



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

January 09, 2020

A. Call to Order

Vice Chair Newman called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Commissioner Keldorf led the pledge.

C. Roll Call

Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Hoeschler
Absent: Chair Baldino
Absent: Commissioner Wingate

D. Public Communications

None.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

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

None.

H. New Business—Public Hearing

1. EA 1207 – Tentative Map Extension

Assistant Planner Maria Baldenegro presented a PowerPoint requesting a one-year extension of Tentative Map No. 74692, explaining that the county is still reviewing the Map and it is not yet ready for recordation.

Vice Chair Newman opened the public hearing.

- Brandon Straus, representative on behalf of the applicant, explained that the developer is moving forward with the project and is aiming to complete the project within 16 months.

Vice Chair Newman closed the public hearing.

MOTION: Approve the tentative map extension for EA-1207.

Moved by Commissioner Keldorf, second by Commissioner Hoeschler.

Motion carried, 3-0, by the following vote:

Ayes: Newman, Hoeschler, Keldorf.

2. EA 1154 – Amendment to Specific Plan, Conditions of Approval, and Development Agreement.

Planning and Building Safety Director Sam Lee presented the staff report, in which he summarized that the ordinance would amend the development agreement, allows payment of \$5.3 million in lieu of providing six affordable housing units, the funds will be set aside until a non-profit organization is selected to maintain the rentals or provide 8 moderate-income units.

City Manager, Scott Mitnick, elaborated on the pros and cons the in-lieu payment would have on the City.

City Attorney David King informed the Commission that D.R. Horton challenged the City on the actions taken at the Council Meeting over the summer and approving either proposal would resolve a lawsuit.

Vice Chair Newman opened the public hearing.

- Multiple residents conveyed the message to hold the developer accountable for the agreement, as they believe mixed income units are beneficial to the City.
- Kyle Wood, a 6th grade teacher at El Segundo Middle School, informed the Commission that he is excited for this project as he strives to one day own property in the City and without this project he and others might miss the opportunity to own property.
- Marianne Adriatico, representing D.R. Horton, informed the Commission that D.R Horton did not foresee the financial constrains the six affordable units would trigger. For two years they have worked together with staff and non-profit organizations to discuss the possible options if they were to divert from the agreement, those being, develop a new building or rehab an existing building to accommodate more affordable housing units. They clarified that they are not abandoning their responsibilities but rather are working towards providing alternatives.
- Commissioner Keldorf listed the logistical issues the City will come across if they are in favor for the in-lieu payment as no foundation currently exist to execute affordable housing. Although Commissioner Keldorf believes in mixed income housing, she communicates that rental low-income housing is the best way to accommodate large numbers of low-income families.
- Commissioner Hoeschler shared his concerns with the in-lieu payment option, as the City has no foundation to execute a timeline for affordable housing.
- Vice chair Newman is requesting transparency from council to understand why the eight moderate units were not passed.

Vice Chair Newman closed the public hearing.

MOTION: To continue until February 13, 2020.

Moved by Commissioner Keldorf, second by Commissioner Hoeschler.

Motion carried, 3-0, by the following vote:

Ayes: Newman, Hoeschler, Keldorf.

I. Continued Business—Public Hearing.

None.

J. Election of Officers for 2020.

None.

K. Report from Planning and Building Safety Director or designee

None.

L. Planning Commissioners' Comments


Commissioner Hoeschler shared that Deller people have suggested a greenway plan for the railroad easement near Aviation, ultimately creating an El Segundo boarder that provides bike paths. Staff is working on a letter of intent to apply for grants and he expressed his excitement and hopes this goes forward.

M. Adjournment - Meeting adjourned at 6:29 PM.

Next regular scheduled meeting for January 23, 2020 at 5:30 pm.



Sam Lee, Director of Planning and Building Safety



Ryan Baldino, Planning Commission Chair