



AGENDA 05/23/13 PLANNING COMMISSION Meeting

MEETING DATE:	Thursday, May 23, 2013
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 May 9, 2013, Planning Commission Meeting Minutes.

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

- F. **Call Items from Consent Calendar**
- G. **Written Communications (other than what is included in Agenda packets)**
None.
- H. **New Business – Public Hearing**

2. **Environmental Assessment No. EA-1014 and Subdivision SUB No. 13-01**

Address: 115 E. Walnut Avenue
Applicant: Karsten Pointe 115 Walnut ES, LLC
Property Owner: Peyer Family Trust

The Planning Division received an application for Environmental Assessment No. EA-1014 and Subdivision No. SUB 13-01 to construct 12 multi-residential units on two parcels and approval of Vesting Tentative Map No. 72169. The subdivision will split an existing lot into two parcels (Lot 1 (11,171 square feet) and Lot 2 (12,196 square feet)). Three 2-unit buildings is proposed on each lot. Twelve parking spaces for residents and eight guest parking spaces are proposed for a total of 20 parking spaces. A 10-foot dedication on Pepper Street and 5-foot on Walnut Avenue will be required. The existing structures on the lot will be demolished. The project site is located in the Multi-Family Residential (R-3) Zone on the block bounded by Walnut Avenue to the south, West Imperial Avenue to the north, Main Street to the west and Pepper Street to the east.

The proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §15332 which identifies the project as a Class 32 infill development. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Furthermore, 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: That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No.2734; and/or (3) take such additional, related, action that may be desirable.

3. **Environmental Assessment No. EA-912, Conditional Use Permit No. 11-02, and Adjustment No. 11-01 – Queen Esther Square Shopping Center Project**

Address: 600-630 North Sepulveda Boulevard
Applicant: Queen Esther Square Ltd. (c/o Decron Properties)
Property Owner: Queen Esther Square Ltd. (c/o Decron Properties)

Project Summary

The Project includes a request for a Conditional Use Permit (CUP No. 11-02) for improvements at the existing Queen Esther Square Shopping Center. If approved, the Project would demolish the existing full service Sizzler restaurant and construct a drive-through fast food In-N-Out Burger restaurant with an outdoor dining patio at the southwest portion of the property. A shared outdoor dining patio at the northwest portion of the property would also be constructed for tenants of the existing L-shaped commercial building. Additionally, the Project would reclassify two existing restaurants (Smarco's and Chinese Food Express); approve an Adjustment (ADJ No. 11-01); potentially require a right-of-way dedication; and modify the original Conditions of Approval for the existing shopping center (Condition Nos. 3a, 3b, 3c, 3d, 3g, 3h, 5, 10, and 13 in Planning Commission Resolution No. 2233).

Mitigated Negative Declaration

An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines § 15070. The 30-day public review and comment period for the Negative Declaration began on March 19, 2013 and ended on April 18, 2013.

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.2735; and/or (3) take such additional, related, action that may be desirable.

I. **Continued Business – Public Hearing**

J. **Report from Planning and Building Safety Director or designee**

K. Planning Commissioners' Comments

L. Other Business

4. Information Item: Update Regarding the Smoky Hollow Specific Plan Area Study.

M. Adjournment – next meeting scheduled for June 13, 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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