



AGENDA 03/22/12

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, March 22, 2012
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. **Election of a Chairman and a Vice-Chairman**

RECOMMENDED ACTION: The recommended action is for the Planning Commission to elect a Chairman and a Vice-Chairman or to take such additional possible related action.

F. **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 January 26, 2012, Planning Commission Meeting Minutes.

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

2. **Environmental Assessment EA 962 and Off-site Parking Covenant MISC No. 12-01**

Address: 1142 East Grand Avenue and 222 Center Street
Applicant: New Masters Studio, Inc. – Verna Kuykendall
Property Owner: Alexander Lidow/Derek Lidow

Project Summary

The proposed project involves two properties located at 1142 East Grand Avenue and 222 Center Street. The property at 1142 East Grand Avenue is developed with a commercial building approximately 19,831 square feet in floor area. The property at 222 Center Street is a paved parking lot with 52 parking spaces. The Planning Commission recently approved Environmental Assessment EA 934 and Administrative Use Permit AUP 11-12 to allow the conversion of the building at 1142 East Grand Avenue from a manufacturing use with accessory filming to a filming studio with accessory manufacturing. The conversion increased the parking requirements for the filming studio use to 34 parking spaces, however no parking spaces are provided on the same property. As a result, the Planning Commission required as a condition of approval of EA 934 and AUP 11-12 that an off-site parking covenant be recorded to reserve 34 of the 52 parking spaces in the parking lot at 222 Center Street for use by the filming studio at 1142 East Grand Avenue.

The subject application is required to address the Planning Commission's condition. The 34 parking spaces to be provided at 222 Center Street are not required spaces for other existing uses on the adjacent properties. Pursuant to ESMC § 15-15-3(H) the Planning Commission must review all off-site parking covenants for more than 20 parking spaces.

The subject property is located in the Medium Manufacturing (MM) Zone. The site is located on the block bounded by Grand Avenue to the north, Center Street to the west, Franklin Avenue to the south, and Nevada Street to the east. The site is surrounded on all four sides by residential, commercial, and industrial uses.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to: 1) approve Environmental Assessment EA-962 and Off-site Parking Covenant MISC No. 12-01; and 2) discuss and take any other action related to this item.

3. Director Decisions for Administrative Use Permits

A. Environmental Assessment EA 964 and Administrative Use Permit 12-01

Address: 780 South Sepulveda Boulevard, Suite B
Applicant: Sammy's Woodfired Pizza & Grill – Steve Yackel
Property Owner: PES Partners, LLC

Project Summary

The proposed project involves an existing 3,360 square-foot restaurant and 920 square-foot outdoor dining patio with alcohol service at 780 South Sepulveda Boulevard. The applicant's request is for an Environmental Assessment and an Administrative Use Permit to upgrade the existing Type 41 ABC (Department of Alcoholic Beverage Control) License to sell beer and wine for on-site consumption to a Type 47 ABC License to sell beer, wine, and distilled spirits for onsite consumption. The subject restaurant is located in the Commercial Center (C-4) Zone in the Plaza El Segundo shopping center at the northeast corner of Sepulveda Boulevard and Park Place.

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 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations).

RECOMMENDED ACTION: The recommended action is for the Planning Commission to: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-964 and Administrative Use Permit No. 12-01; and (2) discuss and take any other action related to this item.

4. **Director Decisions for Administrative Adjustments, Adjustments, and Administrative Determinations**

A. **Environmental Assessment No. EA-961 and Adjustment No. 12-01**

Address: 130 Arena Street
Applicant: Matt Crabbs
Property Owner: CRS, LLC

The applicant is requesting an adjustment to allow the maximum percentage of tandem parking spaces to exceed the 85% of the required parking spaces at 130 Arena Street. Pursuant to El Segundo Municipal Code (ESMC) §15-5-5K, 85% of the required parking spaces in the Smoky Hollow are allowed to be tandem. The applicant exceeds the 85% maximum allowed tandem parking spaces in proposing six tandem parking spaces out of the seven required. The parking spaces are required for the proposed construction a 3,601 square-foot research and development building. The property is currently a surface parking lot by surface parking lots and light industrial and commercial buildings.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-961 and Adjustment No. 12-01; and (2) discuss and take any other action related to this item.

B. **Environmental Assessment No. EA-946 and Adjustment No. 11-08**

Address: 2345 Alaska Avenue & 2352 Utah Avenue
Applicant: Time Warner Cable Regional Sports
Property Owner: FNL/Alaska Properties

The applicant is requesting an adjustment to construct two six-foot high by eight-foot long monument signs within the required front setback. One monument sign would be located at the front property line at 2345 Alaska Avenue and one at 2352 Utah Avenue; both would have a zero-foot setback. Generally, the minimum front setback required by El Segundo Municipal Code (ESMC) §15-18-8(J) is five feet. The applicant is also requesting an adjustment to allow the construction of two 12-foot high freestanding signs and one 17-foot high freestanding sign where two signs are allowed by ESMC §15-18-8(E). The property is surrounded on all sides by light industrial uses.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption 15311 (Class 11 – Accessory Structures) which includes the construction or replacement of minor structures that are accessory and appurtenant to existing commercial and industrial uses such as on-premise signs and small parking lots.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-946 and Adjustment No. 11-08; and (2) discuss and take any other action related to this item.

G. Call Items from Consent Calendar

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

None.

I. New Business – Public Hearing

5. Environmental Assessment No. 960, Conditional Use Permit (CUP) No. 12-01, and Parking Demand Study (PDS) No. 12-01

Address: 343 Coral Circle
Applicant: Marc Schramm
Property Owner: Oceanside Christian Fellowship, Inc.

The proposed project is a request to modify Environmental Assessment No. 647 and Conditional Use Permit No. 04-03 for an existing religious facility (Oceanside Christian Fellowship) located at 343 Coral Circle in the Light Industrial (M-1) Zone. The applicant requests modifications to allow a new charter elementary school to locate at the site that will be operated by Da Vinci Innovation Academy which will require the use of existing offices, classroom space, and the play area on weekdays. The request also includes changes to the existing operations of the church to allow religious education classes on Tuesday evenings and to add Saturday evening services. Oceanside Christian Fellowship is currently approved for two services on Sunday mornings and youth group meetings on Wednesday evenings. The property is developed with a 19,095 square-foot building containing offices, classrooms, a kitchen, storage, an assembly hall and an outdoor play area. No changes are proposed to the existing building or the site. The site currently has 30 off-street parking spaces. A total of 110 parking spaces were required for the religious assembly hall functions and 100 parking spaces are provided off-site at 2201 Rosecrans Boulevard. A shuttle service transports members of the church from the off-site parking lot to 343 Coral Circle for all scheduled functions.

A Parking Demand Study analyzed the number of employees, students, visitors, and shifts for the proposed changes to the facility. The parking demand analysis proposes to establish a specific parking requirement based upon actual usage. The existing on-site parking spaces and off-site parking lot can accommodate the actual usage, including the new uses proposed for the property. Approximately 160 feet of street curb immediately adjacent to the site is proposed for student drop-off and pick-up activities. The student drop-off and pick-up will be supervised by school staff.

RECOMMENDED ACTION: That the Planning Commission: (1) continue the public hearing to April 12, 2012; and/or (2) discuss and take any other action related to this item.

J. Continued Business - Public Hearing

None.

K. Report from Planning and Building Safety Director or designee

L. Planning Commissioners' Comments

M. Other Business

None.

N. Adjournment – next meeting scheduled for April 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)

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