AGENDA 05/10/12
PLANNING COMMISSION
Meeting

MEETING DATE:	Thursday, May 10, 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. 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 April 26, 2012, Planning Commission Meeting Minutes.

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

2. Director Decisions for Administrative Use Permits

A. Environmental Assessment No. EA-972 and Administrative Use Permit No. AUP 12-03 - An Administrative Use Permit to allow the placement and construction of a monument sign exceeding six feet in height for Paul Martin's American Grill.

Address: **2361 Rosecrans Avenue**
Applicant: **Paul Martin's American Grill c/o Brian Bennett**
Property Owner: **Continental 2361/2381, LLC – Alex J. Rose**

The applicant requests an Administrative Use Permit allowing placement and construction of a monument sign greater than six in height for Paul Martin's American Grill at 2361 Rosecrans Avenue. The proposed monument sign will not exceed the maximum permitted height of 20 feet and the maximum permitted area of 150 square feet. The sign would be located within the landscaped setback area along Rosecrans Avenue at the southwest corner of the site. The subject property is located in the Urban Mixed-Use South (MU-S) Zone. The northeast corner of the intersection of Rosecrans Avenue and Continental Circle (a private road).

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15311(a), as a Class 11 categorical exemption (on-premise sign).

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-972 and Administrative Use Permit No. 12-03; and/or (2) discuss and take any other action related to this item.

3. Director Decisions for Parking Demand Studies

A. Environmental Assessment No. 954, Parking Demand Study (PDS) No. 12-02 and Misc. No. 11-09 - A request to establish a parking standard for a private baseball academy and an off-site parking covenant to provide parking for the use.

Location: **423, 427, and 430 East Grand Avenue**
Applicant: **Beach City Baseball Academy**
Property Owner(s): **John and Sherri Polokoff Trust and Beach City Baseball Academy**

The applicant requests that a parking rate is established for a private baseball academy as an unclassified use through the use of a Parking Demand Study (PDS) for the Beach City Baseball Academy (BCBA) located at 430 East Grand Avenue. The applicant proposes to expand the BCBA to include two vacant lots at 423 and 427 East Grand Avenue on the north side of Grand Avenue directly across the street from the existing facility. The owner proposes to construct a baseball practice field with parking at the 423 and 427 E. Grand Avenue location. The proposed practice field would be used for base running and field instruction for baseball trainees scheduled to use the existing BCBA facility; there would be no games or batting practice on the field. Field training would be incorporated into the training sessions that currently take place inside the BCBA facility. The practice field would not be lighted or rented to public or private entities for events and it would only be used as an ancillary use to the existing BCBA.

The El Segundo Municipal Code (ESMC) does not have a parking rate for this type of use (Private Baseball Academy) however, the ESMC § 15-15-6 does allow for the establishment of a parking standard for uses not listed, based on the most similar use listed or on a Parking Demand Study (PDS). The PDS examines how many parking spaces the business will need by reviewing use patterns relative to the number of employees, customers, shifts, deliveries, etc. The (PDS) performed in this case proposes a requirement of fourteen (14) parking spaces. Four (4) of the required parking spaces would be located at 430 East Grand Avenue. All four spaces would be tandem parking spaces, including one ADA accessible space, and one small truck loading space that would double as a standard parking space. The remaining ten (10) parking spaces, including two tandem spaces and one ADA accessible space would be located at 423 and 427 East Grand Avenue. A lighted crosswalk at the Grand/Sheldon intersection and a passenger loading zone on the west side of Sheldon Avenue just south of Grand Avenue are required by the City's Traffic Committee.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §§ 15301, 15303, and 15332 as a Class 1 categorical exemption (Existing Facilities), Class 3 categorical exemption (New Construction of Small Structures), and as a Class 32 categorical exemption (In-Fill Development Projects).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-954, Parking Demand Study (PDS) No. 12-02 and Parking Covenant MISC No. 11-09; and/or (3) 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. <u>New Business</u> – Public Hearing

4 <u>Environmental Assessment No. EA-969, Conditional Use Permit No. CUP 12-02, and Coastal Development Permit CDP No. 11-01</u>

Address: **301 Vista Del Mar**
Applicant: **Pete Shubin, Sequoia Deployment Services, Inc. – T-Mobile**
Property Owner: **Southern California Edison**

The proposed project is a request for Environmental Assessment No. EA-969, Conditional Use Permit CUP No. 12-02, and Coastal Development Permit CDP No. 12-01 to allow the construction and operation of a Major Wireless Communications Facility ("WCF") at 301 Vista Del Mar. The Major WCF is proposed to be a facility for T-Mobile. The proposed project would involve the installation, operation, and maintenance of a 50-foot tall WCF monopole disguised as a palm tree ("monopalm") consisting of 12 panel antennas, one GPS antenna, six ground-mounted equipment cabinets, new chainlink fence, new utility connections and a 500 square-foot enclosure. The project site is located on the NRG Power Plant site in the Heavy Industrial (M-2) Zone on the block bounded by Grand Avenue to the north, 45th Street to the south (City of Manhattan Beach), Vista del Mar to the east, and the El Segundo Beach and the Pacific Ocean to the west.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures). The project includes a conditional use permit to construct a new WCF that includes the installation, operation, and maintenance of a 56-foot tall WCF monopalm consisting of 12 panel antennas, one GPS antenna, six ground-mounted equipment cabinets, new chainlink fence, new utility connections and a 500 square-foot enclosure within a Power Plant facility. 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.

<u>RECOMMENDED ACTION:</u> That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2718; and/or (3) discuss and take any other action related to this item.

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

5. <u>Environmental Assessment No. EA-967 and Administrative Use Permit No. AUP 12-02</u>

Address: **413 Main Street**
Applicant: **Susana Mangiante**
Property Owner: **Edwin Williams Jr.**

Project Summary

The Planning and Building Safety Department received an application to allow the on-site sale and consumption of beer and wine at an existing restaurant. The proposed hours of operation to sell alcohol will be daily from 11 AM to 10 PM. The existing restaurant is approximately 900 square feet and is located on a 3,500 square-foot lot. The project site is located in the Main Street District (MSD) Zone within the Downtown Specific Plan (DSP) on the block bounded by Holly Avenue to the south, Pine Avenue to the north, Main Street to the east, and Richmond Street to the west.

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 on-site sale and consumption of beer and wine at an existing restaurant. 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 are 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: 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 EA-967 and Administrative Use Permit No. AUP 12-02; and/or 2) 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

M. Adjournment – next meeting scheduled for May 24, 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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