

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

May 23, 2013

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**

Commissioner Nisley led the Pledge of Allegiance to the Flag. **PLEDGE TO FLAG**

PRESENT: WAGNER, BALDINO, NISLEY, NEWMAN, and NICOL **ROLL CALL**

None. **PUBLIC COMMUNICATIONS**

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

None. **CALL ITEMS FROM CONSENT**

Commissioner Newman moved, seconded by Commissioner Nisley, to approve the May 09, 2013 Meeting Minutes. Motion carried (5-0). **MOTION**

Planning Manager Kimberly Christensen read into the record five agenda items. First, for Agenda Item H-3, Supplemental Staff Report dated May 23, 2013; second, revised Conditions of Approval 2735 for Agenda Item H-3; and third, for Agenda item H-3, three emails dated May 23, 2013 from Robert Clark, Kerry Kramp, F. Florence, and Sharon J. Soza. **WRITTEN COMMUNICATIONS**

Chair Wagner presented Agenda Item H-2, Environmental Assessment No. EA-1014, and Subdivision No. SUB 13-01. Applicant: Karsten Pointe 115 Walnut ES, LLC. Address: 115 E. Walnut Avenue. Property Owner: Peyer Family Trust. **NEW BUSINESS – PUBLIC HEARING EA-1014; SUB 13-01**

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

Patrick Killen, architect

Mr. Killen presented a PowerPoint presentation regarding the architectural design of the 115 East Walnut Avenue condominiums. He stated that he is available to answer any questions.

Newman commented that the design is excellent.

Diana Rodriguez, resident on the 200 block of Walnut Avenue

Ms. Rodriguez inquired if the correct number of parking spaces are going to be provided.

Planning Manager Kimberly Christensen stated that the project was designed for a total of 32 spaces; 2 per dwelling unit plus the visitor required parking.

MOTION

Commissioner Nisley moved, seconded by Commissioner Nicol, to approve Resolution No. 2734 approving Environmental Assessment No. EA-1014, and Subdivision No. SUB 13-01. Motion carried (5-0).

**NEW BUSINESS –
PUBLIC HEARING
EA-912; CUP 11-02; and
ADJ 11-01**

Chair Wagner presented Agenda Item H-3, Environmental Assessment No. EA-912, Conditional Use Permit No. CUP 11-02 and Adjustment No. ADJ 11-01. Applicant: Queen Esther Square Ltd. (c/o Decron Properties). Address: 600-630 North Sepulveda Boulevard. Property Owner: Queen Esther Square Ltd. (c/o Decron Properties).

Chair Wagner disclosed that he attended a meeting regarding the project Decron and In-N-Out on May 12, 2012 as well as Kiwanis Club and El Segundo Rotary Club.

Vice Chair Baldino disclosed the he attended a meeting on the project.

Commissioner Newman stated that she met with Decron.

Principal Planner Masa Alkire presented a PowerPoint presentation of the staff report (of record).

Newman inquired about the hours of operation.

Mr. Alkire stated that the hours of operation are from 10:00 a.m. to 1:30 a.m.

Chair Wagner opened public communications.

John Love, Director of Decron properties and owner of the center

Mr. Love discussed the items he worked on with staff over the last 2 years to improve the shopping center: 1) improvements to access the existing center; 2) the operations and length of the In-N-Out drive-through queue; 3) making customers more aware of the underground parking structure; 4) a new patio area to enhance the customer dining experience.

Walter Deissler, architect, In-N-Out Burger

Mr. Deissler thanked staff for their assistance with the project. He stated that he is in agreement with the conditions as modified. He stated that he is available to answer questions.

Chair Wagner asked where training of employees who work outside will occur.

Mr. Deissler stated that they have internal training. The training center is in Baldwin Park at their Corporate headquarters. It is called In-N-Out University.

Vice Chair Baldino inquired about the Master Sign program for the site.

Ms. Newman asked if In-N-Out would consider a project that did not include a drive through.

Mr. Deissler stated that is not an option for this type of business.

David Nagel, president of Decron properties

Mr. Nagel gave a brief overview operation of the project and ownership. He stated that he is available to answer questions.

