



# AGENDA 04/26/18 PLANNING COMMISSION & BUILDING SAFETY BOARD OF APPEALS\* Joint Meeting

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<b>MEETING DATE:</b>	Thursday, April 26, 2018
<b>MEETING TIME:</b>	5:30 p.m.
<b>MEETING PLACE:</b>	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
<b>VIDEO:</b>	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)

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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.

\* The Planning Commission is designated as the Board of Appeals for any appeal of a decision made by the City's Building Official. (Cal. Building Code §113.1, as adopted and amended by the El Segundo Municipal Code § 13-1-2). The board's decision on such matters constitutes the City's final decision.

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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 or Building Safety Board of Appeals is responsible – 5 minutes per person; 30 minutes total).** Individuals who received value of \$50 or more to communicate to the Planning Commission or Building Safety Board of Appeals 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 or Board to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.
- E. **Suspend Building Safety Board of Appeals Meeting**
- F. **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.
- G. **Call Items from Consent Calendar**
- H. **Written Communications (other than what is included in Agenda packets)**
- I. **New Business – Public Hearing – Planning Commission**

- 1. **Environmental Assessment No. EA-1218 and Zone Text Amendment No. ZTA 18-01, a Zone Text Amendment to the allowed uses in the Corporate Office (CO) Zone. (ES)**

**Applicant:** Marcos Neri  
**Address:** Corporate Office (CO) Zone in El Segundo

**Project Description:** The project includes amending certain sections in Chapter 15-5D (Corporate Office Zone) of the El Segundo Municipal Code regarding permitted uses, permitted accessory uses and conditionally permitted uses in the CO Zone. Specifically to allow office worker-oriented services in limited areas of the CO Zone, allow bike-share docking stations, and deleting freight forwarding uses (thereby becoming a prohibited use in the CO Zone).

**Environmental Determination:** Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 et. seq. ("CEQA"), the State's CEQA Guidelines, and California Code of Regulation, Title 14, Section 15000 et. seq., the proposed zone text amendment is not subject to CEQA pursuant to Section 15060(c)(2) of the State CEQA Guidelines because it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

**RECOMMENDED ACTION:** It is recommended that the Planning Commission continue the item to a future Planning Commission meeting.

**2. Appeal of Animal Permit Application Denial.**

**Applicant:** John Frederick  
**Address:** 621 Penn Street

**Project Description:** An appeal of the ruling by Police Chief Bill Whalen denying an animal permit application to house a goat at a residence.

**Environmental Determination:** Categorical Exemption. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

**RECOMMENDED ACTION:** It is recommended that the Planning Commission continue the item to the May 10, 2018 Planning Commission meeting; or, alternatively, discuss and take other possible action related to this item.

**J. Continued Business**

**3. 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](http://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.

**K. Suspend the Planning Commission Meeting**

**L. Re-convene the Building Safety Board of Appeals Meeting**

**M. New Business – Public Hearing – Building Safety Board of Appeals**

**4. Appeal of Building Official's Determination that a Plan Check is Expired**

**Applicant: Frank Glynn**

**Address: 140 Sheldon Street – Plan Check # B0821-15**

**Project Description:** Applicant is appealing the determination of the Building Official that determined a plan check expired when not renewed by the applicant within 90 days, and is asking for a retroactive time extension to complete the plan check process.

**Environmental Determination:** None required.

**RECOMMENDED ACTION:** (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence either uphold the Building Official's determination or grant a time extension for the plan check.

**N. Re-convene the Planning Commission Meeting Concurrently With the Building Safety Board of Appeals**

**O. Report from Planning and Building Safety Director or Designee**

**P. Upcoming Agenda Items and Schedule**

**Q. Planning Commissioners' Comments**

**R. Adjournment – next meeting of the Planning Commission scheduled for May 11, 2018, 5:30 p.m.**

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

**POSTED:**

Venus Wilson  
Signature

April 20, 2018 / 3:30 pm  
Date/Time