



AGENDA 08/23/12

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, August 23, 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 August 9, 2012, Planning Commission Meeting Minutes.

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

- 2. **Environmental Assessment No. EA-989 and Parking Demand Study 12-05 – Request to establish a required parking rate for 9,133 square feet of vacant space for new office tenants in a 17,600 square-foot building within the Medium Manufacturing (MM) Zone.**

Address: 1600 East Franklin Avenue
Applicant: Jean Paul Wardy
Property Owner: 140 Washington Associates, LLC

The applicant seeks to obtain a determination from the Planning and Building Safety Director to determine the parking spaces required to accommodate new office uses pursuant to the provisions of El Segundo Municipal Code (ESMC) § 15-15-6.

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-989 and Parking Demand Study (PDS) No. 12-05; and/or (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**
None.

I. **Continued Business**

3. **Environmental Assessment No. EA-951, Conditional Use Permit No. 12-06, and Coastal Development Permit CDP No. 11-02**

Address: 105 Vista Del Mar
Applicant: Rob Searcy, CES
Property Owner: City of El Segundo Public Right-of-way (Vista Del Mar); Edison (Utility pole in the City's public Right-of-way)

The proposed project involves the removal of an existing 30-foot tall (Class 7) utility wood pole that is located in the public right-of-way (at 105 Vista Del Mar) that will be replaced with a new 39-foot tall (Class 3) utility wood pole for a Wireless Communications Facility. The location is along the frontage of the Chevron Marine Terminal approximately 1,844 feet south of the centerline of Grand Avenue. Two (2) antennas mounted on two (2) 6'-0" wide extension arms, one 12.15" by 50.2" by 10.13" cabinet, and one breaker/disconnect box will be mounted on the wood utility pole. A 20" by 22" by 8" concrete pad with an 18" by 50" by 16" pedestal for an electric meter is proposed in the parkway portion of the public right-of-way. This project is classified as a "Major Wireless Communication Facility" ("WCF") pursuant to ESMC § 15-19-7(A) and requires approval of a Conditional Use Permit pursuant to ESMC § 15-23-6. The project site is located within the Marine Terminal Land Use District within the Coastal Zone Specific Plan Map of the City of El Segundo's Local Coastal Plan, and in the Heavy Industrial (M-2) Zone. The project is within the portion of the Coastal Zone where the City has permitting authority. However, the City's decision is appealable to the California Coastal Commission and the project requires a Coastal Development Permit. The project site is 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 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 proposed facility is surrounded by industrial uses, including a power plant, Edison electrical transmission lines and related utility structures. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Furthermore, there are no environmentally sensitive habitat areas for endangered, rare, or threatened species at the project site. 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 adopt Resolution No. 2723; 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**

Study session to discuss the Brown Act, conflicts of interest, Planning Commission Rules, and procedural matters.

M. Adjournment – next meeting scheduled for September 13, 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)

P:\Planning & Building Safety\0 Planning - Old\PLAN-COM\AGENDAS\2012\2012 08-23 PC AGENDA.doc