



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

February 13, 2020

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

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

C. Pledge of Allegiance

Commissioner Keldorf led the pledge.

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

None.

I. Continued Business—Public Hearing

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

Planning Manager Greg McClain explained that the Regional Housing Needs Assessment (RHNA) number in October 2021 will be 526 units. By allowing payment of \$5.3 million in lieu of adding six affordable housing units, the City can demonstrate that the money is being applied to the production of affordable housing in the future in a timely manner.

Planning and Building Safety Director Sam Lee introduced consultant Kathleen Head, who detailed the pros and cons of moderate home ownership units versus affordable rental units.

Mr. Lee shared with the Commission that Staff would like to present two items to Council on March 3rd, those being: the recommendation the Commission makes and direction to hire Mrs. Head to assist with an RFQ to bring an affordable housing

developer/management firm on board.

Vice Chair Newman opened the public hearing.

- The applicant's representative, Marianne Adriatico, discussed HOA fees.
- Current and future residents expressed their support in favor of the in-lieu fee.
- Commissioners expressed their interest in taking the in-lieu payment, however, they would like to see Staff take action to put a team together and ensure the money is used for Affordable Housing.

Vice Chair Newman closed the public hearing.

**MOTION: To adopt Resolution No. 2880, amending the Specific Plan, Conditions of Approval, and Development Agreement.
Moved by Commissioner Wingate, second by Hoeschler.**

Motion carried, 3-1, by the following vote:

Ayes: Newman, Wingate and Hoeschler.

Nay: Keldorf.

- **EA 1254 – Smoky Hollow Community Benefits Plan**

Principal Planner Paul Samaras summarized the staff report. Although the request includes deviations from the permitted building height, floor area ratio (FAR) and rear setback standards, the project would contribute community benefits in accordance with the Smoky Hollow Specific Plan.

Vice Chair Newman opened the public hearing.

- David Balian informed the Commission that the project is at the lowest point of the street which makes stormwater management challenging; however, they will address the broken utilities within this property. He adds that the building's design brings visible activity to the street as the stairs are located on the outside; this also activates the pedestrian access to the alley.

Vice Chair Newman closed the public hearing.

MOTION: To adopt resolution 2871.

Moved by Vice Chair Newman, second by Keldorf.

Motion carried, 4-0, by the following vote:

Ayes: Newman, Wingate and Hoeschler, and Keldorf.

- **EA 1233 – Smoky Hollow Tier II Community Benefits Plan**

Assistant Planner Maria Baldenegro provided a detailed power point presentation; requesting a consideration to allow the construction of a building to exceed the permitted building height requirement in the Smoky Hollow East zone.

Vice Chair Newman opened the public hearing.

- Marc Tellez and David Balian provided additional information regarding the

features and details that were designed for this building and incorporated into its design.

Vice Chair Newman closed the public hearing.

MOTION: To adopt resolution 2882, recommending approval of Community Benefits Plan No. 18-01 and EA-1233.

Moved by Commissioner Wingate, second by Hoeschler.

Motion carried, 4-0, by the following vote:

Ayes: Newman, Wingate, Hoeschler, and Keldorf.

- **Appeal by Karen Wolcott and Christopher McPherson of the Planning and Building Safety Director's decision relating to an application for a building permit to construct an accessory dwelling unit within an existing garage at 945 Sheldon Street. (continued from September 12, 2019 and October 10, 2019 meetings).**

MOTION: To continue this out to the April meeting or before if it is settled.

Moved by Commissioner Wingate, second by Keldorf.

Motion carried, 4-0, by the following vote:

Ayes: Newman, Wingate and Hoeschler, and Keldorf.

J. Election of Officers for 2020.

None.

K. Report from Planning and Building Safety Director or designee

None.

L. Report from City Attorney's Office

David King briefly informed the commissioners that the updated political reform act was distributed by email in January and there are minor changes that need to be reviewed as the rules for conflicts of interest have changed.

M. Planning Commissioners' Comments

- Commissioner Keldorf asked what the rules are or would be for spending in-lieu funds if approved by Council and how future projects will be affected if they pay in-lieu fees.
- Commissioner Hoeschler shared that a neighbor of his suggested blinking lights be added to the crosswalk west of the High School by Oak Street.

N. Adjournment—the meeting adjourned at 8:15pm

The next meeting scheduled for March 12, 2020 at 5:30 pm.



Sam Lee, Director of Planning and Building Safety



Ryan Baldino, Planning Commission Chair