



AGENDA 09/25/14

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, September 25, 2014
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.*

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. Director Decisions for Administrative Use Permits

A. Environmental Assessment No. EA-1050 and Administrative Use Permit No. AUP 13-09

Address: 810 South Douglas Street
Applicant: Hyatt House Hotel c/o Steve Rawlings
Property Owner: Grand Prix El Segundo, LLC

The applicant is requesting an Administrative Use Permit to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 Alcoholic Beverage Control license) at a new restaurant (H BAR Sip + Savor), and the sale of beer and wine for off-site consumption at an existing guest market within a hotel (Hyatt House Hotel). The project site is in the Urban Mixed Use South (MU-S) Zone.

The site is currently developed with five buildings, a 122-room hotel, two meeting rooms, food service at a buffet counter, a guest market, three outdoor seating areas with a barbecuing grill adjacent to a swimming pool, a tennis court, and a surface parking lot with 127 spaces.

The proposed project includes a change in use of the existing food service from a buffet to a restaurant. The project also includes a modification to the existing alcohol service onsite. The existing service includes: a) the sale of beer, wine, and distilled spirits for consumption offsite at the existing hotel market with a Type 20 ABC License; and b) the service of beer, wine, and distilled spirits at the hotel bar during a "complimentary" happy hour with a Type 70 ABC License. The proposed alcohol service includes: a) the sale of beer, wine, and distilled spirits for on-site consumption in conjunction with the food service within the new restaurant containing 61 seats, the hotel lobby, all of the guest rooms, two meeting rooms, and the three outdoor seating areas adjacent to the swimming pool; and b) the sale of beer and wine for off-site consumption at the existing hotel guest market. The proposed food and alcohol service will remain accessory to the hotel use and cater primarily to hotel guests.

The proposed hours of operation for food service at the restaurant are from 6:00 a.m. to 9:30 a.m. and 5:00 p.m. to 10:00 p.m. daily. The proposed hours for alcohol sales at the restaurant are from 5:00 p.m. to 10:00 p.m. daily. The proposed hours for alcohol sales at the guest market for off-site consumption are from 6:00 a.m. to 12:00 a.m. daily. No live entertainment is proposed.

The 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 involves modifications to the existing food and alcohol service at an existing hotel. The property is in an urbanized and developed area where it has adequate access and all public services and facilities are available. Therefore, the project is not anticipated to have any significant impacts with regard to traffic, noise, air quality or water quality.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1050 and Administrative Use Permit No. AUP13-09; 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**

None.

I. **Continued Business – Public Hearing**

None.

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

K. **Planning Commissioners' Comments**

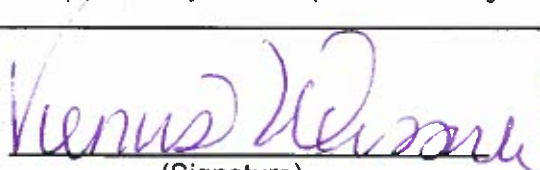
L. **Other Business**

None.

M. **Adjournment – next meeting scheduled for October 9, 2014, 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)