



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

**August 26, 2021**

**A. Call to Order**

Chair Baldino virtually called the meeting to order at 5:30 p.m.

**B. Roll Call**

Present via teleconferencing: Vice Chair Newman  
Present via teleconferencing: Commissioner Keldorf  
Present via teleconferencing: Commissioner Hoeschler  
Present via teleconferencing: Chair Baldino

Absent: Commissioner Maggay

**C. Pledge of Allegiance**

Chair Baldino led the pledge.

**D. Public Communications**

None.

**E. Consent Calendar**

- Expansion of a Recreational Vehicle Storage Facility (PS)**  
**Project Address:** 1 Chapman Way, El Segundo, CA  
**Applicant:** James Streetmaker (California Storage Master)

**MOTION:** Motion to approve consent calendar passed, 4-0.

**F. New Business – Presentation regarding development of a local inclusionary housing ordinance/program**

Principal Planner Paul Samaras introduced Darin Smith and Julie Cooper from Environmental Planning Services (EPS), as the consultants assisting the City with a possible inclusionary housing program.

Darin Smith gave a brief summary about his background in inclusionary housing, as well as the history of EPS and the professional services they provide. He introduced Julie Cooper as the Director of Environmental Planning Services.

Julie Cooper Director of EPS, gave an overview of the inclusionary housing program (IHP) that included a summary of the El Segundo Affordable Housing Standards for 2021, the elements of an IHP, examples of IHP in other LA County cities, and IHP impact feasibility requirements. The following topics were discussed in her presentation:

- Inclusionary housing as a possible requirement in new residential development can provide affordable housing units along with market-rate units
- IHP grows the affordable housing inventory along with overall residential supply
- IHP can provide opportunities for a range of household types to live in the community, especially with State law and RHNA require cities to plan for housing and income diversity.
- Provide housing for workforce can reduce commute times.

The following next steps were identified:

- Refine scenarios based on Commission and stakeholder feedback
- Vet model assumptions with developer community
- Conduct a first round feasibility analysis and share initial findings with City
- If it is feasible, then provide public presentation to community and targeted stakeholders involved in housing development and advocacy, and summarize IHP opportunities and initial findings

Darin, Julie and Paul addressed questions from the Commission regarding the presentation.

**G. Report from Director of Development Services or designee**

Development Services Director Michael Allen stated he did not have a formal report, but just wanted to thank everyone at the City of El Segundo for giving him such a warm welcome, and looks forward to collaborating with the Planning Commission to work on projects. Chair Baldino offered Michael support to help him achieve his goals for the Department.

**H. Report from the City Attorney’s office**

None.


**I. Planning Commissioner’s Comments**

Chair Baldino asked staff to provide the Planning Commission with an update of all ADUs (Accessory Dwelling Units) in town, and when its presented to provide a spreadsheet of the data in the agenda packet. Eduardo will prepare something for the next agenda.

**J. Adjournment:** The meeting adjourned at 7:00 PM. The next meeting is scheduled for September 9<sup>th</sup> at 5:30 PM.

PASSED AND APPROVED:

  
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 Michael Allen, Development Services Director

  
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 Ryan Baldino, Planning Commission Chair