



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

July 27, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:32 p.m.

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf
Present: Vice Chair Hoeschler
Present: Commissioner Newman
Present: Commissioner Maggay
Present: Commissioner Inga

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- July 13, 2023

MOTION: Approve the minutes.

Moved by Commissioner Newman, second by Vice Chair Hoeschler.

Motion carried, 5-0, by the following vote:

Ayes: Keldorf, Hoeschler, Newman, Maggay, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

2. A New Drive-Through Starbucks within Nash Street Exchange Retail Development. (ES)

Planning Consultant Brad Misner presented the staff report regarding an amendment to the approved Site Plan Review for the Phase 1 development to allow a third drive-through restaurant in the commercial development. The project involves construction of a new Starbucks drive-through, located at the northwest corner of the Nash Street Exchange commercial development. The proposed building will be 1,130 gross square feet and have a 330-foot-long drive-through lane. Mr. Misner listed the necessary finding and review criteria and noted that the proposed project complies with the criteria and the necessary findings can be made to approve the project. He also noted that the applicant is present to answer any questions.

- Commissioner Newman inquired if outdoor seating is being provided. Brad informed the Planning Commission that there is an outdoor gathering area located southeast of the building.
- Commissioner Maggay inquired if the property owner will further develop the site with additional buildings and what the purpose of a 330-foot-long drive-through is and its proposed layout. Brad deferred the site development question to the applicant and advised that the idea behind a 330-foot-long drive-through was to allow for the greatest capacity that you could have to not cause circulation issues within the site itself. Planning Manager Eduardo Schonborn added that any changes involving a new building to the development would require Planning Commission review. Community Development Director Michael Allen advised that staff would defer to the applicant regarding any intent for future development, and shared that several iterations of design and orientation of the drive-through were presented to staff to show the best circulation and flow for the site as a whole. Once landscape matures it will help screen the queuing from the public view.

Chair Keldorf opened public communications.

- Applicant representative, Bob Tarnofsky with Continental Development Corporation, informed the Planning Commission that Torrance Memorial Center and Cedars-Sinai was one of the entities that had to review and approve the proposed project. They were also involved in the many iteration designs and the final product reflects all parties concerned. He added that physical drive-through separation was added so that both uses could be separated and Torrance Memorial Center and Cedars-Sinai would not be impacted by the operation of the Starbucks. The entire perimeter will be landscaped which will screen the queuing of automobiles.

- Bob requested the below modifications to the conditions of approval:
 - Condition No. 13 regarding the outdoor gathering dining area, replace the word public with patrons of the shopping center.
 - Condition No. 14 regarding the trash enclosure metal doors, that the trash enclosure metal doors be painted to a color that is compatible with the proposed new building and are happy to screen the back of the enclosure with landscape.
 - Condition No. 20 regarding the pedestrian walkway within the project, it is being proposed to clarify that the condition refers to new pedestrian walkways.
- Vice Chair Hoeschler asked what the dining area is comprised of and suggested that more pedestrian-level activity be provided.
- Bob stated that the outdoor dining area will provide fair amount of utilization as they expect a low level of pedestrian activity, and the gathering area can sit 10-12 patrons. Although the area is not comprised of tables and shade Bob mentioned that they are open to create a built-in structure to provide shade and built-in seating area with tables. Michael added that the enhancement of pedestrian movement in theory will provide better connectivity to the other restaurants that offer outdoor seating within the site and reassured the Planning Commission that staff is happy to further pursue the conversation to better enhance pedestrian activity. Pedestrian walkways connecting Raytheon Campus to the commercial development exists as well.
- Bob mentioned that the hospital has approval rights over any additional construction on site and know that they would not approve new construction so he feels comfortable saying additional development in that field would not occur.

Chair Keldorf closed public communications.

Further discussion came from Planning Commission:

- Commissioner Newman and Maggay expressed their support enchanting pedestrian level activity and the requested modifications for the conditions of approval.
- Commissioner Maggay suggested for specific language to be added to the conditions of approval to ensure the applicant provides pedestrian friendly amenities. Bob informed the Planning Commission that they are happy to accommodate this modification and proposes for the condition to require the applicant to add a shade structure and a built-in structure that facilities tabletop type seating.
- City attorney reviewed the proposed modifications to the conditions of approval with Planning Commission and they provided consensus.

MOTION: Adopt Resolution No. 2938, approving Environmental Assessment

No. EA-1200, Revision B, Site Plan Review, and Conditional Use Permit to approve the construction of a new drive-through restaurant along with the changes in the conditions of approval no. 13, 14, and 20 as noted by the City Attorney and adding a condition of approval to provide seating, tables, and shade for the outdoor dining area.

**Moved by Commissioner Newman, second by Commissioner Maggay.
Motion carried, 5-0, by the following vote:
Ayes:** Keldorf, Hoeschler, Newman, Maggay, and Inga.

I. New Business

None.

J. Report from Community Development Director or designee

Community Development Director Michael Allen provided an update regarding the welcome sign. The item was pushed back to another City Council meeting date and will not come before City Council in August as originally discussed.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

Commissioner Newman wished everyone a happy summer.

Vice Chair Hoeschler and Commissioner Newman shared that they attended the public meeting on 7/26 where Griffin Capital presented a potential project to the neighborhood. Planning Manager Eduardo Schonborn clarified that the meeting was a community meeting sponsored by the property owner and had nothing to do with the City. An application has not been formally submitted and if that time comes any meeting sponsored by the City will involve public noticing.

Chair Keldorf congratulated Commissioner Maggay for being reappointed to the Planning Commission.

M. Adjournment—the meeting adjourned at 6:28 p.m.
The next meeting is scheduled for August 10, 2023 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair