

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

December 08, 2016

Chair Baldino 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 Wingate led the Pledge of Allegiance.	PLEDGE TO FLAG
PRESENT: NICOL, NEWMAN, BALDINO, NISLEY, WINGATE	ROLL CALL
None.	PUBLIC COMMUNICATIONS
Chair Baldino presented the Consent Calendar.	CONSENT CALENDAR
None.	CALL ITEMS FROM CONSENT
Ms. Wingate moved, seconded by Commissioner Newman, for the Planning Commission to approve the September 22, 2016 and October 13, 2016 minutes. Motion carried (5-0).	MOTION
None.	WRITTEN COMMUNICATIONS
Chair Baldino presented Agenda Item H-3, Environmental Assessment No. EA-1158 and Precise Plan Amendment No. PP 16-01. Address: 101 South Sepulveda Boulevard. Property Owner Chevron USA Inc. c/o Jacqueline McGinnis, Real Property Officer. Applicant: McDonald's Corporation c/o Lorraine Fortelka, Senior Counsel.	NEW BUSSINESS for EA-1158; PPA 16-01
Assistant Planner Raneika Brooks presented presentation of the staff report.	
<u>Zorah Mariano, Stantec Architecture, applicant</u>	
Mr. Baldino asked Ms. Mariano if the proposed additional drive-through lane would resolve the issue.	
Mrs. Mariano stated that she believed that it would. She said that past projects show that adding a lane improves efficiency by 20%. She added that technological improvements also help the line move quicker.	
Mr. Baldino stated that since the overflow is into their own property, rather than into the street, they have the incentive to address such issues on their own.	
Ms. Wingate moved, seconded by Commissioner Nicol, for the Planning Commission to approve Environmental Assessment No. EA-1158 and Precise Plan Amendment No. PP 16-01. Motion carried (5-0).	MOTION

None.

**PUBLIC HEARING-
CONTINUED
BUSINESS**

Chair Baldino presented Agenda Item J-4, Scoping Meeting for the proposed Park Place Extension.

OTHER BUSSINESS

Alan Ashimine of Michael Baker International gave a brief overview of the project options and the environmental documents that his firm would be preparing.

Mr. Baldino asked if the Environmental Impact Report would look at all of the presented options, and asked who ultimately chooses which option will be taken.

Principal Planner Paul Samaras stated that the document would analyze the impacts of all options. He also stated that the City Council makes the final decision.

Commissioner Newman asked why some of the options take the street right into the Arc Light Cinemas property rather than going straight through.

Mr. Samaras responded that since this project directly impacts access to their property. The said configuration of the street is a way to make up for that.

Mr. Baldino questioned whether a future southward leg to Rosecrans Avenue would need a separate EIR.

Mr. Nicol asked why the City would pay for two EIRs rather than include the present and future projects into the one being prepared now.

Mr. Samaras said that our application for grant funding states that we will use the money for the City to complete its road network as outlined in the Circulation Element of the General Plan. A street connecting S. Allied Way to E. Rosecrans Avenue is not proposed in the General Plan.

Mr. Newman asked if we could amend the General Plan.

Mr. Samaras stated that we could, but that it is not the project before the Commission at present.

Ms. Wingate asked if the railroad companies would be willing to move their tracks.

Mr. Ashimine stated that they have only had preliminary meetings with the companies, and that they have not made any statements about moving their tracks. He said that they will be in contact with them throughout the CEQA process.

Ms. Wingate asked if the railroad companies are unwilling to move their tracks, the City's only option would be subgrade roads.

Mr. Hishinish stated that to get them to move their tracks would require a significant amount of coordination between the companies.

Allan Mackenzie, Rosecrans Sepulveda Partners

Mr. Mackenzie stated that it is their intention to eventually continue S. Allied way south.

Mr. Baldino asked for an explanation as to why such a connection cannot be included in the current EIR.

City Attorney David King stated that this could be done, but that General Plan Amendment would have to first be approved, and the current project would have to start over, since the project description would have to be modified.

Ms. Wingate asked how long a General Plan Amendment would take.

Mr. King replied that it would take several months.

Mr. Mackenzie counseled that staff continue current project without amending the General Plan.

Ken Berkman, Interim Public Work Director

Mr. Berkman stated that the project is partially funded by Measure R, and that stopping to amend the General Plan in order that a future addition to the project be included in the current EIR may impact funding.

Rod Spackman, Manager of Govt. Affairs for Chevron in the South Bay

Mr. Spackman said that Chevron is not opposed to the reconfiguration of the railroads, but said that they are also interested in their ability to continue to operate as they do today. He stated that much of the crude oil that comes into the refinery for processing comes through a pipeline infrastructure that would have to be reconfigured along with the railroads. An interruption of this flow for such a reconfiguration would constitute a significant impact that would have to be addressed in the EIR.

He stated that the ideal choice from Chevron's perspective would be the option with grade separation at each track, which requires no reconfiguration of the tracks or pipelines, thus allowing them to continue to operate normally.

He added that at-grade rail crossings for the new streets are a "non-starter", and that he did not believe them to be workable or safe, and that they would raise safety and security concerns that they would rather not have.

Michael Strahs, Federal Realty Investment Trust

Mr. Strauss expressed support for the project, stating that it would increase connectivity and reduce traffic congestion. He stated that the element of the project that his company is most concerned about is: if there is a grade separation at the railroad tracks, whether the road will rise to street grade again in time for cars to conveniently get into The Point's parking lot.

Planning & Building Safety Director Sam Lee gave a brief overview of the progress that the Department has made over the last year and the goals for 2017. He thanked the Commission and staff for a wonderful year and for everyone's hard work.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Mr. Nicol asked why the R-1 update was not on the agenda, and if staff was behind schedule.

Planning Manager Gregg McClain stated that staff found it necessary to make changes to the Definitions section of the Code in tandem with the R-1 changes. He stated that this has caused a slight delay, but that staff is still on schedule and that the item will be before the Commission for the next meeting.

**PLANNING
COMMISSIONERS
COMMENTS**

Chair Baldino adjourned the meeting.

The meeting adjourned at 6:41 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 8TH DAY OF DECEMBER 2016.



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



Ryan Baldino, Chairman
Planning Commission
City of El Segundo, California