



# PLANNING COMMISSION MEETING *ACTION REPORT*

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<b>MEETING DATE:</b>	Thursday, April 26, 2012
<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.

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 City Clerk, (310) 524-2306. 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** – 5:30 p.m.
- B. **Pledge of Allegiance** – led by Commissioner Baldino
- C. **Roll Call** – present: (3-0), Commissioner Barbee absent
- 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.*

None.

**E. Election of a Vice-Chairman**

Chair Wagner opened nominations for Vice-Chairman for 2012.

**ACTION:** Commissioner Newman nominated Commissioner Baldino as Vice-Chairman for 2012 and Chair Wagner seconded the motion. Approved (3-0).

**F. Consent Calendar**

Commissioner Newman recused herself from participating in Agenda Item F-2A for potential conflict of interest reasons and left the Council Chambers.

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 12, 2012, Planning Commission Meeting Minutes.

**ACTION:** Approved (3-0).

Commissioner Newman returned to the dais in the Council Chambers.

**2. Director Decisions for Administrative Use Permits**

**A. Environmental Assessment No. EA-967 and Administrative Use Permit No. AUP 12-02**

**Address:** 413 Main Street  
**Applicant:** Susana Mangiante  
**Property Owner:** Edwin Williams Jr.

**Project Summary**

The Planning and Building Safety Department received an application to allow the on-site sale and consumption of beer and wine at an existing restaurant. The

proposed hours of operation to sell alcohol will be daily, 11 AM to 3 PM and 5PM to 10 PM. The existing restaurant is approximately 900 square feet and is located on a 3,500 square-foot lot. The project site is located in the Main Street District (MSD) Zone within the Downtown Specific Plan (DSP) on the block bounded by Holly Avenue to the south, Pine Avenue to the north, Main Street to the east, and Richmond 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 § 15301 as a Class 1 categorical exemption (Existing Facilities). The project includes an Administrative Use Permit to allow the on-site sale and consumption of beer and wine at an existing restaurant. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. No structural changes inside and outside the building are proposed. Further, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

**ACTION:** The Planning Commission opened the public hearing and continued the item to the May 10, 2012 meeting for lack of quorum. Approved (2-0).

**G. Call Items from Consent Calendar**

Chair Wagner pulled Item F-2.

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

None.

**I. New Business – Public Hearing**

None.

**J. Continued Business - Public Hearing**

**3. Environmental Assessment EA 962 and Off-site Parking Covenant MISC No. 12-01**

**Address:** 1142 East Grand Avenue and 222 Center Street  
**Applicant:** New Masters Studio, Inc. – Verna Kuykendall  
**Property Owner:** Alexander Lidow/Derek Lidow

**Project Summary**

The proposed project involves two properties located at 1142 East Grand Avenue and 222 Center Street. The property at 1142 East Grand Avenue is developed with a commercial building approximately 19,831 square feet in floor area. The property at 222 Center Street is a paved parking lot with 52 parking spaces. The Planning Commission recently approved Environmental Assessment EA 934 and Administrative Use Permit AUP 11-12 to allow the conversion of the building at 1142 East Grand Avenue from a manufacturing use with accessory filming to a filming studio with accessory manufacturing. The conversion increased the parking requirements for the filming studio use to 34 parking spaces, however no parking spaces are provided on the same property. As a result, the Planning Commission required as a condition of approval of EA 934 and AUP 11-12 that an off-site

parking covenant be recorded to reserve 34 of the 52 parking spaces in the parking lot at 222 Center Street for use by the filming studio at 1142 East Grand Avenue.

The subject application is required to address the Planning Commission's condition. The 34 parking spaces to be provided at 222 Center Street are not required spaces for other existing uses on the adjacent properties. Pursuant to ESMC § 15-15-3(H) the Planning Commission must review all off-site parking covenants for more than 20 parking spaces. The subject property is located in the Medium Manufacturing (MM) Zone. The site is located on the block bounded by Grand Avenue to the north, Center Street to the west, Franklin Avenue to the south, and Nevada Street to the east. The site is surrounded on all four sides by residential, commercial, and industrial uses.

**ACTION:** Planning Commission to receive and file Environmental Assessment EA-962 and Off-site Parking Covenant MISC No. 12-01. Approved (3-0).

**K. Report from Planning and Building Safety Director or designee**

Planning and Building Safety Director Sam Lee stated that the next regularly scheduled meeting would be on May 10, 2012 and reviewed a list of items tentatively scheduled for that meeting.

**L. Planning Commissioners' Comments**

Commissioner Newman congratulated Vice Chair Baldino and Councilmen Atkinson on their appointment.

**M. Other Business**

None.

**N. Adjournment: 5:40 p.m. – Next regular meeting scheduled for May 10, 2012, 5:30 p.m.**

**NOTE:** The related files are available for public review in the Planning Division, Monday through Thursday 7:00 a.m. to 6:00 p.m. City Hall is closed on Fridays. 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.

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**POSTED:**

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(Signature)

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(Date/Time)