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

MEETING DATE:	Thursday, December 08, 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 Chair Wagner

C. Roll Call – present: (4-0), 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 November 10, 2011, Planning Commission Meeting Minutes.

ACTION: Approved (4-0).

F. Call Items from Consent Calendar

None.

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 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.

ACTION: The Planning Commission opened the public hearing and continued the item to the December 15, 2010 special meeting. Approved (4-0).

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.

ACTION: Planning Commission adopted Resolution No. 2710. 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 the December 22nd meeting is cancelled and that there will be five items including the continued item for the special meeting on December 15th. Director Carpenter provided a brief description of each of the five items. Director Carpenter also provided an update regarding Council actions at the December 6th meeting. He stated that the Council introduced the ordinance to place mechanical equipment and accessory structures in rear and side yard setbacks. He stated that the Council directed staff to proceed with a set of requests from the Chamber of Commerce regarding the Downtown that include some specific items referred to staff and the Planning Commission. These items include looking into the process for temporary use and special events, and increasing the parking exemption for outdoor dinning up to 1,000 square feet.

K. Planning Commissioners' Comments

Commissioner Newman wished everyone a Merry Christmas and stated that the El Segundo Christmas parade in Downtown is on Sunday, December 11, 2011 at 1:00 pm.

L. Other Business

None.

M. Adjournment: 6:16 p.m. – Next special meeting scheduled for December 15, 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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