



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
June 14, 2018**

A. Call to Order

The meeting was called to order at 5:35 p.m.

B. Pledge of Allegiance

Commissioner Hoeschler

C. Roll Call

Present: Chair Baldino
Vice Chair Newman
Commissioner Wingate
Commissioner Hoeschler

D. Public Communications

City Manager Greg Carpenter addressed the commission regarding the strategic planning budget study session survey.

E. Consent Calendar

1. Appeal of Animal Permit Application Denial. (PS)

An appeal of the ruling by police chief Bill Whalen denying an animal permit application

**MOTION: Approve the Appeal of Animal Permit Application Denial.
Moved by Vice Chair Newman, seconded by Commissioner Wingate.**

**Motion carried by the following vote (4-0):
Ayes: Baldino, Newman, Wingate, Hoeschler**

2. One year extension for Vesting Tentative Map No. 73137. (RT)

A request for a request for a one-year extension of Vesting Tentative Map No. 73137 to merge five parcels and develop four mixed-use commercial condominium units. This project was originally approved on May 28, 2015.

**MOTION: Approve the request for a one-year extension of Vesting Tentative Map No. 73137.
Moved by Vice Chair Newman, second by Commissioner Wingate.**

**Motion carried by the following vote (4-0):
Ayes: Baldino, Newman, Wingate, Hoeschler**

F. Call Items from Consent Calendar

3. Alcohol Sales at Workshop Enoteca. (RT)

The applicant requests the approval of an Administrative Use Permit to allow the sale and consumption of beer and wine during their normal operating hours of 11am and 11pm each day of the week.

Applicant: Jackson Kalb
Address: 241 Main Street

Vice Chair Newman recused herself due to the location of her business and residence in proximity to Workshop Enoteca.
Contract Planning Technician Russell Toler gave a brief staff report.

Chair Baldino opened public communication.

The applicant Jackson Kalb, gave a brief description of the project, mentioning that the restaurant is open for lunch until they get their beer and wine license.

Public comment: Bryce Caster with Continental Development Corporation gave his support for the project.

Chair Baldino closed public communication.

MOTION: Receive and File EA 1224 AUP 18-03.
Moved by Commissioner Wingate second by Commissioner Hoeschler.

Motion carried by the following vote (3-0):
Ayes: Baldino, Wingate, Hoeschler

Vice Chair Newman returned to the meeting.

4. Adjustment to Reduce Required Parking by Ten Percent. (RT)

The applicant requests the approval of an Adjustment to reduce the amount of required parking at 2333 Utah Ave. by nine percent.

Applicant: Mike Jones
Address: 2333 Utah Ave.

It was recommended that this item be discussed in the staff report for H-5, a Zone Text Amendment at the same location.

MOTION: Receive and File EA 1203 Adjustment 18-02.
Moved by Commissioner Wingate second by Vice Chair Newman.

Motion carried by the following vote (4-0):
Ayes: Baldino, Newman, Wingate, Hoeschler

G. Written Communication

- Letter Inviting the commission and council to the June 28th, South Bay Bicycle and E-mobility expo: Principal Planner Paul Samaras gave a brief summary of staff's efforts to bring bike share to the South Bay with a group of neighboring cities and their staff.

H. New Business – Public Hearing

5. Zone Text Amendment related to outdoor dining, setbacks, and accessory uses in the Light Industrial Zone. (RT)

The applicant seeks to amend sections in 15-2-7, 15-6A, and 15-15-6 of the El Segundo Municipal Code to: remove the CUP requirement for outdoor dining, allow outdoor dining areas to be located up to 5 feet from a property line, and revise the allowance of accessory uses and how their parking demand is tabulated – all in the M-1 zone

Applicant: Mike Jones

Address: 2333 Utah Avenue

Contract Planning Technician Russell Toler gave a brief staff report describing the project and requested approvals. He mentioned that it would benefit the whole code, but for now, is limited to the M-1 Zone. The first amendment would remove the CUP requirement. The second amendment to the code would reduce the setback requirement in the M-1 zone. Staff requests that outdoor dining be another allowance to encroach into the front setback. The third is an amendment to the parking tabulation and accessory uses, where staff recommends that accessory uses be parked at the rate of the primary use, and that the break be limited to an area equal to 20% of the GFA.

The commissioners had questions for Mr. Toler regarding the parking calculation, and what else would be included in the setback encroachment. It was asked whether there would be indoor and outdoor dining at the café site. Mr. Toler also explained the need for the reduction in parking (See item 4 above).

Chair Baldino opened public communication.

Mike Jones, the applicant addressed the commission with a brief discussion of the project. He said that ideally the café would serve fresh, healthy food for the people occupying the surrounding buildings, allowing people the opportunity to sit outside. Commissioner Wingate asked whether there were any plans to have a similar use in the surrounding properties since they are all owned by the same people. Mr. Jones said no, it would be to service all the surrounding buildings and would be for employees. Ms. Wingate asked whether there were any plans to build any other restaurants in the surrounding buildings, to which Mr. Jones responded no.

Chair Baldino closed public communication.

The commissioners agreed that there is not much over there in terms of food, and were happy to provide extra services.

MOTION: Adopt Resolution 2839.

Moved by Commissioner Hoeschler, second by Commissioner Wingate.

Motion carried by the following vote (4-0):
Ayes: Baldino, Newman, Wingate, Hoeschler

6. Zone Text Amendment for calculating building height. (MB).
Applicant: City of El Segundo Address: Citywide

A zone text amendment to add and update definitions, and establish comprehensive provisions for calculating building height in the City. If the Planning Commission recommends approval of the regulations, the City Council will consider the proposed ordinance at an upcoming meeting. The project Applications are the following: Environmental Assessment No. EA-1210 and Zone Text Amendment No. ZTA 17-08.

