

**MINUTES OF THE MEETING
OF THE PLANNING COMMISSION
OF THE CITY OF EL SEGUNDO, CALIFORNIA
August 26, 2010**

Chairman Wagner called the El Segundo Planning Commission meeting to order at 7:00 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California.	CALL TO ORDER
Vice Chair Fellhauer led the Pledge of Allegiance to the Flag.	PLEDGE TO FLAG
PRESENT: WAGNER, FELLHAUER, BALDINO, BARBEE and NEWMAN	ROLL CALL
None.	PUBLIC COMMUNICATIONS
Chair Wagner presented the Consent Calendar.	CONSENT CALENDAR
None.	CALL ITEMS FROM CONSENT
Commissioner Newman moved, seconded by Commissioner Barbee, approval of the August 12, 2010 Minutes. Approved (5-0).	MOTION
Planning Manager Kimberly Christensen read into the record the revised approval letter dated August 20, 2010 for Agenda Item H-2.	WRITTEN COMMUNICATIONS
Chair Wagner presented Agenda Item H-2. Environmental Assessment No. EA-883, Conditional Use Permit No. CUP 10-10, and Administrative Use Permit No. 10-07 to allow the construction of a 725 square-foot outdoor dining area and to allow the sale of beer, wine and distilled spirits for on-site consumption (Type 47 Alcoholic Beverage Control License) at an existing 16-screen theater complex. Applicant: Art Rodrigues and Associates. Property Owner: Continental Rosecrans Nash, LLC. Address: 831 South Nash Street (Pacific Theatres) Business Name: Beach Cities ArcLight Theater	NEW BUSINESS – EA-883 and CUP 10-10; AUP 10-07
Contract Planner Trayci Nelson presented the staff report (of record.)	
Contract Planner Trayci Nelson stated that there are a few minor corrections to the revised resolution. She stated that the revision to Stamped Page 017 heading should read as follows: "TO ALLOW A NEW 725 SQUARE-FOOT OUTDOOR DINING AREA FOR A NEW 1,485 SQUARE-FOOT RESTAURANT/CAFÉ LOCATED WITHIN THE EXISTING 16-SCREEN THEATER COMPLEX AT 831 SOUTH NASH STREET IN THE URBAN MIXED USE SOUTH (MU-S) ZONE." instead of "TO ALLOW A 3,137 SQUARE-FOOT OUTDOOR DINING AREA FOR AN EXISTING 10,160 SQUARE-FOOT RESTAURANT/CAFETERIA IN THE CORPORATE OFFICE (CO) ZONE AT 101 CONTINENTAL BOULEVARD." She stated that Stamped Page 022 Conditions of Approval first paragraph should read as follows: "Pacific Theaters Exhibition Corporation" instead of "Northrop Grumman." She stated that Stamped Page 022 Condition Number 9 is to be stricken and replaced with new language to read as follow: "The applicant must provide additional exit doors from the outdoor dining area to the adjacent office building parcel in compliance with CBC exiting requirements to the satisfaction of	

the Building Official and the Director of Planning and Building Safety.” She also stated that the revised resolution specifies that Stamped Page 023 Condition Number 13 is stricken completely and that on Stamped Page 032 regarding the Administrative Use Permit approval letter Condition Number 21 should begin as follows: “The applicant” instead of “The property owner.”

Commissioner Baldino inquired if customers were allowed to leave the café with alcohol.

Ms. Nelson stated that you will not be able to leave the premises with alcohol.

Omar Lozano, retail, café, and concession manager for ArcLight Cinemas

Mr. Lozano stated that there will be an attendant at the door for the purchase of tickets as well as a separate attendant at the age 21 plus theater.

Vice Chair Fellhauer asked about the process of purchasing tickets on the outside and if the 21 plus cinemas will be monitored.

Mr. Lozano stated that purchasing tickets on the outside of the theater will no longer be available and that you will need to go inside the lobby to purchase tickets to enter into the cinema and bar.

Commissioner Baldino inquired if the public has the option to purchase tickets online.

Mr. Lozano stated that the option to purchase tickets online is available and that there will be an identification check at the theater.

Commissioner Newman asked if there are other locations for these types of cinemas. She stated that it's a novel concept.

Mr. Lozano stated that this will be ArcLight Theater No. 4. He stated that the first location that opened was in Hollywood; the second location in Sherman Oaks; and the third is Pasadena which opened about three months ago. He stated that typically the 21 plus age guest generally doesn't want to sit next to children. The seating for the cinema is much bigger and more comfortable and that you're able to buy alcoholic beverages and afterward check out the retail area as well as enjoy the restaurant.

Ms. Newman inquired how long have ArcLight cinemas been in business.

Mr. Lozano replied that they have operated since 2002.

