AGENDA 05/24/12
PLANNING COMMISSION
Meeting

MEETING DATE:	Thursday, May 24, 2012
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.

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. Consideration and possible other action regarding approval of the May 10, 2012, 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)

None.

H. New Business – Public Hearing

2. Environmental Assessment No. EA-979 and Administrative Determination No. 12-01

Address: **1212-1320 East Imperial Avenue**
Applicant(s): **City of El Segundo**
Property Owner: **Various**

The Director of Planning and Building Safety is referring an Administrative Determination to the Planning Commission to determine the permitted legal nonconforming commercial uses for six properties located at 1212-1320 East Imperial Avenue in the R-3 (Multi-Family Residential) Zone pursuant to El Segundo Municipal Code (ESMC) Chapter 15-21 regarding Nonconforming Buildings and Uses. The General Plan classification and the zoning designation for the properties involved were changed in 1993 to allow multi-family residential uses rather than commercial uses. Consequently, the non-residential uses on the property became legal non-conforming. The General Plan classification was changed from Neighborhood Commercial to Multi-Family Residential and the zoning designation was changed from Neighborhood Commercial (C-2) to the Multi-Family Residential (R-3) Zone. The subject properties are located beginning at the southwest corner of Imperial Avenue and California Street and continuing approximately ½ block to the west.

The property is surrounded by single-family uses to the south, multi-family residential uses to the west, a hotel use to the east, and open space, Imperial Avenue and the Los Angeles International Airport to the north.

The 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), § 15305 as a Class 5 categorical exemption (Minor Alterations in Land Use Limitations), and §15321 as a Class 21 categorical exemption (Enforcement Actions by Regulatory Agencies).

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. 2720; and/or (3) discuss and take any other action related to this item.

I. Continued Business

None.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

3. Environmental Assessment No. EA-941 and Administrative Use Permit No. 11-10

Address: **601 Virginia Street**
Applicant(s): **Chaddeh Abboud**
Property Owner: **Al Marco**

Report regarding compliance with the conditions of approval for Administrative Use Permit No. 11-10 after six months of operation with expanded hours to sell beer, wine and distilled spirits at an existing market (Type 21 State of California Alcoholic Beverage Control License).

M. Adjournment – next meeting scheduled for June 14, 2012, 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: _____ _____
(Signature) (Date/Time)

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