



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Special Meeting
December 13, 2021**

A. Call to Order

Chair Baldino virtually called the meeting to order at 5:36 p.m.

B. Pledge of Allegiance

Commissioner Maggay led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

None.

F. Consent Calendar

None.

G. Continued Business – Public Hearing

None.

H. New Public Hearings

None.

I. New Business:

- 1. Receive and File the Single Family (R1) Residential Existing Conditions, Findings, and Considerations Report; and Study Session Regarding Multi-Unit Options and Recommendations to address the requirements of Senate Bill 9 (SB9). (MA/ES)**

Development Service Department Director Michael Allen introduced John Kaliski, a consulting architect assisting the City with implementing the provisions of Senate

Bill No. 9 which will be going into effect on January 1, 2022. Mr. Allen is looking for the Commission to provide feedback and ideas and design input to minimize impacts on single family neighborhood from SB 9.

John Kaliski presented a PowerPoint presentation of his findings while assessing the City's single-family neighborhoods, how opportunities exist with lots that have alley access, 25-foot wide lots, and the age of the housing stock. He also provided a detailed account of SB 9, its requirements to allow development and allow for subdivisions in R1 zones of the City.

Chair Baldino opened public communication.

Lewis Hill – 127 W. Palm had concerns about longer term impact to the width of the street and potential increase of traffic.

Chair Baldino closed public communication.

Planning Commissioner comments and concerns.

- Chair Baldino inquired what can be done about the traffic impact and school impact of the R-1 zone. Mr. Kaliski stated they have not looked at the street widths with this study. Although it is something that could be studied, results of that would not prevent implementation of SB 9.
- Chair Baldino asked what kind of feedback staff is seeking, is it standards for development or standards for dividing a single-family lot into two. Mr. Allen stated that staff is looking for feedback on built forms on single family homes.
- Commissioner Hoeschler asked about curb cuts
- Commissioner Keldorf asked if there had been a financial side provided to understand more what the value is on subdividing lots and construction of 800 square feet. Mr. Kaliski responded that it would require an economic evaluation of land costs and values.
- Mr. Hoeschler inquired if SB9 allows the owner to sell half of their lot. Mr. Kaliski stated that an owner could subdivide and sell, but there are provisions in SB9 that prevents investors to buy, subdivide and sell. City Attorney Joaquin Vazquez added that requirements of SB9 lot split include owner occupancy where the property owner is required to sign an affidavit that they intend to occupy the unit on the newly created lot for a period of three years. He also provided the owner occupancy requirement for duplexes.
- Mr. Baldino confirmed his understanding that one of the requirements if you take a R-1 unit and add a duplex that one unit becomes affordable housing unit. Mr. Kaliski confirmed that was correct.
- Mr. Baldino inquired how the affordability requirement would work. Mr. Vazquez stated that the requirement would be through recordation of a covenant.
- Commissioner Maggay provided a list of key elements he would like to see considered in the design element: 1) adequate parking; 2) vehicle access from the alley for the second unit on 25-foot wide lots, as illustrated in slide 50 of the power point of a 25' wide lot; 3) setback for existing versus new construction; 4) lot coverage; 5) entries in back houses include visible entryways.

- Mr. Baldino expressed his concerns with the massing from the front, and that without a porch to provide relief, then one only sees boxes. He would like to see if second stories can be setback or be smaller, minimum building separation, and limit the heights to minimize impacts to our street view caused by maximizing the interior space of the new residences. Mr. Baldino stated that the side yard view must protect privacy of the homes around the divided lots.

J. Report from Director of Development Services or designee

Michael Allen reminded the Commission that the next regular Planning Commission meeting will be next year, on January 13, 2022.

K. Report from the City Attorney's office

None.

L. Planning Commissioner's Comments

Chair Baldino wished everyone Happy Holiday.

M. Adjournment – meeting adjourned at 7:38 pm.

Next regular scheduled special meeting for January 13, 2022 at 5:30 pm



Michael Allen, Director of Development Services



Ryan Baldino, Planning Commission