



# AGENDA 05/24/18 PLANNING COMMISSION Meeting

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<b>MEETING DATE:</b>	Thursday, May 24, 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.

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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 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.

- 1. Consideration and possible other action regarding approval of the April 12, 2018 Planning Commission Meeting Minutes.

**RECOMMENDED ACTION:** Approve the Minutes.

- 2. Consideration and possible other action regarding approval of the December 14, 2017 Planning Commission Meeting Minutes.

**RECOMMENDED ACTION:** Approve the Minutes.

- 3. Consideration and possible other action regarding approval of the August 24, 2017 Special Planning Commission Meeting Minutes.

**RECOMMENDED ACTION:** Approve the Minutes.

- F. **Call Items from Consent Calendar**
- G. **Written Communications (other than what is included in Agenda packets)**
- H. **New Business – Public Hearing**

- 4. **Water pipeline for the Hyperion treatment plant in the Open Space Zone. Environmental Assessment No. EA-1215 and Conditional Use Permit CUP 17-04 (PS)**

**Applicant:** City of Los Angeles  
**Address:** 12000 Vista Del Mar, Los Angeles

**Project Description:** A request to approve a Conditional Use Permit (CUP) to allow the Hyperion plant to construct a pipeline on a portion of its property that is located within the Open Space (O-S) zone.

The pipeline will carry water treated onsite to a pump station for export and reuse at Los Angeles International Airport and other City of Los Angeles facilities. (Case #: Environmental Assessment (EA) No. 1215 and CUP No. 17-04.

**Environmental Determination:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities) and as a Class 3 categorical exemption (New Construction or Conversion of Small Structures).

**RECOMMENDED ACTION:** That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2834; and/or (3) discuss and take any other action related to this item.

I. **Continued Business – Public Hearing.**

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

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

The project includes amending the El Segundo General Plan and 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).

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:** That the Planning Commission: (1) re-open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2836; and/or (3) discuss and take any other action related to this item.

6. **Appeal of Animal Permit Application Denial. (PS)**

**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:** That the Planning Commission: (1) re-open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2835 upholding the Chief's decision; and/or (3) discuss and take any other action related to this item.

**7. 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) Take any additional public testimony on the project; (2) Close the public hearing and consider the evidence; and, (3) If the Planning Commission agrees with staff that the necessary findings cannot be made in support of the project, then adopt Resolution No. 2830, denying Environmental Assessment No. EA-1181, Conditional Use Permit No. 17-01, Administrative Adjustment No. 17-07 and Parking Demand Study No. 17-04; or, (4) If the Planning Commission believes that their concerns have been addressed, adopt Resolution No. 2830, (a) approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project, and (b) approving Environmental Assessment No. EA-1181, Conditional Use Permit No. 17-01, Administrative Adjustment No. 17-07 and Parking Demand Study No. 17-04 to allow the demolition of an existing bank building, construction of a new fast-food restaurant building with drive-thru service, reduce the required number of parking spaces by eight percent as demonstrated by a parking demand study, and use the standard parking spaces in the surface parking lot along Sepulveda Boulevard for loading purposes during non-business hours; or, (5) Alternatively, discuss and take other possible action related to this item.

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

**K. Upcoming Agenda Items and Schedule**

**RECOMMENDED ACTION:** That the Planning Commission: (1) receive and file the schedule; (2) if applicable, select member(s) of the Planning Commission to represent the Commission at future City Council meeting(s) on an issue that came before the

