



AGENDA 04/13/17

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, April 13, 2017
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. **Environmental Assessment No. EA-1165 and Administrative Use Permit AUP No. 16-10**

Address: 400 Main Street
Applicant: Vilma Delgado
Property Owner: John Doukakis

The Planning Division received an application for Environmental Assessment No. EA-1165 and Administrative Use Permit AUP No. 16-10 to allow on-site sale and consumption of alcohol at an existing restaurant located at 400 Main Street. The proposed project involves alcohol service within the 688 square foot indoor dining area of the 2,026 square-foot restaurant. The onsite sale and consumption of alcohol requires the approval of an AUP in the Downtown Specific Plan – Main Street District. The project site is located on the block bounded by Pine Avenue to the north, Holly Avenue to the south, Main Street to the west and Standard Street 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 on-site sale and consumption of alcohol at an existing restaurant. No other changes to the restaurant use or the restaurant building are being proposed. The project involves negligible expansion of an existing use.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1165 and Administrative Use Permit No. AUP 16-10; 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**

2. **Environmental Assessment No. EA-1183, and Subdivision No. SUB 17-01 for Tentative Parcel Map No. (TPM 74306)**

Address: 129 Palm Ave
Applicant: Harry Wu
Property Owner: Palmes Star LP

The Planning and Building Safety Department received an application to allow the construction of four residential condominium units with a semi-subterranean parking level. The proposed parking level contains 8 enclosed parking spaces (one two-car garage for each unit) and 2 open guest parking spaces that will be accessible from a 12-foot wide driveway that is oriented toward the street. The site is currently developed with one single-family residential dwelling unit and a two-car garage. The project site is an interior lot in the Multi-Family Residential (R-3) Zone on the block bounded by Palm Avenue to the south, Oak Avenue to the north, Main Street to the east, and Virginia Street 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 § 15303 as a Class 3 exemption (New Construction), and § 15332 as a Class 32 exemption (Infill Development). The project will allow the construction of four residential condominium units and will result in a net increase of three additional residential dwelling units at the site. The proposed development is on a site of not more than five acres surrounded by urban uses. The project is consistent with the City's General Plan and Zoning code. The proposed project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality and the site has no value as habitat for endangered, rare, or threatened species. Additionally, there are adequate utilities, public services and facilities available to serve the project.

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. 2812; and/or (3) discuss and take any other action related to this item.

3. **Environmental Assessment No. 1184 and Specific Plan Amendment No. SPA 17-01. Amendment to Downtown Specific Plan (DSP) Sections I, VI & VII, regarding residential uses and related language; and height requirements.**

Address: Downtown Specific Plan
Applicant: Bill Ruane
Property Owners: Various

The proposed project includes an Environmental Assessment and a Specific Plan Amendment to amend the DSP regulations regarding residential uses as follows:

- 1) remove the requirement that upper-floor residential units be business tenant/owner occupied;
- 2) modify language throughout the Specific Plan to be consistent with proposed change; and,
- 3) clarify language regarding height requirements.

The proposed Ordinance will be considered by the Planning Commission for possible recommendation for adoption by the City Council. The City Council is the final decision-making body for this project and, if recommended, the proposed Ordinance would be scheduled for a future public hearing before the City Council. The proposed Ordinance would make minor changes to the Downtown Specific Plan, which was evaluated by an adopted Mitigated Negative Declaration (Environmental Assessment No. 474) on August 1, 2000.

The proposed Ordinance does not make changes to the density currently allowed within the Downtown Specific Plan. By removing the restriction that residential units be owner-occupied, residential development could be incentivized. However, the proposed amendment does not constitute a substantial change to the Specific Plan. Further, no new information shows that: there is one or more new or increased significant impacts; or, that new or different mitigation measures are feasible to reduce the impacts. Therefore, staff prepared an addendum to the previously adopted Mitigated Negative Declaration pursuant to 14 CCR § 15164.

RECOMMENDED ACTION: It is recommended that the Planning Commission open the public hearing and take public testimony, received a presentation from Staff on the item, provide direction on the parking requirements, and continue the item to the April 27, 2017 Planning Commission meeting; or, alternatively, discuss and take other possible action related to this item.

I. Continued Business – Public Hearing

None.

J. Other Business

None.

K. Report from Planning and Building Safety Director or designee

L. Planning Commissioners' Comments

M. Adjournment – next meeting scheduled for April 27, 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:

Venus L. Pearson
(Signature)

April 4, 2017 / 5:35pm
(Date/Time)