



AGENDA 08/11/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, August 11, 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 July 14, 2016 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-1153 and Administrative Use Permit AUP No. 16-04**

Address: 888 North Sepulveda
Applicant: Michael Haslett
Property Owner: El Segundo Hotels, LLC

The Planning Division received an application for Environmental Assessment No. EA-1153 and Administrative Use Permit AUP No. 16-04 for alcohol service in a new hotel (Hampton Inn & Suites). The proposed project involves alcohol service within the following areas of the hotel: bar, dining area, main lobby and patio. The total patio area is approximately 700 square feet. It is anticipated that hotel guests may also take alcohol to their private rooms. The on-site sale of beer and wine requires the approval of an AUP under the 888 North Sepulveda Specific Plan. The project site is located on the block bounded by North Sepulveda Boulevard to the west, East Walnut Avenue to the north, North Nash Street to the east and East Maple Avenue to the south.

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). The project constitutes an Administrative Use Permit to allow the sale of alcohol at a hotel. The project is a negligible expansion of the operation of an existing building involving alcohol service in certain areas of the hotel.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1153 and Administrative Use Permit No. ADJ 16-04; 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-1147 and Administrative Use Permit No. 16-03**
A request to modify a previously approved Administrative Use Permit for a market with an outdoor dining area.

Address: 760 South Sepulveda Boulevard, Space A-6
Applicant: Mrs. Gooch's Natural Foods Markets, Inc.
Representative: Lanny Kusaka
Business Name: Whole Foods Market
Property Owner: Federal Realty Investment Trust

The applicant requests approval to modify a previously approved Administrative Use Permit for Whole Foods Market. The project site is in the Commercial Center (C-4) Zone within a commercial shopping center (Plaza El Segundo) bounded by Hughes Way to the north, Sepulveda Boulevard to the west, Allied Way to the east, and Park Place to the south.

The market is 65,024 square feet and contains an 869 square-foot outdoor dining area with 45 seats in front of the building. Three restaurants with a total of 1005 square feet and 57 seats were previously approved to serve alcohol inside the market. The market currently holds: 1) a Type 21 ABC license for the sale of beer, wine, and distilled spirits for off-site consumption; 2) a Type 41 ABC License for the sale of beer and wine for on-site consumption; and 3) a Type 42 ABC License for on-site tasting events for a "Wine Bar" within the market.

The applicant requests approval to expand alcohol consumption to an existing 869 square-foot outdoor dining area in front of the building, and to increase the indoor seating area for two restaurants which were previously approved to operate with a Type 41 ABC License. The two indoor restaurants will be increased in floor area by 525 square feet and a total of 36 seats will be added inside the market. The proposed combined total seating with alcohol service inside the market is 1,530 square feet and 93 seats. The applicant will also be surrendering a Type 42 ABC License to replace it with a Type 86 ABC License for "Instructional Tasting." A Type 86 ABC License for "Instructional Tasting" allows an alcohol manufacturer to do tasting events for the sampling of beer, wine or distilled spirits. A new 696 square-foot outdoor dining area with 48 seats will be added in front of the building. However, no alcohol consumption is proposed for the new 696 square-foot outdoor dining area. 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). The project is a negligible expansion of the operation of an existing building involving minor interior tenant improvements and the addition of a 696 square-foot outdoor dining area in front of the market.

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. 2803; and/or (3) discuss and take any other action related to this item.

4. **Environmental Assessment No. EA-1159, Administrative Use Permit AUP No. 16-07, and Conditional Use Permit No. CUP 16-04**

Address: 747 North Douglas Street.
Applicant: Lisa's Bon Appetit c/o Susanne Alexander
Property Owner: CDC Mar Campus, LLC

The Planning Division received an application for Environmental Assessment No. EA-1159, Conditional Use Permit No. CUP 16-04, and Administrative Use Permit No. AUP 16-07 for beer and wine service in a new restaurant and outdoor dining area associated with the restaurant. The proposed project involves alcohol service within the indoor dining and patio areas of the restaurant. The patio occupies approximately 617 square feet. Outdoor dining requires approval of a CUP application and the on-site sale and consumption of alcohol requires the approval of an AUP. The project site is located in the Corporate Campus Specific Plan (CCSP) Zone within the Elevon Project bounded by East Maple Avenue to the north, Campus Drive to the south, North Douglas Street to the east, and Campus Square West to the west.

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). The project includes the approval of permits to allow the sale and consumption of beer and wine at a proposed restaurant and for outdoor dining. Minor tenant improvements are proposed for the proposed restaurant and dining patio. The project involves no expansion of use, because the restaurant use was previously approved as part of the approval of the Elevon Project and is a permitted use under the Corporate Campus Specific Plan.

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. 2800 and/or (3) discuss and take any other action related to this item.

5. **Determination of Consistency of the Proposed Fiscal Year 2016-2017 (FY2016-2017) Capital Improvement Program ("CIP") with the City of El Segundo General Plan**

Applicant: City of El Segundo

The City of El Segundo annually reviews its Capital Improvement Program ("CIP") for the purpose of identifying and prioritizing capital projects to be completed within the planning period. Cities are required by Government Code §§ 65401 and 65103(c) to prepare a coordinated program of proposed public works projects and that they be reviewed by the city planning agency for conformity with the City's General Plan, including an annual review of the City's CIP for consistency. The planning agency in the City of El Segundo is the Planning Commission. Seventeen (17) projects were proposed for funding in FY 2016-2017, which include

- Annual water main repair and/or replacement,
- Annual sewer main repair and/or replacement
- Annual slurry seal of streets,
- Annual curb and sidewalk repair citywide,
- Annual rehabilitation of sewer lift and pump stations

- Replacement of the softball field bleachers
- Refurbishment of the racquetball courts
- Arterial and local street rehabilitation
- El Segundo Blvd Median landscaping improvements
- Teen center upgrades
- Richmond Street ball field improvements
- Police Department Stairwell painting/refurbishment
- Automobile electric charging stations installation
- Conducting a Facilities Needs Assessment
- Solar lighting on Main
- Crosswalk lighting on Main Street
- Retractable bollards on Main Street

Adoption of this resolution is exempt from CEQA review since it can be seen with certainty that this action does not have the potential for causing a significant effect on the environment (Pub. Res. Code § 15061(b)(3)). The action is also categorically exempt from CEQA pursuant to 14 California Code of Regulations § 15306 as a Class 6 exemption because it consists of the collection of information and the evaluation of resources leading to an action which the City has not yet approved, adopted or funded.

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. 2804; 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

None.

K. Planning Commissioners' Comments

L. Other Business

M. Adjournment – next meeting scheduled for August 25, 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
(Signature)

August 4, 2016 / 1:40 pm
(Date/Time)