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

June 27, 2013

CALL TO ORDER

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.

PLEDGE TO FLAG

Commissioner Nicol led the Pledge of Allegiance to the Flag.

ROLL CALL

PRESENT: WAGNER, BALDINO, NISLEY, NEWMAN, and NICOL

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

Chair Wagner presented the Consent Calendar.

CALL ITEMS FROM CONSENT

None.

MOTION

Commissioner Newman moved, seconded by Vice Chair Baldino, to approve the May 24, 2013 Meeting Minutes. Motion carried (5-0).

WRITTEN COMMUNICATIONS

Planning Manager Kimberly Christensen read into the record four agenda items. First, for Agenda Item I-2, Supplemental Staff Report dated June 27, 2013; second, Agenda Item I-2: Keyyan Zadeh, letter dated June 27, 2013; third, Agenda Item I-2: Jake Pote, email correspondence received June 27, 2013; fourth, Agenda Item 1-2: Signed petition with numerous signatures in opposition to the In-N-Out drive through.

NEW BUSINESS – PUBLIC HEARING

None.

PUBLIC HEARING CONTINUED BUSINESS EA-912; CUP 11-03; and ADJ 11-01

Chair Wagner presented Agenda Item I-2, 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).

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

<u>Bob Matson, RBF Consultant</u>

Mr. Matson gave a PowerPoint presentation about the project and stated that he is available to answer any questions regarding the traffic analysis.

Commissioner Newman was concerned about a few of the conditions that were modified since the previous meeting. In Condition No. 8 the words "maintain 229 parking spots" was removed; Condition No. 11 regarding 2 monument signs, Condition No. 14 regarding requiring grease traps; Condition No. 22; requiring a automatic sprinkler system and fire separation wall. She was concerned that the outdoor dining area needed a protective barrier.

Mr. Alkire addressed Commissioner Newman's concerns stating that: 1) Condition No. 8 could be revised that "the 229 parking spots" language was removed to provide flexibility in establishing parking requirements. However, Condition No. 8 could be restated as "A minimum of 234 parking spaces will be provided". 2) Condition Number 14 & 22 were carry over condition from the original 1988 conditions of approval.

David Nagel, Decron Properties

Mr. Nagel stated the redesigned project addressed the concerns and questions of the public raised at the previous meeting about the project. He stated that he is available to answer any questions.

John Love, Decron Properties

Mr. Love stated that they are proposing two monument signs, one at each entrance to the parking lot (Mariposa and Sepulveda). He stated that the outdoor dining area will have physical barriers as well as landscaping. Mr. Love gave a PowerPoint presentation of the project and stated that he is available to answer any questions.

Walter Diessler, architect, In-N-Out burger

Mr. Diessler briefly discussed the project and stated that he is available to answer any questions.

John Puente, representative, 13502 Hamburger Lane, In-N-Out

Mr. Puente gave a PowerPoint presentation regarding the history of the In-N-Out company and stated that he is available to answer any questions.

Michael Lewis; resident of El Segundo

Mr. Lewis concerned about any reduction in handicap parking spaces.

Joe Harding, resident, 535 Indians Street, President of Hacienda Hotel

Mr. Harding stated that he is in support of the project. He thanked staff for hearing his concerns regarding traffic impacts.

Carol Cervantes

Ms. Cervantes stated that she is concerned about the In-N-Out parking lot becoming an off hours hangout.

Tom Forsythe, resident, 360 N. Sepulveda

Mr. Forsythe asked about a left hand turn signal and is agreement with the statement that the In-N-Out project could create employment opportunities.

Sally Martin, 213 Loma Vista and co-owner Studio Antiques

Ms. Martin stated that she was concerned with the parking condition from the previous meeting but now has changed her mind and is in support of the project.

Mary Lou Pepper, resident, 1403 E Walnut

Ms. Pepper is concerned that the 30-car queue could potentially cause problems with parking lot operation.

Ms. Minnie, resident, 1502 E. Walnut

Ms. Minnie is not in favor of the project. She believes the project will have a traffic impact. She also stated that there are already five hamburger locations in the area.

Brandon Vasik, resident, 1700 block of Sycamore

Mr. Vasik stated that he was in support In-N-Out coming to El Segundo.

Luke Boudros, 14531 Palm Ave,

Mr. Boudros stated that he is in favor of the project.

Merrill Harritt, resident of El Segundo

Ms. Harritt stated that she is in favor of the In-N-Out project.

Mr. Lynn

Mr. Lynn works in the City and eats at Sizzler a few times a week. He would like to see Sizzler stay in El Segundo. He shared his concerns about foot traffic.

William Yarrow, director of Got Kids charity in El Segundo, 630 N. Sepulveda

Mr. William stated that In-N-Out is an family operated establishment and he is in favor of the project.

Patricia Morrison-Lyons, Planning Chair and Land Use Neighborhood Council in District #11, Westchester

Ms. Morrison-Lyons stated that she worked with Decron on a development in Westchester. She has observed IN-N-Out and Decron's commitment to the community. She is in support of the project moving forward.

