



# AGENDA 04/09/15

## PLANNING COMMISSION

### Meeting

---

<b>MEETING DATE:</b>	Thursday, April 9, 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)

---

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 March 18, 2015 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, Administrative Use Permits and Administrative Determinations**

- A. **Environmental Assessment No. EA-1084, Administrative Use Permit No. AUP 14-04 and Downtown Design Review MISC No. 14-07**

**Address: 215 Main Street**  
**Applicant: Sausal c/o Catherine Anne Conness**  
**Property Owner: Bradley J.M. Conroy and Amy J. Conroy, Trustees of the Conroy Family Trust**

The applicant is requesting an Administrative Use Permit (AUP) to allow the sale of beer, wine and distilled spirits for on-site consumption (Type 47 Alcoholic Beverage Control license) at a new restaurant (Sausal), and Downtown Design Review approval for the construction of a new outdoor dining area in front of the building in the public right-of-way. The project site is located in the Main Street Transitional District (MSTD) within the Downtown Specific Plan (DSP) on the block bounded by Main Street to the east, Richmond Street to the west Grand Avenue to the north, and Franklin Avenue to the south.

The proposed restaurant is 4,006 square feet and will contain three dining areas. A 1,667 square-foot interior dining area with 102 seats, a 276 square-foot covered outdoor dining area with 12 seats, and a 59 square-foot outdoor dining area in the public right-of-way with 6 seats. Alcohol service is proposed in all three dining areas with a total of 120 seats. The proposed hours of operation for the restaurant are 10:00 a.m. to 12:00 a.m., Monday through Sunday and the sale of alcohol for all three dining areas are 10:00 a.m. to 12:00 a.m., Monday through Sunday. 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) and pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures). The project includes an alcohol license for a new restaurant, which results in a minor alteration in the operation of an existing building involving minor tenant improvements and the addition of a 59 square-foot outdoor dining area in the public right-of-way. 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-1084 and Adjustment Permit No. ADJ 14-04; and (2) discuss and take any other action related to this item.

**B. Environmental Assessment No. EA-1102 and Administrative Determination No. AD 15-01**

**Administrative Determination by the Director of Planning and Building Safety that a proposed 520 square-foot mezzanine addition inside the existing "The Plaza" commercial building does not exceed the development limits of the existing Project approval (Precise Plan No. PP 98-2/EA-456).**

**Address: 2151 Rosecrans Avenue, Suite 7050**  
**Applicant: Toni Reina, Continental Development Corporation**  
**Property Owner: The Plaza CP, LLC**

The proposed project is a 520 square-foot mezzanine addition for an office use within an existing 2,052 square-foot office suite with a 23'-0" high ceiling. Currently, the Project site is developed with 458,660 square feet of development. Precise Plan No. PP 98-2 approved up to a maximum of 460,600 square-feet of development at the Project site and evaluated the environmental impacts of a project for that amount of development. Section 4.0 of the adopted Precise Plan No. PP 98-2 "Development Plan and Standards for The Plaza at Continental Park" identifies that the Director of Planning and Building Safety may approve an Administrative Determination that a "proposed use and density/intensity does not exceed the CEQA clearance" of 460,600 square feet. The Director of Planning and Building Safety has determined that the 520 square-foot addition for office uses is consistent with the existing Project approval for "The Plaza" commercial building site and the request to add the mezzanine does not exceed the development limits of the existing Project approval.

A Negative Declaration was originally adopted for this Project as part of City Council approval of Precise Plan No. PP 1-81 (Resolution No. 3062) on April 21, 1981. The City Council approved a Precise Plan amendment (PP 98-2) for the project site in 1998. The City Council determined that PP 98-2 was within the scope of the development limits established by the approval of PP 1-81 and no additional environmental analysis was required. The proposed 520 square-foot mezzanine addition does not result in total development at the Project site to exceed the 460,600 square foot development threshold identified as the "Maximum Allowable

Development under CEQA Clearance” in Precise Plan No. PP 98-2. Therefore, environmental impacts of the subject 520 square-foot addition were previously analyzed as part of Precise Plan No. PP 98-2. Pursuant to CEQA Guidelines § 15162, no new environmental documentation is required for this proposed project.

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety’s approval of Environmental Assessment No. EA-1102 and Administrative Determination No. AD 15-01; 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)**

H. **New Business – Public Hearing**

3. **Environmental Assessment No. EA-1104 and Subdivision No. SUB 07-09 for a Vesting Tentative Map (VTM No. 68851)**

**Address: 301 – 305 West Palm Avenue**  
**Applicant: Tarek Ibrahim**  
**Property Owners: Ryan Barnhart and Derek Fowler**

The proposed project is a request for a one-year extension of Vesting Tentative Map No. 68851 to merge two lots into one lot and allow a seven-unit condominium development on the newly created lot at 301-305 West Palm Avenue. This residential condominium project was approved on February 12, 2009. The project has received two automatic time extensions pursuant to State law. This is the applicant’s first request for an extension.

This previously-approved project consists of two buildings, each containing two-story units located over semi-subterranean garages. The project is located on an interior lot within the block bordered by Oak Avenue to the north, Palm Avenue to the south, Virginia Street to the west, and Main Street to the east. Vehicle access will be provide by a 12-foot wide driveway on Palm Avenue. The project site is located in the Multi-Family Residential (R-3) Zone. The two existing parcels each measure approximately 44.68’ wide by 150’ deep. The proposed parcel will measure approximately 89.37’ wide by 150’ deep, totaling approximately 13,409 square feet.

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 consistent with the City’s General Plan and Zoning Code, and 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. 2771 which would approve the time extension until February 12, 2016; 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**

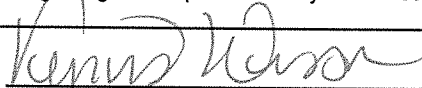
L. **Other Business**

None.

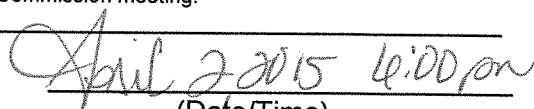
M. **Adjournment – next meeting scheduled for April 23, 2015, 5:30 p.m.**

**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.

**POSTED:**



(Signature)



(Date/Time)