



AGENDA 12/08/16

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, December 08, 2016
MEETING TIME:	5:30 p.m.
MEETING PLACE:	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed on Friday following Thursday's Meeting at: 1:00 p.m. and 7:00 p.m., Channel 3. (Schedule subject to change)

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 limited to five minutes per person.

Members of the public may request that items be placed on the Agenda by submitting a **Written Request** to the Planning and Building Safety Director at least ten days before the Planning Commission Meeting (by 10:00 a.m. the Monday of the prior week). The request must include a brief general description of the business to be transacted or discussed at the meeting. 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.

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. **Consent Calendar**

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

1. Consideration and possible other action regarding approval of the September 22, 2016 Planning Commission Meeting Minutes.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to approve the Minutes.

2. Consideration and possible other action regarding approval of the October 13, 2016 Planning Commission Meeting Minutes.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to approve the Minutes.

- F. **Call Items from Consent Calendar (if applicable)**
- G. **Written Communications (other than what is included in Agenda packets)**
- H. **New Business – Public Hearing**

3. **Environmental Assessment No. EA-1158 and Precise Plan Amendment No. PP 16-01**

Address: 101 South Sepulveda Boulevard
Applicant: McDonald's Corporation c/o Lorraine Fortelka, Senior Counsel
Property Owner: Chevron USA Inc. c/o Jacqueline McGinnis, Real Property Officer

The Planning and Building Safety Department received an application for an Environmental Assessment No. EA-1158 and Precise Plan Amendment No. PP 16-01 amending Precise Plan 8 to allow to a "side-by-side"/double lane drive-thru, including new menu boards, customer ordering display, and directional signage, at a drive-thru restaurant. The project site is located at 101 South Sepulveda Boulevard in the Heavy Industrial (M-2) Zone. The project site is located on the block bounded by El Segundo Boulevard to the north, Rosecrans Avenue to the south, Vista Del Mar to the west, and Sepulveda Boulevard to the east.

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15303 which identifies the project as a Class 3 exemption (New Construction of Small Structures / Accessory Structures) and § 15304 as a Class 4 categorical exemption (Minor Alterations to Land). The project consists of the conversion of an existing single lane drive-thru to a "side-by-side"/double lane drive-thru, including new menu boards, customer ordering display, and directional signage. The proposed project would result in negligible expansion of the existing use and includes minor alterations to landscaping that do not involve removal of healthy, mature, and/or scenic trees. Furthermore, the site has no value as a habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project. The project is consistent with the City's General Plan and Zoning Code, and is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

RECOMMENDED ACTION: That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2808; and/or (3) discuss and take any other action related to this item.

I. Continued Business – Public Hearing

None.

J. Other Business

4. Park Place extension scoping meeting.

The City of El Segundo (City) is commencing preparation of a Draft Environmental Impact Report (DEIR) for the Park Place Extension and Grade Separation Project and has released a Notice of Preparation (NOP) per the requirements of the California Environmental Quality Act (CEQA). The City is soliciting the public's views and specific concerns related to the potential environmental effects of the project. Information gathered during the NOP comment period will be used to shape and focus future analysis of environmental impacts. The NOP public comment period began on October 28, 2016 and ends on December 9, 2016.

Project Location

The proposed Park Place Extension and Grade Separation Project (project) is located in the southeastern portion of the City of El Segundo, California. The project site is generally located east of Sepulveda Boulevard, north of Rosecrans Avenue, west of Douglas Street, and south of South Hughes Way. Generally, the project site is situated between the existing intersections of Park Place/Allied Way and Park Place/Nash Street.

Project Description

The City proposes to extend Park Place from Allied Way to Nash Street with a railroad grade separation(s) in order to improve traffic and circulation in the project area. Park Place currently exists in two segments with a roughly quarter mile gap across an undeveloped area which consists of Union Pacific Railroad (UPRR) and Burlington Northern Santa Fe (BNSF) railroad spurs. The project would implement a gap closure to develop Park Place as an alternate east-west route between Sepulveda Boulevard and Douglas Street to relieve congestion along portions of Rosecrans Avenue and Sepulveda Boulevard, as well as to improve local traffic circulation and access to and from the I-105 freeway and I-405 freeway.

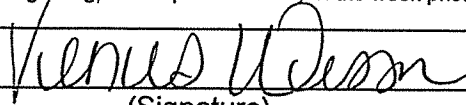
K. Report from Planning and Building Safety Director or designee

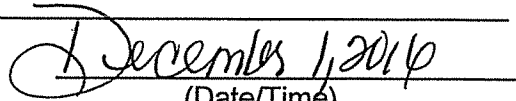
L. Planning Commissioners' Comments

M. Adjournment – next meeting scheduled for January 12, 2017, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday between 7:00 a.m. to 6:00 p.m. City Hall is closed every Friday. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Thursday of the week prior to the Planning Commission meeting.

POSTED:


(Signature)


(Date/Time)

P:\Planning & Building Safety\0 Planning - Old\PLAN-COM\AGENDAS\2016\2016 12-08 PC AGENDA.doc