



AGENDA 04/23/15

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, April 23, 2015
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. (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.

None.

F. **Call Items from Consent Calendar**

G. **Written Communications (other than what is included in Agenda packets)**

H. **New Business – Public Hearing**

1. **Environmental Assessment EA-1107 and Conditional Use Permit No. CUP 15-02**

Address: 701 West Maple Avenue
Applicant: Paragon Communities, Inc.
Property Owner: Paragon Capital Holdings, Inc.

Project Summary

The proposed project involves an Environmental Assessment and a Conditional Use Permit to allow the installation of a vehicle lift within a two-car garage of a new single family home on a 6,702 square-foot lot at 701 West Maple Avenue located in the Single-Family (R-1) Zone. The project site is currently a vacant lot and is sloped.

The new home will be approximately 3,219 square feet and requires three vehicle parking spaces within an enclosed garage. One vehicle lift is proposed to be installed within the two-car garage to comply with the three-car parking requirement for homes that exceed 3,000 square feet. A conditional use permit is required for vehicle lifts providing required off street parking spaces on lots in the Single-Family Residential (R-1) Zone pursuant to ESMC § 15-15-5(T). The vehicle lift will be located within a fully enclosed garage and the garage will have the minimum vertical height clearance from garage floor to the ceiling plate line of 14 feet as required.

Environmental Analysis

The proposed project is categorically exempt from additional California Environmental Quality Act (CEQA) analysis pursuant to 14 California Code of Regulations § 15303 (“New Construction of Small Structures”) in that the vehicle lift will be installed within the garage of a new single-family residence being constructed on the site.

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. 2772; and/or (3) discuss and take any other action related to this item.

2. Environmental Assessment EA-1108 and Conditional Use Permit No. CUP 15-03

Address: 703 West Maple Avenue
Applicant: Paragon Communities, Inc.
Property Owner: Paragon Capital Holdings, Inc.

Project Summary

The proposed project involves an Environmental Assessment and a Conditional Use Permit to allow the installation of a vehicle lift within a two-car garage of a new single family home on a 6,702 square-foot lot at 703 West Maple Avenue located in the Single-Family (R-1) Zone. The project site is currently a vacant lot and is sloped.

The new home will be approximately 3,219 square feet and requires three vehicle parking spaces within an enclosed garage. One vehicle lift is proposed to be installed within the two-car garage to comply with the three-car parking requirement for homes that exceed 3,000 square feet. A conditional use permit is required for vehicle lifts providing required off street parking spaces on lots in the Single-Family Residential (R-1) Zone pursuant to ESMC § 15-15-5(T). The vehicle lift will be located within a fully enclosed garage and the garage will have the minimum vertical height clearance from garage floor to the ceiling plate line of 14 feet as required.

Environmental Analysis

The proposed project is categorically exempt from additional California Environmental Quality Act (CEQA) analysis pursuant to 14 California Code of Regulations § 15303 (“New Construction of Small Structures”) in that the vehicle lift will be installed within the garage of a new single-family residence being constructed on the site.

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. 2773; and/or (3) discuss and take any other action related to this item.

3. Environmental Assessment EA-1109 and Conditional Use Permit No. CUP 15-04

Address: 705 West Maple Avenue
Applicant: Paragon Communities, Inc.
Property Owner: Paragon Capital Holdings, Inc.

Project Summary

The proposed project involves an Environmental Assessment and a Conditional Use Permit to allow the installation of a vehicle lift within a two-car garage of a new single family home on a 6,702 square-foot lot at 705 West Maple Avenue located in the Single-Family (R-1)

Zone. The project site is currently a vacant lot and is sloped. The new home will be approximately 3,219 square feet and requires three vehicle parking spaces within an enclosed garage. One vehicle lift is proposed to be installed within the two-car garage to comply with the three-car parking requirement for homes that exceed 3,000 square feet. A conditional use permit is required for vehicle lifts providing required off street parking spaces on lots in the Single-Family Residential (R-1) Zone pursuant to ESMC § 15-15-5(T). The vehicle lift will be located within a fully enclosed garage and the garage will have the minimum vertical height clearance from garage floor to the ceiling plate line of 14 feet as required.

Environmental Analysis

The proposed project is categorically exempt from additional California Environmental Quality Act (CEQA) analysis pursuant to 14 California Code of Regulations § 15303 (“New Construction of Small Structures”) in that the vehicle lift will be installed within the garage of a new single-family residence being constructed on the site.

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. 2774; and/or (3) discuss and take any other action related to this item.

4. Environmental Assessment EA-1110, Subdivision No. SUB 15-04 and Miscellaneous No. MISC 15-01

Address: 701-705 West Maple Avenue and 700-720 West Sycamore Avenue
Applicant: Paragon Communities, Inc.
Property Owner: Paragon Capital Holdings, Inc.

Project Summary

The proposed project involves an Environmental Assessment and a request to modify a condition of approval for a previously approved subdivision (EA-807 and Sub No. 08-09) to reduce the width of new easements from a minimum of ten (10) feet to three (3) feet for a subdivision that subdivided a single 40,220 square-foot parcel into six lots within the Single-Family (R-1) Zone. The project site is currently a vacant lot and is sloped.

The original subdivision was approved in 2010 and required any new easements to have a minimum width of ten (10) feet. The applicant proposes to record private easements with a minimum of three (3) feet that will be used for drainage purposes. The new easement width will not change or alter property lines nor require the need to change any other conditions established under the previously approved project.

Environmental Assessment

The proposed project is categorically exempt from additional California Environmental Quality Act (CEQA) analysis pursuant to 14 California Code of Regulations §§ 15332 (“In-fill Development Project”) and 15305 (“Minor Alterations in Land Use Limitations”), as the 6-lot Single-Family Residential project was previously evaluated as an infill development and the change in the easement width is a minor alteration in land use limitation. The proposed easement width change will not create any new significant impacts or increase the intensity of any impacts for the original subdivision project.

RECOMMENDED ACTION: That the Planning Commission: (1) open the public hearing; (2) continue the public hearing to the May 14, 2015 meeting; and/or (3) discuss and take any other action related to this item.

I. **Continued Business** – Public Hearing

5. **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 Connes
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.

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

K. **Planning Commissioners' Comments**

L. **Other Business**

None.

M. **Adjournment – next meeting scheduled for May 14, 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)

Venus Wilson

(Date/Time)

April 18, 2015 / 3:00pm

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