



AGENDA 10/27/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, October 27, 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 8, 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. **Approved - Environmental Assessment No. EA-1151 and Administrative Adjustment No. ADJ 16-03.**

Address: 202 Whiting Street
Applicant: Michael Chandler
Property Owner: LBC Capital Holdings, LLC

On October 20, 2016, the Planning and Building Safety Director approved Environmental Assessment No. EA-1151 and Administrative Adjustment No. ADJ 16-03.

A 6-inch reduction to the minimum required interior parking space depth for a new two-car garage in the Multi-Family Residential (R-3) zone. ESMC §15-15-5(l)(1) and (2) requires a minimum interior parking space depth of 20 feet for residential uses. The applicant proposes a 19'-6" interior parking space depth. The project complies with all the other zoning development standards. ESMC § 15-15-5(l)(4) allows the Director of Planning and Building Safety to approve an Administrative Adjustment for a minor deviation to the parking space dimensions standards, as provided in ESMC § 15-24-1(E). A detailed description of the project and the findings for the decision are included in the attached decision letter.

B. Approved - Environmental Assessment No. EA-1160 and Administrative Use Permit No. AUP 16-08.

Address: 422 Main Street
Applicant: William Graw, El Gringo Restaurant
Property Owner: Sylvie Gabriele and Ali Reza Mosavi Nejad

On October 20, 2016, the Planning and Building Safety Director approved Environmental Assessment No. EA-1160 and Administrative Use Permit No. AUP 16-08.

Upgrade an existing Department of Alcoholic Beverage Control (ABC) Type 41 liquor license to sell beer and wine for onsite consumption to an ABC Type 47 liquor license to sell beer, wine, and distilled spirits for onsite consumption at an existing restaurant with a new occupant (El Gringo Restaurant). The project site is located in the Main Street District of the Downtown Specific Plan. The proposed use (on-site sale and consumption of beer, wine, and distilled spirits) requires an Administrative Use Permit (AUP) pursuant to DSP Section VI.A.4.a. The applicant proposes to modify an existing AUP to expand the alcohol service to include distilled spirits. The project complies with all the other zoning development standards. ESMC § 15-22-4 allows the Director of Planning and Building Safety to approve an Administrative Use Permit subject to the required findings for approval provided in ESMC § 15-22-5. A detailed description of the project and the findings for the decision are included in the attached decision letter.

C. Pending (Hearing Scheduled for October 26, 2016) - Environmental Assessment No. EA-1172 and Administrative Adjustment No. ADJ 16-05.

Address: 2240 - 2260 East Imperial Highway
Applicant: Brent Goshen, Pellinore Productions (on behalf of DirecTV)
Property Owner: Kilroy Realty Finance Partnership

On October 26, 2016, the Planning and Building Safety Director will hold a public hearing to consider Environmental Assessment No. EA-1172 and Adjustment No. ADJ 16-05.

Installation of a temporary sign that exceeds the maximum size allowed in the Urban Mixed Use North (MU-N) Zone. ESMC §15-15-18-8(I)(1) requires a maximum size of 100 square feet for temporary special event signs. The applicant proposes a temporary monument sign of 372 square feet. The project complies with all the other zoning development standards. ESMC § 15-18-7 allows the Director of Planning and Building Safety to approve an adjustment for a modification from any nonstructural provision of the sign ordinance, as provided in ESMC § 15-24-1(C).

In the event that the Director approves the application, staff will be asking the Planning Commission to receive and file this item. Staff will provide additional information at the meeting.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the above-referenced approvals by the Director of Planning and Building Safety; and/or (2) discuss and take any other action related to this item.

F. **Call Items from Consent Calendar (if applicable)**

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

H. **New Business – Public Hearing**

None.

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 November 10, 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 Wesson
(Signature)

October 29, 2016
(Date/Time)