



# Revised AGENDA 5/27/04

## PLANNING COMMISSION

### Regular Meeting

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<b>MEETING DATE:</b>	Thursday, May 27, 2004
<b>MEETING TIME:</b>	7:00 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 7:30 p.m., Channel 3.

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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 Director of Community, Economic and Development Services 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 Director of Community, Economic and Development Services, a minimum of two working days before the meeting and they do not exceed five minutes in length.

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In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Roger Groman, (310) 524-2715. 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. **Election of a Chairman and a Vice-Chairman**

**RECOMMENDED ACTION:** The recommended action is for the Planning Commission to elect a Chairman and a Vice-Chairman to fill the current vacancies or to take such additional possible related action.

- E. **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.*
- F. **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 April 8, 2004, Planning Commission meeting Minutes.

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

- 2. **Environmental Assessment No. EA-642 and Administrative Use Permit (AUP) No. 04-02**  
**A new license for on-site sale and consumption of beer and wine (Type 41 License)**

**Address:** 150 South Sepulveda Boulevard  
**Applicant:** Timothy Carl Anderson C/O Speakeasy Chicago Style Pizza  
**Property Owner:** Project One-Fifty LLP

The applicant requests approval of an Administrative Use Permit (AUP) to allow beer and wine sales for on-site consumption only, at an existing 1,677 square-foot restaurant located in an existing commercial retail development in the "C-3" General Commercial Zone. Alcoholic beverages will be served within the two dining areas of the restaurant, which include an open interior seating area and an outdoor dining area with a total of 42 seats. The interior dining areas is comprised of approximately 616 square feet with 34 seats. The outdoor dining area is bounded by a 40" tall steel perimeter fence, which is comprised of 175 square feet with eight seats.

**RECOMMENDED ACTION:** (1) Receive and file; (2) take other possible related action.

3. **Administrative Determination No. 04-1**  
**Interpretation of use of legal nonconforming 25-foot wide lots under common ownership**

**Property Involved:** Citywide, including 400 & 500 block of Standard Street, Richmond Street, and Eucalyptus Drive

Planning staff recommends that the Planning Commission review the City's regulations and previous policies and affirm the previous interpretation of the El Segundo Code (ESMC) to permit legal nonconforming 25-foot wide lots to be developed individually even if they have been developed with a home across the property lines of two abutting lots under common ownership.

**RECOMMENDED ACTION:** (1) Receive and file; (2) take other possible related action.

G. **Call Items from Consent Calendar**

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

I. **New Business – Public Hearing**

4. **Environmental Assessment No. EA-641, Subdivision No. 04-04 /Vesting Tentative Tract Map No. 51109, and Smoky Hollow Site Plan No. 92-1**  
**One-year extension of a 27-unit Condominium Map.**

**Address:** 1415 East Grand Avenue  
**Applicant & Property Owner:** Grand Kansas, LLC

The proposed project is a request for a one-year extension for a previously approved Final Vesting Tract Map for a 27-unit condominium project to be constructed at 1415 East Grand Avenue. The purpose of the extension is to allow additional time for the development of the project. The project was originally approved by the City Council on May 4, 1993. The final Map was recorded on April 14, 2003, and the development rights will expire June 14, 2004, or the date the extension request is approved, conditionally approved, or denied, whichever occurs first. No changes in the project are proposed.

**RECOMMENDED ACTION:** (1) That Planning Commission open the public hearing and take testimony; (2) adopt Resolution No. 2569 and (3) that the Planning Commission take other possible related action.

J. **Continued Business - Public Hearing**

K. **Report from Community, Economic and Development Services Director or designee**

L. **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.*

**M. Planning Commissioners' Comments**

**N. Adjournment – Regular meeting scheduled for June 10, 2004, 7:00 p.m.**

**NOTE:** The related files are available for public review in the Planning Division, Monday through Friday, 7:30 a.m. to 5:30 p.m. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Friday of the week prior to the Planning Commission meeting.

**POSTED:**

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(Signature)

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(Date/Time)