



AGENDA 12/15/11

PLANNING COMMISSION

Special Meeting

Amended

MEETING DATE:	Thursday, December 15, 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. **Environmental Assessment No. EA-952 and Adjustment No. ADJ 11-09**
Address: 121 West Grand Avenue
Applicant: Linda Haynes, Fresh and Easy Neighborhood Market
Property Owner: 612 Twin Holdings, LLC and Doheny Partners, LLC

The applicant is requesting an adjustment as defined by the El Segundo Municipal Code, to allow six storefront signs that exceed the maximum allowed size for individual storefront signs be placed on the property located at 121 West Grand Avenue within the Grand Avenue District (GAD) of the Downtown Specific Plan (DSP). The request would allow each of the six individual storefront signs to exceed the maximum 30 square feet allowed per sign. The total area of the proposed signs would not exceed the total maximum allowable signage area for the property. The property is currently developed with a parking garage and two commercial buildings.

The 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 Class 11 (Accessory Structures) which involves the installation of new on-premise signs and replacing existing sign copy.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File Adjustment No. 11-09; and (2) 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)**

H. **New Business – Public Hearing**

2. **Environmental Assessment No. EA-934, Administrative Determination No. AD 11-01, and Administrative Use Permit No. AUP 11-12**

Address: 1142 East Grand Avenue
Applicant(s): New Masters Studio, Inc. – Verna Kuykendall
Property Owner: Alexander Lidow

The applicant is requesting an Administrative Determination to allow a filming studio use as an administratively permitted use in the Medium Manufacturing (MM) Zone within the Smoky Hollow Specific Plan and an Administrative Use Permit to allow the conversion of a 19,831 square-foot building at 1142 East Grand Avenue from a manufacturing use with accessory filming to a filming studio as a primary use with accessory manufacturing and storage uses. The subject property is currently developed with a single-story 19,831 gross square-foot building. The building's current use is primarily the construction of sets used in movies and television. Twenty-five percent (25%) of the building area is used for filming sets constructed onsite as an accessory use (4,939.5 square feet). Filming as an accessory use is permitted in the MM Zone pursuant to Environmental Assessment No. EA-829 and Administrative Determination No. AD 09-01, that was approved on March 17, 2009 by the Planning Commission. The application request is to approve a determination that filming studio uses are similar to other permitted and administratively permitted uses in the MM Zone, such as light industrial uses, and to allow the conversion of additional portions of the subject building to a filming use so that the filming use would become the primary use onsite. Construction of movie or television sets would remain an accessory use to the filming use. The conversion of the existing building would not involve any significant physical changes to the interior or exterior of the building. Parking for the existing and proposed uses is provided on an adjacent parcel which is held under common ownership. The subject property is located at the southwest corner of Grand Avenue and Nevada Street. The property is surrounded on all four sides by residential, commercial, and industrial uses.

The 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); § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures); § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations); and §15332 as a Class 32 categorical exemption (In-Fill Development Projects).

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. 2712; (3) Receive and File Administrative Use Permit No. 11-12; and/or (4) discuss and take any other action related to this item.

3. **Environmental Assessment No. EA-948, Administrative Determination No. AD 11-02, and Conditional Use Permit No. CUP 11-10**

Address: 240 Center Street
Applicant(s): Andrew M. Streiber, DVM
Property Owner: Albert and Madeleine Marco

The applicant is requesting an Administrative Determination to allow a veterinary hospital as a conditionally permitted use in the Medium Manufacturing (MM) Zone within the Smoky Hollow Specific Plan and a Conditional Use Permit to allow the conversion of a 3,948 square-foot office into a veterinary hospital for dogs and cats that will include overnight boarding of more than 4 animals. The subject property is currently developed with a 13,733 gross square-foot building that contains two levels. The existing building is divided into two tenant spaces that includes an existing 9,785 square-foot private gym on the first floor and the proposed veterinary hospital on the second floor. The conversion of the existing office use to a veterinary hospital involves modifying the interior of the building to include exam rooms, a surgical room, an x-ray room, a laboratory, a laundry room, and rooms with cages to house the animals receiving care and overnight boarding. The proposed conversion of the existing facility to a veterinary hospital will also include site improvements to the parking lot and landscaping areas.

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. 2711; and (3) discuss and take any other action related to this item.

4. **Environmental Assessment No. EA-953, Conditional Use Permit No. CUP 11-12, Administrative Use Permit No. AD 11-14, and Downtown Design Review MISC No. 11-08**

Address: 139-147 Main Street
Applicant(s): Dave Furano – Rock and Brews
Property Owner: Dave Furano – Garden on Main, LLC

The applicant is requesting: 1) a modification to an Administrative Use Permit for the onsite sale and consumption of alcohol; 2) a modification to a Conditional Use Permit for outdoor entertainment including live bands, dancing, and amplified sound; and 3) Architectural Review for the expansion of the outdoor dining area of a restaurant located at 139-147 Main Street in the Main Street Transitional District (MSTD) of the Downtown Specific Plan (DSP) to allow an expansion of an outdoor dining area for the Rock and Brews restaurant. The existing restaurant is approximately 1,310 square feet and has an outdoor dining area of 2,205 square feet. The applicant is proposing to remodel the interior of the existing building and add 290 square feet. Additionally, the application request includes a 645 square-foot expansion of the outdoor dining area into an adjacent parking lot. The entire 2,850 square-foot outdoor dining area will be remodeled to include a new service area (approximately 316 square feet), a new bar area (approximately 182 square feet), new restrooms (approximately 313 square feet), a small landscaped playground (approximately 117 square feet), and a new canopy that will cover approximately 1,400 square feet of the outdoor dining area. The project also includes grading and reconfiguration of the existing parking lot to provide 33 parking spaces onsite, and payment of in-lieu parking fees for a minimum of 14 additional required parking spaces. The subject property is located at the southwest corner of Franklin Avenue and Main Street. The property is surrounded on all four sides by residential, retail, and restaurant uses.

The 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); § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures); § 15304 as a Class 4 categorical exemption (Minor Alterations to Land); § 15311 as a Class 11 categorical exemption (Accessory Structures); and §15332 as a Class 32 categorical exemption (In-Fill Development Projects).

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. 2713; (3) Receive and File Administrative Use Permit No. 11-14; and/or (4) discuss and take any other action related to this item.

I. Continued Business - Public Hearing

5. 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 water quality. No structural changes inside and outside the building is proposed. 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 continued 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.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for January 12, 2012, 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)

