



AGENDA 01/14/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, January 14, 2016
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.

- 1. Consideration and possible other action regarding approval of the September 4, 2015 Special Planning Commission Meeting Minutes.

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

- 2. Consideration and possible other action regarding approval of the October 09, 2014 Planning Commission Meeting Minutes.

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

- 3. Consideration and possible other action regarding approval of the May 28, 2015 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**

- 4. **Environmental Assessment No. EA-1105, Conditional Use Permit No. CUP 15-01 and Adjustment No. ADJ 15-07**

Applicant: The Jungle Nursery Inc. (Carlos Saez)
Property Owner: Southern California Edison
Address: 2007 South Hughes Way

The proposed project is a request to operate a landscape nursery specializing in propagating and growing drought resistant plants using in-pot cultivation methods on land located within an existing Southern California Edison (SCE) transmission line right-of-way.

Only growing activities would occur at the one-acre project site as no retail or wholesale sales are proposed (or allowed). The hours of operation of the proposed facility are daylight hours only. The project site is secured by an existing chain-link fence that secures access to the right-of-way. Site improvements include: an open to the sky plant cultivation area; a 2240 square-foot cultivation area located under a ten-foot tall open sided shade cloth structure; a 600 square-foot outdoor storage area screened by 8 to 9 foot tall bamboo; a portable restroom also screened by 8 to 9 foot tall bamboo; and an eight parking-space parking area with a crushed rock surface.

Plant nurseries require a Conditional Use Permit to operate in the Open Space (OS) Zone per ESMC § 15-8-4C. In addition, the request for a crushed rock parking area surface requires an Adjustment to the City's vehicle parking area surface standards per ESMC § 15-8-4C. The applicant proposes a crushed rock surface with colored concrete pavers to denote the location of parking spaces. In addition, the required ADA parking space will have a concrete paver surface and a concrete paver path to the on-site portable restroom facility. The proposed plant nursery facility is located on a portion of an existing SCE right-of-way addressed as 2007 South Hughes Way located in the Open Space (O-S) Zone. The property is located on the north side of Hughes Way east of Sepulveda Boulevard and is directly adjacent to the 143-acre Raytheon Company site.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303(e) as a Class 3 categorical exemption (new construction of small structures) and § 15304(b) as a Class 5 categorical exemption (minor alterations to land- new gardening or landscaping).

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. 2787; 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 28, 2016, 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:

Venus Watson
(Signature)

January 7, 2016 5:30pm
(Date/Time)