Ron Swanson, resident, California Street

Mr. Swanson stated that the property owner is enhancing the shopping center. He stated that all his previous question has been addressed by the applicant and he is in support of the project.

Brian Alvers, resident, 800 block of Century

Mr. Alvers stated that he is concerned about the 30-car queue potentially overflowing into the parking lot area. He is concerned about the aesthetics of the project by having the drive through queue at the front of the site.

Jacob Pote, owner, Jake Custom Hockey

Mr. Pote stated that he has been in the shopping center for the last 3 years. He stated that it going to be a good project to the center increasing the business in the center.

John Pote, employee, Jake Custom Hockey

Mr. Pote stated that he is in favor of the project.

Carla Elseworth, local resident

Ms. Elseworth stated that she is in favor of the project. She is familiar with the two locations and gave a brief statement about the parking situation about the queuing.

Jim Belismo, owner, Jim Exotic Fish

Mr. Belismo stated that he has been with the shopping center since 1967. He originally was not in favor of the project and stated the In-N-Out will bring a lot more business to the center.

Brian Sims, owner, Wiki Wiki & Hawaiian Barbecuse

Mr. Sims stated that he is in support of the project and he is excited about the outdoor seating.

Mr. Cavon, owner, Sign A Rama

Mr. Cavon stated that he is in favor of the project in the shopping center.

Ceasel Behena, owner, Chili Verde in the center

Mr. Behena stated that he is in support of the project. He was concerned about the traffic originally.

Angel Lara, Vice President of Operation, for El Pollo Loco

Mr. Lara originally was concerned about the patio location in front of the El Pollo Loco restaurant.

Maureen Fury

Ms. Fury stated that she is not in favor of In-N-Out.

Lawrence Martin, Studio Antiques owner, 213 Loma Vista

Mr. Lawrence shared his concerned and that the revision to the project provides a safer shopping center.

Carl Kopelman, resident

Mr. Kopelman was concerned about the bus loading area of the foreign tourists from the Hacienda Hotel and that he posted on Facebook a survey seeing who is in favor on the project coming to El Segundo. The response was 24 out of 5 are not in favor.

Liz Garnholz

Ms. Garnholz stated that she has recently visited the Westchester In-N-Out location for the first time to find a31-car queue.

Linda Cohen, resident, 530 Washington Street

Ms. Cohen stated that she is against the project and presented to the Commission petitions with numerous signatures. She is concerned about the hours of operation extending to 1:30 am and potential traffic impacts.

Chair Wagner closed public communication

Chair Wagner asked staff to address Mr. Lewis' question pertaining to the handicapped parking.

Mr. Alkire stated that the plans reflect the ADA requirement for five handicapped spaces.

Ms. Newman inquired about the number of employees and what is the starting pay rate.

Mr. Diessler stated that there is usually 10 -15 employees onsite and they usually hire locally starting at minimum wage.

Ms. Newman was concerned about security monitoring and property maintenance for the underground parking for the employees.

Mr. Love stated that they will be enforcing employees use of the parking structures by adding security cameras, more lighting, and painting the structure white. Management will issue warnings and potentially towing vehicles if this continues to be overlooked. Mr. Love stated that El Polo Loco will manage the upkeep but Decorn will work together regarding the patio maintenance of the outdoor dining.

Commissioner Nicol inquired about the maneuverability of coming in and out of the underground shopping center.

Jeff Ocaw, Executive Vice-President of Standard Parking, stated that he did not see any problem entering the property. He believed that visible parking signage for the public will encourage the patrons to use the parking structure.

Commissioner Baldino stated that that the intersection would be safer after the

improvements are installed.

Commissioner Nisley inquired regarding how many cars will stay in the queue before leaving.

Planning and Building Safety Director Sam Lee addressed the Commission regarding protection of the shared outdoor dining area to add a new condition (Condition No. 99) to read as follows: “The applicant must submit plans demonstrating separation and a protective barrier for the shared outdoor dining area for review and approval to the satisfaction of the Director Planning and Building Safety.”

David Nagel stated that he was in agreement with the added conditions.

MOTION

Vice Chair Baldino moved, seconded by Commissioner Nicol for the Planning Commission 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 with an added Condition No. 99. Applicant: Queen Esther Square Ltd. (c/o Decron Properties). Approved (5-0).

Chair Wagner recessed the meeting at 8:17 p.m.

Chair Wagner reconvened the meeting at 8:30 p.m.

REPORT FROM PLANNING AND BUILDING SAFETY DIRECTOR

None.

PLANNING COMMISSIONERS COMMENTS

None.

OTHER BUSINESS

MOTION

Planning Commission continued this information item to the July 11th meeting for the update regarding the Smoky Hollow Specific Plan Area Study.

ADJOURNMENT

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

The meeting adjourned at 8:30 p.m.

PASSED AND APPROVED ON THIS 27TH DAY OF JUNE 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