MOTION: Continue item to June 28, 2018 meeting.
Moved by Chair Baldino, second by Commissioner Wingate.

Motion carried by the following vote (4-0):
Ayes: Baldino, Newman, Wingate, Hoeschler

7. Parking in-lieu fee program for Smoky Hollow. (PS)
Applicant: City of El Segundo Address: Citywide

A zone text amendment to 1) amend El Segundo Municipal Code (ESMC) Chapter 15-15 (Off-street parking and loading) to allow the payment of parking in-lieu fees for the purpose of meeting the parking requirements for a property, 2) create a new ESMC Chapter 15-29 to establish a process for paying in-lieu fees, and 3) establish an area encompassing the Smoky Hollow Specific Plan and certain adjacent commercial properties where payment of in-lieu fees would be applicable. In addition, the staff report contains analysis and a recommendation for the City Council on setting the specific in-lieu fee level and payment method. This project consists of the following applications: Environmental Assessment EA-1198 and Zone Text Amendment ZTA 17-06.

Principal Planner Paul Samaras gave the staff report. Ultimately there is a need for a parking solution in Smoky Hollow, and the Parking- in- lieu program is an opportunity for providing an opportunity to meet the City parking requirements, and also pays the City to build on-street parking.

City Attorney David King mentioned that the commission is to make a determination on the zoning portions, and not the fees.

Mr. Samaras gave further information on the in-lieu fees, and conversation was held with the commissioners concerns for doing this before the specific plan is in place. The Commissioners had several questions for staff in regards to what would happen in a variety of situations. For more information on the Smoky Hollow Parking In-Lieu presentation, please see the planning commission video for June 14, 2018, or contact Paul Samaras, Principal Planner.

MOTION: Continue item to June 28, 2018 meeting to be able to talk about parking in lieu alongside the revised Smoky Hollow Specific Plan.

Moved by Chair Baldino, second by Commissioner Wingate.

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

Ayes: Baldino, Newman, Wingate, Hoeschler

The commission took a brief recess, and returned 6:51pm, returned at 6:54pm.

I. Continued Business

- 8. 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.

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.

Principal Planner Eduardo Schonborn gave the staff report describing the changes to the project and updated site plan.

Brenda Newman disclosed that she met with Elizabeth Hansel Elevate Public Affairs and Jennifer Daw of Chick-Fil-A on May 17, 2018 at Specialty Café, the same day that Carol Wingate met with the same group two hours earlier. Jay Hoeschler has visited the Torrance Chick-Fil-A location twice since the item was last discussed, and Chair Baldino has driven to the site several times and took photographs from the exit during morning commute hours since the last meeting with Chick-Fil-A. The photos were shown on the projector. The updated traffic study was briefly discussed.

Chair Baldino opened public communication.

Jennifer Daw, Development Manager for Chick-Fil-A gave a brief presentation on Chick-Fil-A's legacy and drive-thru importance. She provided an update on what has been happening since last time the commission and Chick-Fil-A met. She mentioned that they are still under parked by 2 spaces, down from five spaces under parked back in April 2018. The ramp has been modified, the parking reconfigured, a monument sign has been proposed, and stop signs have been proposed. The commission commented that it is obvious how much time that

was spent on the updates, and commented that they have not seen the study for the Venice and Torrance sites. Chick-Fil-A brought the traffic consultant to the podium to speak about the traffic studies. The conversation about the traffic study continued between the consultant, staff, and the commission. Vice Chair Newman commented that if there is language included that keeps the drive through from queuing up, it may be alright. Chair Baldino asked whether there was anyone else in the public who wished to speak. Patricia Lyon, Planning and Land Use Chair for the neighborhood council in Playa Del Rey to discuss Chick-Fil-A's presentation in Playa Del Rey. She spoke in support of working with Chick-Fil-A and said that they are an asset to their community.

Chair Baldino closed public communication.

The Commissioners had a discussion of what they are comfortable and wants the requirements suggested and to be included by the City Attorney that they discussed included. They all agree that the site will be wildly successful.

The City Attorney David King drafted language ensuring that the drive thru queue does not cause traffic to stack or block onto Maple Avenue at the drive thru entrance at any time that the store is in operation. Violation can result in revocation.

MOTION: Approve EA 1181 CUP 17-01, Administrative Adjustment 17-07 and Parking Demand Study No. 17-04 as modified by the City Attorney Moved by Commissioner Wingate, second by Vice Chair Newman.

**Motion carried by the following vote (4-0):
Ayes: Baldino, Newman, Wingate, Hoeschler**

J. Report from Planning and Building Safety Director or designee

None.

K. Upcoming Agenda Items and Schedule

None

L. Report from City Attorney's office

None.

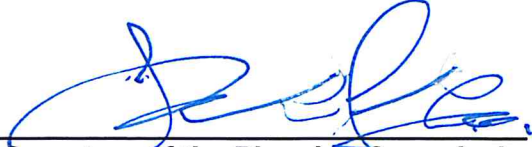
M. Planning Commissioners' Comments

Saturday June 23rd, fundraiser benefitting Children's Hospital LA occurring at the Jewelry Source, will be donating 20% of proceeds to CHLA. Commissioner Hoeschler read a letter about the success from bike to school day.

R. Adjournment

Chair Baldino adjourned the meeting at 8:24 p.m.

PASSED AND APPROVED ON THIS 13 DAY OF SEPTEMBER 2018.



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



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