

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

September 22, 2011

Chair Wagner called the El Segundo Planning Commission meeting to order at 5:30 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California. **CALL TO ORDER**

Chair Wagner led the Pledge of Allegiance to the Flag. **PLEDGE TO FLAG**

PRESENT: WAGNER, BALDINO, BARBEE and NEWMAN **ROLL CALL**

ABSENT: FELLHAUER

None. **PUBLIC COMMUNICATIONS**

Chair Wagner presented the Consent Calendar **CONSENT CALENDAR**

Chair Wagner Pulled Item E-1 requesting that the partial sentence: "The ultimate cost of implementation" on Stamped Page 007 in the third paragraph of the September 8, 2011 be stricken from the record. **CALL ITEMS FROM CONSENT**

Commissioner Baldino moved, seconded by Commissioner Newman, to approve the September 8, 2011 Minutes as amended. Motion carried (4-0). **MOTION**

Planning Manager Kimberly Christensen read into the record an email from Becca Liu in support of the South Bay Bicycle Master Plan. **WRITTEN COMMUNICATIONS**

Chair Wagner presented Agenda Item H-2, Environmental Assessment No. 915, Administrative Use Permit No. 11-05 and Conditional Use Permit No. 11-03 To allow the one-site sale and consumption of alcohol (Type 58 ABC License) and outdoor dining at an existing restaurant in the Pacific Corporate Towers. Applicant: Hillary Condren. Address: 222 North Sepulveda Boulevard. Property Owners: Pacific Corporate. **NEW BUSINESS – PUBLIC HEARING for EA-915 ; AUP 11-05 and CUP 11-03**

Assistant Planner Bryan Fernandez presented the staff report (of record.)

Hilary Condren, applicant

Mr. Condren gave a brief statement regarding the project and that he agrees to the conditions of approval. He stated that he is available to answer any questions.

Commissioner Newman inquired about the name of the restaurant as well if any change needed to be made to make the restaurant operational.

Mr. Condren stated that the name of the restaurant is Red Bar & Grill and that the previous name was Vista Café and that the restaurant is operational.

MOTION

Commissioner Baldino moved, seconded by Commissioner Barbee to adopt Resolution No. 2705 approving Environmental Assessment No. 915 and Conditional Use Permit No. 11-03 and to Receive and File Administrative Use Permit No. 11-05 and to allow the one-site sale and consumption of alcohol (Type 58 ABC License) and outdoor dining at an existing restaurant in the Pacific Corporate Towers. Approved (4-0).

**NEW BUSINESS –
PUBLIC HEARING for
EA-935 ; AUP 11-09**

Chair Wagner presented Agenda Item H-3, Environmental Assessment No. EA-935 and Administrative Use Permit AUP No. 11-09 for the Modification of Environmental Assessment No. EA-828 and Administrative Use Permit No. 09-01. to allow an increase in the hours of operation and to allow beer, wine and distilled spirits for on-site consumption (Type 47 ABC License) at an existing restaurant (Second City Bistro). Applicant: Scott Reed. Address: 223 Richmond Street. Business Name: Second City Bistro. Property Owners: Star Restaurant Holdings, LLC.

Planning Manager Kimberly Christensen presented the staff report (of record.)

Commissioner Newman asked whether or not any changes occurred with the parking.

Ms. Christensen stated that the applicant has a recorded agreement with the City that allows him the ability to purchase in-lieu parking spaces for the outdoor dining area that is located in the rear of the building. Ms. Christensen stated that the spaces can be purchased on a month-to-month basis and that there is no change to the parking arrangements.

Scott Reed, applicant

Mr. Reed gave a brief statement regarding the project and that he is available to answer any questions.

MOTION

Commissioner Baldino moved, seconded by Commissioner Newman to Receive and File Administrative Use Permit No. 11-09 and approve Environmental Assessment No. 935 for the Modification of Environmental Assessment No. EA-828 and Administrative Use Permit No. 09-01 to allow an increase in the hours of operation and to allow beer, wine and distilled spirits for on-site consumption (Type 47 ABC License) at an existing restaurant (Second City Bistro). Approved (4-0).

**NEW BUSINESS –
PUBLIC HEARING for
EA-861 and ZTA 10-01**

Chair Wagner presented Agenda Item H-4, Environmental Assessment No. 861; Zone Text Amendment No. 10-01. Zone Text Amendment to amend Title 15 of the El Segundo Municipal Code (ESMC) to establish a chapter regulating dedication and improvement of public rights-of-way. Applicant: City of El Segundo. Address: Citywide. Property Owner: Various.

Planning Manager Kimberly Christensen presented the staff report (of record.)

Commissioner Newman asked for clarification on how the city can take sidewalks right-of-way.

Ms. Katsouleas addressed the Commissioner's concerns about the right-of-way.

Planning and Building Safety Director Greg Carpenter requested that the Ordinance be approved so it can be codified. He stated that he wanted staff to

be clear on what can be required and waived by staff, and, if there is any disagreement with a developer, there is a process to be implemented by staff.

MOTION

Commissioner Barbee moved, seconded by Commissioner Baldino to approve Resolution No. 2703 recommending City Council approve Environmental Assessment No. 861; Zone Text Amendment No. 10-01 Zone Text Amendment to amend Title 15 of the El Segundo Municipal Code (ESMC) to establish a chapter regulating dedication and improvement of public rights-of-way. Motion carried (4-0).

**PUBLIC HEARING
CONTINUED BUSINESS**

None.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Planning and Building Safety Director Greg Carpenter stated that one item is scheduled for the October 12th meeting for a parking adjustment for a structural engineering office that is moving into Smoky Hollow and that other items may be added.

**PLANNING
COMMISSIONERS
COMMENTS**

Chair Wagner wished Commissioner Newman happy birthday. He also invited the public to attend the Richmond Street Fair on Saturday, September 24, 2011.

OTHER BUSINESS

None.

MOTION

Chair Wagner adjourned the meeting. Motion carried (4-0).

ADJOURNMENT

The meeting adjourned at 6:17 p.m.

PASSED AND APPROVED ON THIS 22nd DAY OF SEPTEMBER 2011.

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