



PLANNING COMMISSION AGENDA July 22, 2021

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE SOLELY BY TELECONFERENCE / VIDEOCONFERENCE.

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.
Please use this URL

<https://us06web.zoom.us/j/83923932520?pwd=Q0VKRGJCaWJQVHNTSFhWVlZHMk5zdz09>

If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous.

OR

Join by phone: **1 669 900 9128 US**

Enter Meeting ID: **839 2393 2520**

Passcode: **448116**

Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial "*67" before dialing the number as shown above to remain anonymous.

The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. **Please include the meeting date and item number in the subject line.** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions 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 five (5) minutes per person.

Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.

DATE: Thursday, July 22, 2021

TIME: 5:30 p.m.

PLACE: Teleconference/Videoconference

VIDEO: El Segundo Cable Channel 3 (Live).
Replayed Friday following Thursday's meeting
at 1:00 pm and 7:00 pm on Channel 3.
(Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

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 five minutes per person.

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 and on the City's website, www.elsegundo.org.

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

F. Consent Calendar

All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next Agenda heading.

1. Administrative Use Permit to allow full alcohol service at Richmond Bar and Grill (ES)

Project Address: 145 Richmond Street

Applicant: Zach Lyall and Riley Montz representing Richmond Street Hospitality, LLC.

Project Description: A request for an existing restaurant (Richmond Bar and Grill) to change their Alcohol Beverage Control license from a Type 41 (On-Sale Beer & Wine, Eating Place) to a Type 47 (On-Sale General, Eating Place) license. This change in the license would allow the Richmond Bar and Grill, which currently serves beer and wine, to also serve distilled spirits. The proposed hours of operation are: 11:00 a.m. to midnight, Sunday through Thursday, and 11:00 a.m. to 1:30 a.m. Friday and Saturday. (Environmental Assessment No. EA-1307 and Administrative Use Permit No. 21-01)

Environmental Determination: 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).

RECOMMENDED ACTION: Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1307 and Administrative Use Permit No. 21-01.

G. Continued Business – Public Hearing

None.

H. New Public Hearings

2. EA-1306 and El Segundo South Campus Specific Plan Amendment No. 21-01(ES)

Project Address: 2100 to 2198 El Segundo Boulevard (ESSCSP)
Applicant: Continental Development Corporation

Project Description: The proposed amendment to the ESSCSP would delete from the Office/Industrial Mixed Use (O/I MU) land use designation the prohibition of mini self-storage uses and add "self-storage facility up to 250,000 square feet" as a permitted use.

Environmental Determination: Due to Staff's recommendation of denial, the proposed project is statutorily exempt from environmental review requirements pursuant to Section 15270 of the California Environmental Quality Act ("CEQA").

RECOMMENDED ACTION: At the applicant's request, continue the item to a date uncertain

I. New Business:

3. EA-1308 and CUP 21-01; Conditional Use Permit for Portal School (ES)

Project Address: 555 Aviation Blvd., Suite 180,
Applicant: Joseph Bryant representing Portal School

Project Description: A request to operate a two-classroom private high school (9 through 12 grade) for up to 60 students in an existing 1,685 square foot tenant space inside of a 235,948 square foot building. The proposed hours of operation are Monday to Friday, from 8:00 AM to 5:00 PM (Environmental Assessment No. EA-1308 and Conditional Use Permit No. 21-01).

Environmental Determination: 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).

RECOMMENDED ACTION: Adopt Resolution No. 2898, conditionally approving EA-1308 and CUP 21-01.

J. Report from Director of Development Services or designee

K. Report from the City Attorney's office

L. Planning Commissioners' Comments

M. Adjournment—next meeting scheduled for August 12, 2021, 5:30 pm.

POSTED: Venus Wesson
(Signature)

July 16, 2021
(Date and time)