



AGENDA 12/13/12

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, December 13, 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 November 19, 2012, Special Planning Commission Meeting Minutes.

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

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

A. **Environmental Assessment No. EA-1003 and Administrative Adjustment No. 12-06**

Address: 130 Penn Street
Applicant: Matt Crabbs
Property Owner: Smoky Hollow, LLC

The applicant is requesting an administrative adjustment to allow additional tandem parking spaces than allowed pursuant to El Segundo Municipal Code (ESMC) §15-5-5(K). Under ESMC § 15-15-6, the applicant is required to provide a total of seven parking spaces. The applicant proposes that six of these parking spaces be tandem; this constitutes 85.7% of the required parking spaces. The parking spaces are required for the proposed construction a new 3,345 square-foot research and development, office and warehouse building. On December 6, 2012, the Planning and Building Safety Director approved the administrative adjustment.

The project is categorically exempt from the review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) pursuant to CEQA Guidelines §15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) which involves the construction of a new 3,345 square-foot commercial building less than 10,000 square feet within an urbanized area.

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-1003 and Administrative Adjustment No. 12-06; and/or (2) discuss and take any other action related to this item.

B. Environmental Assessment No. EA-1004 and Administrative Adjustment No. 12-07

Address: 134 Penn Street
Applicant: Matt Crabbs
Property Owner: Smoky Hollow, LLC

The applicant is requesting an administrative adjustment to allow additional tandem parking spaces than allowed pursuant to El Segundo Municipal Code (ESMC) §15-5-5(K). Under ESMT § 15-15-6, the applicant is required to provide a total of seven parking spaces. The applicant proposes that six of these parking spaces be tandem; this constitutes 85.7% of the required parking spaces. The parking spaces are required for the proposed construction a new 3,345 square-foot research and development, office and warehouse building. On December 6, 2012, the Planning and Building Safety Director approved the administrative adjustment.

The project is categorically exempt from the review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) pursuant to CEQA Guidelines §15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) which involves the construction of a new 3,345 square-foot commercial building less than 10,000 square feet within an urbanized area.

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-1004 and Administrative Adjustment No. 12-07; and (2) discuss and take any other action related to this item. **[Please note this case is at a different address than Agenda Item E(2)(A).]**

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. 1007 and Zoning Text Amendment 12-07 Zone Text Amendment to amend El Segundo Municipal Code (ESMC) Chapter 4-10 regulating massages and ESMT §15-1-6 to include massage establishments in the definition of “Commercial” in the sub-category “Personal Services.”**

Address: Citywide

Applicant: City of El Segundo
Property Owners: Various

The proposed project is an Environmental Assessment and a Zone Text Amendment to modify El Segundo Municipal Code (ESMC) regulations regarding massage regulations to comply with changes in state law. The proposed ordinance also modifies ESMC § 15-1-6. to include massage establishments in the definition of “Commercial” in the sub-category “Personal Services.”

This ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301, 15305, and 15308.

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. 2725; and/or (3) discuss and take any other action related to this item.

I. New Business

4. Environmental Assessment No. EA-953, Conditional Use Permit No. 11-12, and Architectural Design Review MISC 11-08

Address: 139-147 Main Street
Applicant: Rock and Brews – David Furano
Property Owners: Garden on Main, LLC – David Furano and 139 Main Street, LLC – Michael Zislis

One-year review of compliance with conditions of approval for a Conditional Use Permit for outdoor live entertainment with dancing and amplified sound, and an Architectural Design Review of a remodel, an addition, and an expansion of the outdoor dining area for a restaurant.

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-953, Conditional Use Permit No. 11-12, and Architectural Design Review MISC 11-08; and (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 January 10, 2013, 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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