges from 11 feet, 8.5 inches to 14 feet, 5.5 inches when 16-feet is required for 60-degree angled parking spaces. The applicant proposes the parking adjustment with an addition of 480 net square feet of floor area to an existing 2,926 square-foot office and warehouse building. The project site is located in the Medium Manufacturing (MM) Zone within the Smoky Hollow Specific Plan on the block bounded by El Segundo Boulevard to the south, Franklin Avenue to the north, Center Street to the west and Nevada Street to the east.

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) and § 15305 as a Class 5 categorical exemption (Minor Land Use Limitations). The project includes the addition of 681 square-foot of floor area to an existing 2,926 square-foot building. The proposed addition to the existing structure will not result in an increase of more than 50 percent of the floor area of the structures before the addition or by more than 2,500 square feet and the addition is less than 10,000 square feet. The project also includes re-striping of a parking lot with minor deviations from the ESMC parking area development standards. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. 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 to adopt Resolution No. 2710; and (3) take such additional, related, action that may be desirable.

I. <u>Continued Business</u> - Public Hearing

None

J. Report from Planning and Building Safety Director or designee

L.	Other Business		
		None.	
М.	Adjournment – next meeting scheduled for December 15, 2011, 5:30 p.m.		
	NOTE:	E: 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.	
POS1	ED:	(Signature)	(Date/Time)

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Planning Commissioners' Comments

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