Ms Newman asked about the removal of eleven parking spaces. She asked if there could be an option of a second parking level in the parking structure.

Mr. Nagel stated that they will have more management of the on-site parking operation including a point of contact on-site.

Ms. Newman inquired if there will be additional security cameras as well as better landscaping on the entire property.

Mr. Nagel stated that the project conditions required security cameras at entrances and exits to the property as well as at the In-N-Out drive through.

Kerry Kamp, CEO and President of Sizzler USA

Mr. Kamp stated that he has been with Sizzler's for the last 5 years. He stated that Sizzler has been at this location for over 24 years. He shared his comment that he would have never expected to see an In-N-Out in the location due to the traffic and the size.

Stephanie Young

Ms. Young is concerned about safety issues with the outside dining in front of El Pollo Loco and wanted to know if there are safety precautions in case of an accident. She stated that she is against the In-N-Out drive through.

Ron Swanson, resident

Mr. Swanson shared his concerns about the project moving forward. He stated that he loves the project and the plans, however these plans may not reflect actual operation. He is concerned that the queuing of the center aisle may cause an accident or road rage.

Brian Wilson

Mr. Wilson stated that he is a patron of Sizzler and will like to see the establishment remain. He added that Sizzler is a family establishment and is providing a healthy menu.

Brain Crowley, resident, 501 California St

Mr. Crowley stated he is concerned about the traffic impacts on Mariposa. He inquired about the airport expansion to the north of LAX location and use of the loading space during the day.

Susan Fowler, resident, 1420 E. Mariposa

Ms Fowler concerned about foot traffic safety coming from the east to the west. She asked about the signal timing.

Joe Harding, Hacienda Hotel

Mr. Harding stated that he has concern about traffic flow on the street.

Linda Colen, resident, 531 Washington St.

Ms. Colen stated that she is concerned with the traffic impact after witnessing an automobile accident on Mariposa. She would like to see the project postponed and more information regarding the impact of traffic be obtained.

Carl Kapolen, 525 Kansas St.

Mr. Kapolen stated that he enjoyed Sizzler and is concerned about the traffic impact that In-N-Out may cause. He pointed out that there are already 4 hamburger establishments in the area and believes that is enough.

Ms. Louise

Ms. Louise asked what it will take to keep Sizzler.

Dale Ford

Mr. Ford stated that he is in favor of Sizzler remaining in El Segundo.

Shirley Murley

Ms. Murley stated that she enjoys Sizzler.

Mark Dobleer, consultant of El Pollo Loco

Mr. Dobleer concerned about the potential of vehicles backing up onto Sepulveda Boulevard with the queuing of 23 cars causing a safety issue and leaving the responsibility to manage the traffic in the hands of In-N-Out employees. He also is concerned about the location of the patio blocking visibility. Mr. Dobleer stated he would like the Commission to deny the drive-through portion of the project.

Brian Sims, restaurant owner at 630 N. Sepulveda

Mr. Sims stated that he is in support of In-N-Out coming into the center. He is aware of the parking problem during lunch time due to the employees not using the underground parking structure. Mr. Sims believed that the patio will be beneficial to his customers.

Ms. Newman asked Mr. Sims if he received customer complaints about the parking.

Mr. Sims stated that shopping center activity has slowed down a lot.

Andréa Jordan, patron of Sizzler's

Ms. Jordan stated that she is a frequent patron of Sizzler. She would like to support this family dining establishment.

Mr. Marco , restaurant owner in shopping center

Mr. Marco stated that he would be excited to see an upgraded center. The addition of the patio area would attract customers back to the center.

Angel Lara, V.P. of Operations of El Pollo Loco

Mr. Lara stated that the franchisee chose this location because of the potential of this business. He is concerned with the parking impact of the In-N-Out being a potential problem. He commented on the potential patio in front of the building being good and bad for El Pollo Loco.

Chair Wagner closed public communications.

Ms. Newman has concerns about the traffic flow on Mariposa and wants to know if there are any alternative project design features and/or mitigations when the project is returned to Commission in 6 months.

Vice Chair Baldino raised the question to what happened if the Commission was to approve the project and realize that it is not working.

