



AGENDA 01/25/18 PLANNING COMMISSION Meeting

MEETING DATE:	Thursday, January 25, 2018
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.

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. If a request for discussion of an item is made, the item(s) should be considered individually under the next Agenda heading.

None.

F. **Call Items from Consent Calendar**

None.

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

H. **New Business – Public Hearing**

None.

I. **Continued Business**

1. **Chick fil-A Restaurant and Drive-Thru Environmental Assessment No. EA-1181, Conditional Use Permit No. 17-01, Administrative Adjustment No 17-07 and Parking Demand Study No. 17-04. (ES).**

Address: 740 N. Sepulveda Boulevard
Applicant: Joel Phillips, representing Chick-fil-A Inc.

Project Description: The project consists of demolishing the existing 8,101-square-foot office building and constructing a new single-story 4,996-square-foot restaurant in its place, along with modifications to the existing onsite vehicular parking and circulation, and new landscape improvements. The restaurant would have a 118-person seating capacity, a window for drive-through service, and drive-through lanes with a queue capacity of approximately 19 vehicles accessed via Maple Avenue. An outdoor patio area would be located at the southwestern corner of the site, with tables to accommodate outdoor dining. The revised parking layout will provide 60 total parking spaces onsite; however, since 66 spaces are required, the applicant requests an Adjustment for a 10-percent reduction in the number of parking spaces based upon a Parking Demand Study.

Environmental Determination: Mitigated Negative Declaration. An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 (“CEQA Guidelines”). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on November 1, 2017 and ends at 5:00pm on December 14, 2017. The proposed environmental documents are available on the City’s website at: www.elsegundo.org/depts/planningsafety/planning.

RECOMMENDED ACTION: That the Planning Commission: (1) re-open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2830; and/or (3) discuss and take any other action related to this item.

- J. Report from Planning and Building Safety Director or designee
- K. Other Business
- L. Upcoming Agenda Items and Schedule
- M. Planning Commissioners’ Comments
- N. Adjournment – next meeting scheduled for February 02, 2018, 5:30 p.m.

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

POSTED: Venus Wilson (Signature) January 18, 2018 / 4:30pm (Date/Time)