

AGENDA 12/6/07 PLANNING COMMISSION

Special Meeting

MEETING DATE: Thursday, December 6, 2007

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.

- 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.

None.

- F. Call Items from Consent Calendar
- G. Written Communications (other than what is included in Agenda packets)
- H. New Business Public Hearing
 - 1. <u>Environmental Assessment No. EA-759 and Subdivision No. 07-05 (Vesting Tentative</u> Tract Map No. 67471)

31-unit new commercial condominium project

Address: 141 Main Street

Applicant: Elizabeth Srour, Srour and Associates, LLC

Property Owner: Tom Georgouses, Four on Main LLC

The applicant is proposing a new three-story, 14,007 square-foot mixed-use commercial retail/office building comprised of 31 commercial condominium units in the Main Street Transitional District in the Downtown Specific Plan Zone. Thirty-one condominium suites are proposed, ranging in size from 234 square feet to approximately 600 square feet. The proposed building design includes 3 retail suites at the ground level and utilizes the corner location for pedestrian entrances and street level display windows facing Main Street. The proposed 28 office suites are located on the second and third levels. They are oriented around an interior open court yard. Forty-seven (47) parking spaces are proposed within the first two levels of the building. Access to the parking is provided from both Franklin Street and the alley to the west, utilizing the natural topography (sloping upward from east to west) of the site.

The development is proposed as a commercial condominium complex, requiring a tract map. The individual suites and parking spaces will be owned in fee title with all remaining areas owned in common by the owners of record. Common areas include the building itself

and all areas not part of the individual suites – e.g. lobby, stairs, storage, utility facilities, garage elevator, restrooms, kitchenette, conference room, landscaping. A Property Owner's Association will be formed to manage the building and enforce all provisions of therecorded CC&R's.

An initial study of environmental impacts was prepared pursuant to Public Resources Code § 15063 (CEQA) for the approval of the subdivision and development. A Mitigated Negative Declaration of Environmental Impacts was proposed for this project pursuant to CEQA § 15070.

RECOMMENDED ACTION: That the Planning Commission open the public hearing and take testimony; (2) adopt Resolution No. 2627; and (3) discuss and take any other action related to this item.

I.	<u>Continued Business</u> - Public Hearing		
	None.		
J.	Report from Planning and Building Safety Director or designee		
K.	Planning Commissioners' Comments		
L.	Other Business		
	None.		
М.	•	djournment – Regular meeting scheduled for December 13, 2007, 7:00 p.m. TE: The related files are available for public review in the Planning Division, Monday through Friday, 7:30 a.m. to 5:3 (alternating Fridays off) Agenda packets, including Staff Reports, are also available in the Planning Division begi 5:00 p.m. Friday of the week prior to the Planning Commission meeting.	
POST	ED:	(Signature)	(Date/Time)

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