



AGENDA 04/28/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, April 28, 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.
- 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 No. EA-1106 and Subdivision No. SUB 15-01 for Vesting Tentative Parcel Map (VTPM) No. 73563**

Address: 215-275 Main Street
Applicant: Bradley J.M. Conroy
Property Owners: Bradley J.M. Conroy and Amy J. Conroy, Trustees of the Conroy Family Trust, Steven Taylor and Natalie Mense Taylor, Trustees of the Steven Taylor and Natalie Mense Taylor Revocable Living Trust; Iron Hammer Properties, L.P., a California Limited Partnership; Magnum, L.P., a California Limited Partnership; Steve Leisner, Trustee of the Steve Leisner GST Trust and Eddie Leisner, Trustee of the Eddie Leisner GST Trust, as Tenants in Common.

The Planning Division received an application for Environmental Assessment No. EA-1106 Subdivision No. SUB 15-01 for Vesting Tentative Parcel Map (VTPM) No. 73563 to merge thirteen (13) existing adjoining rectangular lots in to one parcel. The project site (the "Property") is within the Main Street Transitional District (MSTD) in the Downtown Specific Plan ("DSP"), on the block bounded by Grand Avenue to the north, Franklin Avenue to the south, Main Street to the east, and Richmond Street to the west.

The project site is currently developed with a commercial shopping center containing five (5) buildings totaling 26,731 square feet of building floor area. The existing uses at the site are: retail sales, restaurants, fast food-to-go, retail service, yoga studio, medical office, an assembly hall without fixed seating, and a financial institution. Proposed Parcel No. 1 is 46,839 net square feet in area (1.07 acres) with 334.83 feet of street frontage facing Main Street, 139.75 feet of street frontage facing Grand Avenue, and 139.98 feet of street frontage facing Franklin Avenue.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15305 as a Class 5 (Minor Alteration in Land use Limitation) which will not result in any changes in land use or density and the project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Additionally, the project site has no value as habitat for endangered, rare, or threatened species.

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. 2793; and/or (3) discuss and take any other action related to this item.

2. **Environmental Assessment No. EA-1131, Administrative Determination No. AD 15-02, Administrative Use Permit No. AUP 15-01, and Parking Demand Study No. PDS 15-03**

Address: 909 E. El Segundo Boulevard

Applicant: Robert Rubens II, on behalf of Hemilane Inc.

Property Owner: Michael Katz

The Planning Division received an application for Environmental Assessment No. EA-1134, Administrative Determination (AD) No. 15-02, Administrative Use Permit (AUP) No. 15-04 and Parking Demand Study (PDS) No. 15-03, requesting: (1) a determination that a tasting room associated with a brewery or distillery in the Medium Manufacturing (MM) Zone is considered an accessory use subject to an AUP; (2) an AUP for the operation of a tasting room at a brewery and distillery with related sales of alcohol for on-site and off-site consumption; and (3) a parking requirement for the proposed use at the project site (the "Project"). The proposed project involves a 289 square-foot tasting room as part of a proposed, new brewery/distillery consisting of 3 tables with 3 seats each, and 6 bar stools (seating for 15 patrons); retail racks and merchandise display areas, and cashier/to-go areas for off-site sales. The project site is a multi-tenant building located at 909 East El Segundo Boulevard, at the northwest corner of El Segundo Boulevard and Bungalow Drive. The use would occupy the eastern half of the building (the western half is currently occupied by Howie's Doggie Daycare).

The proposed 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 no further environmental review is required. The proposed project includes a determination and approval and issuance of an AUP to allow a tasting room that is ancillary to the permitted alcohol manufacturing use and for the sale of alcohol for offsite consumption; and a Parking Demand Study to establish a parking requirement for the proposed use at the project site. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the uses would occur within an existing approved building and exterior work will be limited to any signs proposed for the brewery/distillery operation. The project involves a negligible expansion of use because the tasting room is ancillary to the permitted alcohol manufacturing use. Further, the site has no value as habitat for endangered, rare, or threatened species. Lastly, existing utilities and public services to serve the project are adequate.

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. 2794; and/or (3) discuss and take any other action related to this item.

I. Continued Business –

3. Report on the feedback received from the Downtown Subcommittee regarding potential amendments to the Downtown Specific Plan (DSP)

Consideration and possible action regarding potential amendments to the Downtown Specific Plan (DSP) relating to: (1) tinting or reflective glass on storefront windows; (2) signs for non-street front uses; (3) building height limit along street-side property lines; (4) design review process of projects relating to existing design review standards in the DSP; (5) parking requirements for Non-Profit Museums in the DSP area; and/or (6) parking and the Parking-In-Lieu Fee Program in the DSP and review and potential formulation of recommendations relating to parking issues in the DSP. (Fiscal Impact: 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 May 12, 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 Wilson April 21, 2016 12:30pm
(Signature) (Date/Time)