



# AGENDA 01/08/15

## PLANNING COMMISSION

### Meeting

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<b>MEETING DATE:</b>	Thursday, January 08, 2015
<b>MEETING TIME:</b>	5:30 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	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. (Schedule subject to change)

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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.

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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 December 11, 2014, 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)**
- H. **New Business – Public Hearing**

- 2. **Environmental Assessment No. EA-1074 and Conditional Use Permit No. CUP 14-04**

**Applicant:** Robert Croxall, El Segundo Brewing LLC  
**Property Owner:** David B. Taylor  
**Address:** 140 Main Street

The proposed project is a request for a modification to the existing Environmental Assessment No. EA-886 and Conditional Use Permit No. CUP 10-11 for the beer tasting room within the El Segundo Brewing Company brewery facility. The existing approved tasting room is 350 square-feet in size. The El Segundo Brewing Company proposes to expand the overall size of the brewery facility within its current building from 3,030 square feet to 4,900 square feet. The brewery's tasting room will be relocated from the front of the existing building to the rear of the building. The new beer tasting area is proposed to be 350 square-feet in size, with an additional 150 square-foot service area being added for tasting room staff and 40 square feet of retail area for the display and sale of retail goods. All other brewery operations such as brewing, transferring beer between tanks, and product packaging of beer will remain the same.

The existing hours of operation for the tasting room are 4:00 p.m. to 8:00 p.m. on Fridays and 1:00 p.m. to 6:00 p.m. on Saturdays and Sundays with no food service provided. The applicant is proposing to modify the hours of the tasting room operation to 4:00 p.m. to

11:00 p.m. on weekdays (Monday through Friday) and 12:00 noon to 11:00 p.m. on Saturdays and Sundays.

The tasting room will continue to operate with a Type 23 ABC license, which allows beer tasting rooms with no food service as an accessory use to a brewery. The El Segundo Brewery is located at 140 Main Street in the Main Street Transitional District of the Downtown Specific Plan. The property is located on the block bounded by Main Street on the west, Standard Street on the east, Franklin Avenue on the north, and El Segundo Boulevard on the south.

The proposed project is categorically exempt from additional California Environmental Quality Act (CEQA) analysis pursuant to CEQA Guidelines § 15301 which identifies the project as a Class 1 infill minor alteration of an existing private facility. 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. 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:** That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2764; and/or (3) discuss and take any other action related to this item.

3. **Environmental Assessment No. EA-1101 and Zone Text Amendment No. ZTA 14-04 Zone Text Amendment to amend El Segundo Municipal Code (ESMC) Chapter 4-10 regulating massages and ESMC §15-5F-2 and 15-5F-5 regulating massage establishments in the MU-S Zone.**

**Address:** Citywide  
**Applicant:** City of El Segundo  
**Property Owner:** Various

The proposed project is an Environmental Assessment and a Zone Text Amendment to modify the El Segundo Municipal Code (ESMC) regarding massage regulations to comply with changes in state law resulting from Assembly Bill 1147. The proposed ordinance also modifies ESMC §§ 15-5F-2 and 15-5F-5 to remove massage establishments as a permitted use in the MU-S Zone and to allow massage establishments as a conditionally permitted use in the MU-S Zone.

The proposed Zone Text Amendment is exempt from further 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 14 Cal. Code Regs. §§ 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. 2766; and/or (3) discuss and take any other action related to this item.

**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 January 22, 2015, 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.

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**POSTED:**

Venus Wilson  
(Signature)

Dec. 29, 14 / 5:40pm  
(Date/Time)