Planning Manager Kimberly Christensen stated that there is a Condition of Approval that requires the project to return in 6 months to the Planning Commission to discuss concerns and necessary improvements. She stated that there have been discussions with the applicant on alternative measures that could help with traffic control. Ms. Christensen stated that there are mechanical ways to control the traffic flow, such as bollards.

Commissioner Nicol asked Ms. Christensen if anyone contacted Caltrans to request a signal change with a turning signal arrow going eastbound and another westbound on Mariposa Avenue.

Ms. Christensen stated that the City staff and traffic consultants have had extensive discussions with Caltrans regarding the design of the project throughout the CEQA process to coordinate a double-left hand turn signal heading westbound on Mariposa Avenue and southbound on Sepulveda. She stated that if the Commission decides to approve the project then the design will need to be reviewed and approved by Caltrans. Sepulveda is a state highway controlled by Caltrans, not the City of El Segundo.

Bob Matson, RBF Consultant

Mr. Matson stated that Caltrans was in support of the left turn arrow to improve the operation of the intersection. He clarified that City staff provided a list of 25 cumulative projects to be included in the traffic study.

Mr. Baldino asked Mr. Matson if he believed that the intersection will be safer after the improvements then it currently is.

Mr. Matsin replied yes.

Police Captain Bob Turnbull suggested a 3-way intersection heading eastbound on Mariposa and Sepulveda similar to the one on Grand and Sepulveda.

Chair Wagner stated that he would like to see added to Condition No. 34 "Police Department report on the operation of the Sepulveda/Mariposa intersection. This

report includes any issued citations.”

Ms. Christensen clarified that when returning in 6 months to the Planning Commission possible conditions can be added. She stated that staff can add a condition to read as follows: “Drive through traffic shall be monitored and controlled at all times to ensure that access to parking spaces in the surface lot will not be impeded by drive through traffic.”

Chair Wagner would like to make a motion that the following be added to Condition No. 34 that a report on parking lot operation be presented to Planning Commission and a report from Police Department that identifies citations issued such as: vehicle versus pedestrian, vehicle versus vehicle incidents during the 6 month reporting period.”

Commissioner Nicol moved, seconded by Commissioner Nisley, to approve Resolution No. 2735 approving Environmental Assessment No. EA-912, Conditional Use Permit No. CUP 11-02 and Adjustment No. ADJ 11-01 as amended to modify Condition No. 34 to include the sentence: “A report of the parking lot operation will be presented to the Planning Commission and a report from the Police Department identifying citations issued such as vehicle versus pedestrian, vehicle versus vehicle incidents during the 6 month reporting period.” and include the revised conditions staff proposed; and adding a six-month review before the Planning Commission. Motion denied (2-3). Nicol (Nay), Baldino (Nay), and Newman (Nay). **MOTION**

Deputy City Attorney Gregg Kovacevich instructed the Commission that they would need to make a motion to direct staff to bring back a Resolution of denial to be presented at the next scheduled Planning Commission meeting and give staff direction on the reasoning for the finding for denial.

Ms. Newman stated she would like a motion to direct staff to return with other alternatives for allowing the project to go forward without the drive through because of the potential traffic issue.

Mr. Turnbull reassured the Commission that Staff and the Police Department spent numerous hours analyzing traffic and mitigating impacts. He stated even without the In-N-Out, traffic backs up onto Sepulveda due to the parking spaces right in front of El Pollo Loco.

Commissioner Nicol moved, seconded by Commissioner Nisley, to continue this item to the June 27, 2013 meeting. Motion carried (5-0). **MOTION**

None.

**PUBLIC HEARING
CONTINUED BUSINESS**

None.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

None.

**PLANNING
COMMISSIONERS
COMMENTS
OTHER BUSINESS**

Planning Commission continued this information item to the June 27th meeting for the update regarding the Smoky Hollow Specific Plan Area Study.

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

MOTION

The meeting adjourned at 8:41 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 23TH DAY OF MAY 2013.

Sam Lee, Secretary of
the Planning Commission
and Director of the
Planning and Building Safety
Department

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