



**MINUTES OF THE  
EL SEGUNDO PLANNING COMMISSION  
Regularly Scheduled Meeting**

**January 25, 2018**

**A. Call to Order**

The meeting was called to order at 5:32 p.m.

**B. Pledge of Allegiance**

Commissioner Hoeschler led the pledge

**C. Roll Call**

Present: Chair Baldino  
Vice Chair Newman  
Commissioner Nicol  
Commissioner Hoeschler  
Absent: Commissioner Wingate

**D. Public Communications**

None

**E. Consent Calendar**

None

**F. Call Items from Consent Calendar**

None

**G. Written Communications**

None.

**H. New Business – Public Hearings**

None.

**J. 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.**

Before requesting a staff report, Chair Baldino disclosed that he has visited Hawthorne, Torrance Chick-fil-A and the proposed site to assess traffic and count waiting lines. Commissioner Nicol visited twice both in the morning and evening to check the traffic coming out of the driveways, and Commissioner Hoeschler visited the site, and the Chick-fil-A in Las Vegas.

Principal Planner Eduardo Schonborn gave the staff report. The report addressed staff concerns about the parking lot parking space reduction, and driveways. The Commissioners asked the question of queuing, and suggested that the queue could wrap around if the building was shifted north. There was concern that the pedestrian area was not safe. Chair Baldino asked how long it takes to leave after you get your food from the one driveway, and questioned how safe this was.

**Chair Baldino opened public communication.**

The Traffic Analysts for the project spoke and answered questions proposed by the Planning Commission.

Ms. Jennifer Daw (Chick-fil-A) spoke on behalf of Chick-fil-A. She addressed design questions brought up by the commission, and explained the results of the traffic studies in the site's in surrounding areas.

Vice Chair Newman responded that she would like to see the area studied further, potentially with new designs. Ms. Daw responded that Chick Fil A would be happy to discuss, but this design is what they would like to move forward with.

Further questions were in regards of the hours the drive thru would not be in service, the accessibility, signage, and whether the restaurant needed a drive thru. These questions were answered by Ms. Daw.

**Chair Baldino closed public communication.**

Chair Baldino expressed that he is not confident that this data provided by the traffic consultants is enough to make a decision. He recommended that data is collected for El Segundo, and a more up-to-date traffic study and a realistic configuration is brought back to the commission.

**MOTION: Continue 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 to an unknown time to give staff and the applicant time to make the changes.**

**Moved by Commissioner Nicol, second by Vice Chair Newman.**

**Motion carried by the following vote (4-0):**

**Ayes Baldino, Newman, Nicol, Hoeschler**

**L. Report from Planning and Building Safety Director or designee**

Planning and Building Safety Director Sam Lee updated the commission on the recent City Council meeting and the work being done to make a distinction between party houses/rentals and short term rentals. The PBS department is writing an ordinance to prevent these party houses from operating.

**I. Other Business**

None.

**M. Upcoming Agenda Items and Schedule**

None.

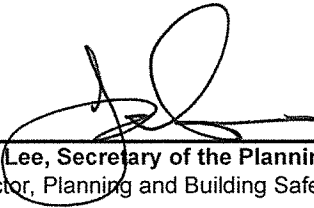
**N. Planning Commissioners' Comments**

Commissioner Nicol had a comment for Public Works in regards to trash collection, and he was advised to speak to Ken Berkman of Public Works.

**O. Adjournment**

Chair Baldino adjourned the meeting at 7:22 p.m.

PASSED AND APPROVED ON THIS 12TH DAY OF APRIL 2018.



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



**Ryan Baldino, Chairman**  
Planning Commission  
City of El Segundo, CA