



AGENDA 06/14/18

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, June 14, 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.

1. 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.

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

Applicant: Maria Islas, Srour and associates, LLC
Address: 123-129 Nevada St.

Project Description: (Environmental Assessment 1097: Subdivision 14-14) The proposed project is 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.

This is the applicant's second request for an extension of the map. The project site is located in the Medium Manufacturing (MM) Zone. The project has 125 feet of street frontage on Nash Street and is 133 feet depth, totaling 16,616 square feet.

The proposed project consists of demolishing a 1,712.5 square-foot one-story industrial building and developing single two-story building containing 4 commercial mixed-use condominium units each approximately 2,400 square feet;

Environmental Determination: The proposed project is categorically exempt from additional CEQA analysis pursuant to CEQA Guidelines §15332 which identifies the project as a Class 32 infill development). The project is consistent with the City's General Plan and Zoning Code, and is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on a site of not more than five acres surrounded by urban uses. Furthermore, the site has no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1097; and Subdivision 14-14; and (2) discuss and take any other action related to this item.

3. Alcohol Sales at Workshop Enoteca. (RT)

Applicant: Jackson Kalb
Address: 241 Main Street

Project Description: (Environmental Assessment 1224: AUP 18-03) 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 to 11pm each day of the week.

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).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Environmental Assessment No. EA-1224; and Administrative Use Permit 18-03; and (2) discuss and take any other action related to this item.

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

Applicant: Mike Jones
Address: 2333 Utah Ave.

Project Description: (Environmental Assessment 1203: ADJ 18-02 and Parking Demand Study) The applicant requests the approval of an Adjustment to reduce the amount of required parking at 2333 Utah Ave. by ten percent.

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).

RECOMMENDED ACTION: That the Planning Commission: (1) Receive and File the Director of Planning and Building Safety's approval of Adjustment 18-02; and (2) discuss and take any other action related to this item.

F. Call Items from Consent Calendar

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

H. New Business – Public Hearing

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

Applicant: Mike Jones
Address: 2333 Utah Avenue

Project Description: (Environmental Assessment 1203: Zone Text Amendment 18-02)
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.

Environmental Determination: 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) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2839; and/or (3) discuss and take any other action related to this item.

6. Zone Text Amendment for calculating building height. (MB).

Applicant: City of El Segundo
Address: Citywide

Project Description: 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.

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines §15061 (b)(3).

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. 2840; and/or (3) discuss and take any other action related to this item.

7. Parking in-lieu fee program for Smoky Hollow. (PS)

Applicant: City of El Segundo
Address: Citywide

Project Description: 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.

Environmental Determination: Categorical Exemption. The proposed zone text amendment and proposed fee is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. The proposed zone text amendment and fee, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303; 15304(e); 15305; and 15311. Further, the adoption of the proposed zone text amendment and fee is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because it is for general policies and procedure-making.

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. 2827; and/or (3) discuss and take any other action related to this item.

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

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.

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)Take any additional public testimony on the project; (2)Close the public hearing and consider the evidence; and, (3)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 3-percent as demonstrated by a parking demand study, and use the standard parking spaces in the surface parking lot along Pacific Coast Highway for loading purposes during non-business hours; or,(4)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

L. Report from City Attorney's office

None.

M. Planning Commissioners' Comments

N. Adjournment – next meeting scheduled for June 28, 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 June 7, 2018 4:45 pm
(Signature) (Date/Time)