



**MINUTES OF THE
EL SEGUNDO VIRTUAL PLANNING COMMISSION
Special Planning Commission Meeting
September 30, 2021**

A. Call to Order

Chairman Baldino virtually called the meeting to order at 5:35 p.m.

B. Pledge of Allegiance

Chairman Baldino led the pledge.

C. Roll Call

Present via teleconferencing: Chairman Baldino
Present via teleconferencing: Vice Chair Newman
Present via teleconferencing: Commissioner Hoeschler
Present via teleconferencing: Commissioner Maggay

Absent: Commissioner Keldorf

D. Public Communications

None.

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

None.

F. Consent Calendar

None.

G. New Business:

1. Presentation of the Draft 2021-2029 Housing Element Update (PS)

Principal Planner Paul Samaras introduced Veronica Tam from Veronica Tam & Associates, the consultant currently assisting the City with preparation of the housing element.

Veronica Tam provided a PowerPoint presentation, including the requirement to prepare and update the Housing Element, and an overview of the El Segundo Housing Element Update covering the following:

- Housing Element as one of seven required General Plan Elements
- Citywide goals, objectives, and policies, and identifying housing conditions and needs for the city
- It provides an assessment and plan to accommodate the City's current and future housing needs
- A plan for meeting the City's "fair share" of the region's housing needs

- Deadlines for the preparation and submittal of the Housing Element Must be updated every 8 years October 15, 2021 statutory deadline (with 120-day grace period)
- What the State Department of Housing and Community Development (HCD) looks for when reviewing Housing Elements
- Legally required plan for where housing units may be built, and a sites inventory list
- How most affordable housing is constructed by private sector entities that using government incentives
- City may use funds, policies, and programs as incentives to meet housing needs
- City “sets the stage” for housing developers to build projects in line with the City’s General Plan, zoning ordinance and other planning documents
- Discussed El Segundo’s regional housing needs allocation (RHNA) for 2021-2029
- Brief discussion regarding the various housing programs and status in the current Housing Element

Ms. Tam provided the Commission with the following timeline in the Housing Element process:

June 2021	Initiated Mitigated Negative Declaration (MND)
September 2021	Finalize Sites Inventory & Draft Housing Element
October 2021	Submit Draft Housing Element to HCD for Review
December 2021	Finalize Housing Element
January 13, 2022	Planning Commission Recommends Housing Element
February 1, 2022	City Council Adopts Housing Element & Submits to HCD for Final Certification

Discussion ensued between Commission, staff and Ms. Tam regarding the sites inventory list, how and why certain properties were selected, implications for not have a certified Housing Element, and implications for not building the number of units identified as El Segundo’s RHNA.

Motion to Receive and File, with direction to amend the Draft Housing Element prior to submitting to HCD.

H. Report from Director of Development Services or designee

Development Services Director Michael Allen reported that next month, staff will be facilitating in-person planning meetings for committee members only, provided everyone adheres to current LA County health guidelines and wears a mask while in chambers together.

I. Report from the City Attorney’s office

None.

J. Planning Commissioner’s Comments

Commissioner Maggay stated he is looking forward to having the planning meetings in person.

K. Adjournment – Meeting adjourned at 7:13 pm; next regular scheduled meeting for October 14, 2020 at 5:30 pm



Michael Allen, Director of Development Services



Ryan Baldino, Planning Commission