



# AGENDA 01/12/17

## PLANNING COMMISSION

### Meeting

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<b>MEETING DATE:</b>	Thursday, January 12, 2017
<b>MEETING TIME:</b>	5:30 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	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)

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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.

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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 December 8, 2016 Planning Commission Meeting Minutes.

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

2. **Environmental Assessment No. EA-1169 and Administrative Use Permit AUP No. 16-12**

**Address:** 500 North Sepulveda Boulevard  
**Applicant:** Ralphs Grocery Company, c/o Steven Prough  
**Property Owner:** New Group – El Segundo LLC, c/o William Crigger

The Planning Division received an application for Environmental Assessment No. EA-1169 and Administrative Use Permit AUP No. 16-12 to allow instructional tasting of alcohol as an accessory use to off-site sale of alcohol at 500 North Sepulveda Boulevard. The off-site sale of beer, wine, and distilled spirits was previously approved under AUP No. 97-1 on May 9, 1997. The proposed project involves alcohol service within a 25 square-foot area of a 31,457 square-foot existing grocery store. The instructional tasting of alcohol as an accessory use to the off-site sale of alcohol requires the approval of an AUP in the General Commercial (C-3) Zone. The project site is located on the block bounded by Mariposa Avenue to the north, Grand Avenue to the south, Sepulveda Boulevard to the west and Continental Boulevard to the east.

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 an Administrative Use Permit to allow instructional tasting of alcohol as an accessory use to off-site sale of alcohol at an existing grocery store.

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1169 and Administrative Use Permit No. AUP 16-12; and (2) discuss and take any other action related to this item.

**3. Environmental Assessment No. EA-1170 and Administrative Use Permit AUP No. 16-13.**

**Location:** 720 South Sepulveda Boulevard  
**Applicant:** Cost Plus World Market, Inc. c/o Jane Baughman  
**Property Owner(s):** Federal Realty Investment Trust

The applicant requests the approval of an Administrative Use Permit to allow Department of Alcoholic Beverage Control (ABC) License Type 21 (on-site sale of beer, wine and distilled spirits for off-site consumption) and Type 86 (Instructional Tasting) within their existing store. The 18,205 square-foot market (Cost Plus World Market) is located at an existing commercial shopping center (Plaza El Segundo) at 720 South Sepulveda Boulevard in the Commercial Center (C-4) Zone.

As approved, the hours of operation for off-site alcohol sales are limited to 9:00am-9:30pm Monday-Saturday and 10:00am-7:00pm Sundays, and 7:00am-11:00pm daily during the holiday season (from Thanksgiving to New Year's). Per conditions by ABC, instructional tasting events will be limited to operating between 10:00am-9:00pm daily.

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 planned-for operation of an existing use involving alcohol sales and tastings. 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-1170 and Administrative Use Permit No. AUP 16-13; and (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**

**4. Environmental Assessment No. EA-1064, and Zone Text Amendment No. ZTA 14-01**

**Address:** R-1 Zoned property citywide  
**Applicant:** City of El Segundo

The zone text amendment proposes to make changes to El Segundo Municipal Code (ESMC) article 15-4A, the current development standards that regulate setbacks, lot coverage, structure size, and second story modulation on properties in the R-1 (Single-Family Residential) Zone. The proposed amendments include deleting the "modulation" requirements in ESMC § 15-4A-6, and replacing it with a formula based on Floor Area Ratio; increasing the allowable Floor Area Ratio; and a general "clean up" of article 15-4A to eliminate redundancies and provide clearer requirements and standards. Additionally, proposed amendments include changes to existing definitions and adding new definitions.

Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulation, Title 14, Section 15000 *et. seq.*, and the City's Local CEQA Guidelines, the proposed project is categorically exempt from the requirements of the California

Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 because it consists only of minor revisions and clarifications to existing zoning regulations and procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor. The proposed Ordinance is an action that does not have the potential to cause significant effects on the environment, but rather will help reduce the impact of second stories in residential zone property on the environment. Accordingly, the proposed Ordinance constitutes a Class 1 (existing facilities), Class 3 (new construction or conversion of small structures), and Class 4 (minor alteration to land) categorical exemptions.

**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. 2810 recommending the City Council adopt the ZTA; and/or (3) discuss and take any other action related to this item.

5. **Environmental Assessment No. EA-1173, Administrative Use Permit No. AUP 16-14, and Conditional Use Permit No. CUP 16-06.**

**Address:** 2321 E. Rosecrans Avenue, Suite 1225  
**Applicant:** Jason Smith  
**Property Owner:** Continental Atrium Corporation

The Planning Division received an application for the expansion of an existing outdoor dining area that is greater than 200 square feet which will include alcohol service.

The proposed project will modify a previously-approved Administrative Use Permit to allow the expansion of alcohol service for a new restaurant (Kona Grill), and a Conditional Use Permit to allow the expansion of an existing outdoor dining area. The tenant space for the restaurant is 7,209 square feet and contains an existing 1,538 square-foot outdoor dining area. The sale of beer, wine, and distilled spirits for on-site consumption is proposed for the indoor and outdoor dining area of the restaurant, and requires an AUP. The restaurant will be remodeled and contain 3,453 square feet of indoor dining. The associated CUP to this project is contingent on the approval of the zone text amendment and the adoption of the Ordinance by the City Council. Accordingly, the proposed 609 square-foot expansion of the outdoor dining area, which will total 2,147 square feet, requires a CUP.

The project site is in the Urban Mixed Use South (MU-S) zone, and is located on the block bounded by Douglas Street to the west, Continental Circle to the north and east, and Rosecrans 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) and § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures).

**RECOMMENDED ACTION:** That the Planning Commission: (1) Receive and file the Director's determination approving Administrative Use Permit No. 16-14; (2) open the public hearing and take documentary and testimonial evidence; (3) after considering the evidence adopt Resolution No. 2807 approving EA-1173 and Conditional Use Permit No. 16-06; and/or (4) discuss and take any other action related to this item.

I. **Continued Business – Public Hearing**

None.

J. Other Business

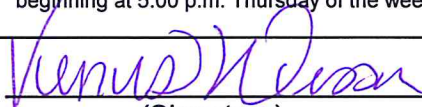
K. Report from Planning and Building Safety Director or designee

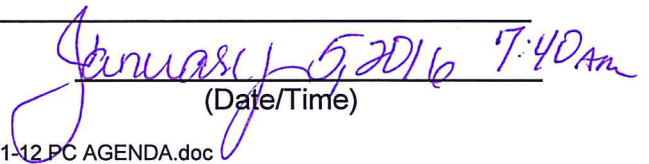
L. Planning Commissioners' Comments

M. Adjournment – next meeting scheduled for January 26, 2017, 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:

  
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(Signature)

  
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(Date/Time)