



AGENDA 12/14/06

PLANNING COMMISSION

Regular Meeting

MEETING DATE:	Thursday, December 14, 2006
MEETING TIME:	7:00 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 7:30 p.m., Channel 3.

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.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Larry Brown, (310) 524-2713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

THE PUBLIC HEARING FOR ENVIRONMENTAL ASSESSMENT NO. 725, SUBDIVISION NO. 06-07 (VESTING TENTATIVE MAP NO. 68231), AND VARIANCE NO. 06-8 FOR THE PROPERTY LOCATED AT 850 NASH STREET WILL NOT BE HEARD TONIGHT AND WILL BE REAGENDIZED AND RENOTICED.

- 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 November 9, 2006, Planning Commission Meeting Minutes.

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

F. Call Items from Consent Calendar

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

H. New Business – Public Hearing

- 2. **Environmental Assessment No. 661, Zone Text Amendment No. 06-03 and Conditional Use Permit No. 05-01**

Address: Citywide (Zone Text Amendment);
610 Lairport Street (Automobile Museum)
Applicant: Automobile Museum c/o Earl Rubenstein, AIA
Property Owner: Various (Zone Text Amendment); Stanley M. Zimmerman/John Tonoyan (Automobile Museum)

The proposed project is a Zone Text Amendment to amend the El Segundo Municipal Code (ESMC) §15-1-6 to add a new definition for "Museum" and to amend ESMC §15-5D-5 to add Museum as a conditionally permitted use in the Corporate Office (CO) Zone, subject to the Conditional Use Permit requirements in ESMC Chapter 23; Also includes a request to

allow the operation of an automobile museum with a gift shop in an existing 26,954 square-foot, single-story building located at 610 Lairport Street. Approval of the project would require amending the ESMC as recommended in Resolution 2613, and absent such an amendment, neither EA-661 nor CUP No. 05-01 can be approved.

RECOMMENDED ACTION: That the Planning Commission (1) open the public hearing and take testimony; (2) after considering the evidence from the public hearing, adopt Resolution No. 2613 regarding Environmental Assessment No. EA-661 and Zone Text Amendment No. 06-03; (3) after considering the evidence from the public hearing, adopt Resolution No. 2614 regarding Environmental Assessment No. EA-661 and Conditional Use Permit No. 05-01 and (4) alternatively, 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

K. 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.*

L. Planning Commissioners' Comments

M. Other Business

None.

N. Adjournment – Regular meeting scheduled for January 11, 2006 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. (alternating Fridays off) 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: _____

(Signature)

(Date/Time)

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