Ms. Fellhauer inquired if a minor is accompanied by their parents, can the minor enter the 21 plus theater.

Mr. Lozano stated that minors that are accompanied by their parents will not be able to enter the 21 plus theater.

Ms. Fellhauer inquired if the applicant has a relationship with ABC and if they have the employees attend the STAR training program.

Art Rodriguez, representative for applicant

Mr. Rodriguez stated that he has filed a Type 47 license with the Department of Alcoholic Beverage Control that is being handled by the Lakewood office. He has spoken with the investigator, Mary Steel, and that there are no objections to obtain the license. Mr. Rodriguez stated that he has published notices in the El Segundo Herald for three weeks requesting a liquor license from ABC. As of right now ABC is waiting for approval of the Conditional Use Permit.

Ms. Fellhauer asked if any ArcLight location has ever been cited for selling to minors or drunks.

Mr. Rodriguez responded to Ms. Fellhauer's question that not one citation has ever been issued at any of the three locations in operation which are located at: 6360 West Sunset Boulevard in Hollywood since it opened in March 2002; Ventura Boulevard Sherman Oaks since it opened in November 2007, and Old Town in Pasadena since it opened in June 2010, due to the training that the employees received. Mr. Rodriguez inquired about Condition No. 15-A that requires training from the State of California Department of Alcoholic Beverage Control (ABC), LEAD program which is sponsored by the ABC. He stated that at the other three locations he had the option to use the LEAD or STAR program and wishes to use the STAR program at this location.

Mr. Baldino stated that Condition No. 15-B, allows an accepted equivalent to the ABC, Long Beach/Lakewood District Office to ensure proper distribution of beer, wine and distilled spirits to adults of legal age.

Ms. Newman asked Mr. Rodriguez how many employees need to go through this particular program.

Mr. Rodriguez stated that he has 90 employees and that 20 of them will attend the program.

Mr. Baldino commented that he visited the theater recently and noticed an information booth to make the public aware of the change to the theater name to ArcLight and that they will sell alcohol. He inquired as to how long the booth had been set up at the theater.

Mr. Lozano stated that it's been there for a month.

Vice Chair Fellhauer moved, seconded by Commissioner Newman approval of Resolution No. 2682 with modifications as presented by staff, approving Environmental Assessment No. EA-883 and Conditional Use Permit No. 10-10, and to Receive and File Administrative Use Permit No. 10-07. Approved (5-0).

MOTION

Chair Wagner presented Agenda Item H-3. Environmental Assessment No. EA-885 Determination of Consistency of the Proposed Fiscal Year 2010-2011 (FY2010-2011) Capital Improvement Program ("CIP") with the City of El Segundo General Plan. Applicant: City of El Segundo. Address: Citywide.

**NEW BUSINESS –
EA-885 (General Plan
Consistency)**

Principal Planner Paul Samaras presented the staff report (of record.)

Commissioner Barbee moved, seconded by Vice Chair Fellhauer approval of Resolution No. 2681, approving Environmental Assessment No. EA-885 Determination of Consistency of the Proposed Fiscal Year 2010-2011 (FY2010-

2011) Capital Improvement Program (“CIP”) with the City of El Segundo General **MOTION**
Plan. Approved (5-0).

Chair Wagner presented Agenda Item H-4. Environmental Assessment No. EA-884 and Zoning Text Amendment No.10-05 (Zone Text Amendment to amend Title 15 of the El Segundo Municipal Code and establish a chapter regulating assembly hall uses). Applicant: City of El Segundo. Address: Citywide. Property Owners: Various

**PUBLIC HEARING
CONTINUED BUSINESS
EA-884 and ZTA 10-05;
SPTA 10-02**

Principal Planner Paul Samaras presented the staff report (of record.)

Commissioner Barbee moved, seconded by Commissioner Baldino approval of Resolution No. 2679, approving Environmental Assessment No. EA-884 and Zoning Text Amendment No.10-05 (Zone Text Amendment to amend Title 15 of the El Segundo Municipal Code and establish a chapter regulating assembly hall uses). Approved (5-0).

MOTION

Planning and Building Safety Director Carpenter stated that the next scheduled Planning Commission meeting for September 9th has been cancelled.

None.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

None.

**PLANNING
COMMISSIONERS
COMMENTS**

Chairman Wagner adjourned the meeting. Motion carried (5-0).

OTHER BUSINESS

The meeting adjourned at 7:36 p.m.

MOTION

PASSED AND APPROVED ON THIS 26th DAY OF AUGUST 2010.

ADJOURNMENT

Greg Carpenter, Secretary of
the Planning Commission
and Director of The
Planning and Building Safety
Department

David Wagner, Chairman
Planning Commission
City of El Segundo, California

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