



# AGENDA 04/12/12

## PLANNING COMMISSION

### Meeting

---

<b>MEETING DATE:</b>	Thursday, April 12, 2012
<b>MEETING TIME:</b>	5:30 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	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 March 22, 2012, Planning Commission Meeting Minutes.

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

2. **Director Decisions for Parking Demand Studies**

- A. **Environmental Assessment No. EA-963 and Parking Demand Study (PDS) No. 12-03**

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

The proposed project is a request to allow a 10 percent reduction in the required number of on-site parking spaces for a proposed broadcast studio use at 2345 Alaska Avenue and 2352 Utah Avenue in the Light Industrial (M-1) Zone. Generally, the minimum number of parking spaces required by El Segundo Municipal Code (ESMC) §15-15-6(A) for the proposed uses is 173 spaces. The Director of Planning and Building Safety may approve an administrative adjustment to the required number of parking spaces for any use up to a maximum of ten percent (10%) or twenty (20) parking spaces, whichever is less, based on the submittal of a parking demand study pursuant to ESMC § 15-15-6(C)(1)(a). The applicant's request is to allow the required minimum number of parking spaces to be reduced by 17 spaces from 173 to 156 based on a parking demand study that analyzes the operation of the broadcast studio use including the maximum number of employees, visitors, and delivery personnel on site during multiple work shifts. The property is surrounded on all sides by light industrial uses.

**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-963 and Parking Demand Study (PDS) No. 12-03; 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)**

None.

**H. New Business – Public Hearing**

**3. Environmental Assessment No. EA-965- Determination of Consistency of the Maple Avenue Roadway Rehabilitation Project with the City of El Segundo General Plan**

**Address:** 2700-foot Section of Maple Avenue Right-Of-Way between Sepulveda Boulevard and Nash Street  
**Applicant:** City of El Segundo Public Works Department  
**Property Owner:** City of El Segundo

The proposed project is a request for General Plan Consistency Review for a public works project involving street improvements on Maple Avenue between Sepulveda Boulevard and Nash Street ("Maple Avenue Roadway Rehabilitation Project"). Cities are required by Government Code § 65401 and 65103(c) to prepare a coordinated program of proposed public works projects and that they be reviewed by the city planning agency for conformity with the City's General Plan, including an annual review of the City's CIP for consistency with the General Plan. Additionally, Government Code § 65401 requires that cities prepare a coordinated program of proposed public works projects and that they be reviewed by the city planning agency for conformity with the City's General Plan. This project was not considered as part of the City's CIP for Fiscal Year 2011-2012. The planning agency in the City of El Segundo is the Planning Commission.

**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. 2716; and/or (3) discuss and take any other action related to this item.

**I. Continued Business - Public Hearing**

**4. 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) open the continued public hearing and take documentary and testimonial evidence; (2) continued the public hearing to April 26, 2012; and/or (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**

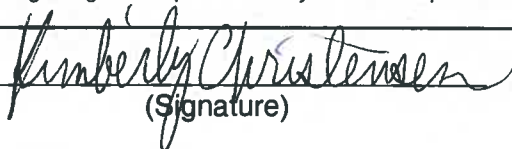
**L. Other Business**

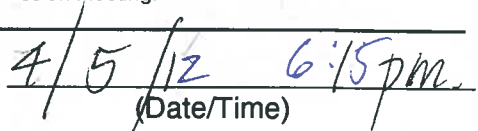
None.

**M. Adjournment – next meeting scheduled for April 26, 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)