



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting
July 08, 2021**

A. Call to Order

Brenda Newman virtually called the meeting to order at 5:31 p.m.

B. Pledge of Allegiance

Commissioner Hoeschler led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

None.

F. Consent Calendar

1. **Expansion of a Recreational Vehicle Storage Facility (PS)**

Project Address: 1 Chapman Way

Applicant: James Streetmaker (California Storage Master)

MOTION: To continue until further notice.

Moved by Commissioner Keldorf, second by Commissioner Hoeschler.

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

Ayes: Newman, Keldorf, Hoeschler.

Commissioner Maggay joined the meeting via teleconferencing.

G. Continued Business – Public Hearing

1. **EA-1302 Zone Text Amendment No. 21-02, adding a section to the El Segundo Municipal Code regarding parking requirements for Religious Institution Affiliated Housing. (ES)**

Principal Planner Eduardo Schonborn presented a PowerPoint in which he explained that the proposed zone text amendment is exempt from environmental review under CEQA Guidelines Section 15305 because it consists of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development.

Vice Chair Newman opened the public hearing.

Commission discussion ensued, with questions regarding:

- Density bonus and eligibility.
- Will the housing be permanent or temporary?
- Intent of the legislation, and whether it's applicable to would it be aimed at existing religious sites or would it carry over to new religious developments?
- Whether the parking requirements for future religious development would be impacted and if they would be subjected to 50% of the parking requirements that religious sites used to be subject to.

Staff addressed the Commission's concerns:

- Explained that for existing religious sites to qualify for a density bonus under government code section 65915, they must meet basic requirements; they must be located on one or more continuous parcels; and the proposed housing development location must qualify as religious parking use. Developers are entitled to a density bonus by including as little as 5% affordable housing.
- State views parking lots at religious institutions as underutilized land that can be used for housing to address the shortage of affordable housing; thus, to maximize use of areas not being utilized cities cannot require them to replace the parking they remove to accommodate housing.
- Although this is intended for existing religious parking facility lots, in the near future we would need to discuss how new religious developments would be affected.

Vice Chair Newman closed the public hearing.

MOTION: To approve EA-1302 Zone Text Amendment No. 21-02.

Moved by Commissioner Maggay, second by Commissioner Keldorf.

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

Ayes: Newman, Hoeschler, Keldorf, Maggay

H. New Public Hearings

1. EA-1299 and Downtown Design Review No. DDR-21-01 - New Mixed-Use Development within the Downtown Specific Plan Area

Assistant Planner Maria Baldenegro presented a power point presentation for a design review for a new development involving three adjoining lots in the 200 block of the Richmond Street District, consisting of four residential units, 14,000 square feet of commercial use area, and 64 parking spaces, while retaining an existing brick building at 203 Richmond Street (former City Hall). She indicated that the project includes a request to deviate from the height and parking standards.

Vice Chair Newman opened public communication.

- Commissioner Keldrof expressed concern with the functionality of the parking, how will the lifts operate, how they will incentivize employees and visitors to use them and if the residential units will be for sale or rent. The architect, David Balian, communicated that a similar car lift is installed over at 212 Eucalyptus and proceeded to explain the operation. The lifts are

intended for office space and employees who occupy the building will be paired with a coworker and share the lift/key. Whoever arrives first will park the car on the lift, turn the key and the car will rise. Another person will park below. To bring the car down, the car parked at the bottom needs to be removed.

- Commissioner Maggay was interested in learning if staff completed an aesthetic impact study to determine if the architecture of the historical building is being preserved, how many parking spaces will be provided for public use and what will the ramp grade to enter the parking lot be. Mr. Balian highlighted that the minimum parking spaces required is 49 and they are proposing over 60, although it is hard to identify how many spaces each type will require they believe the ownership will manage the number of parking spaces available. Approximately 14 spaces are available to the public. Vehicular access is only available through a 2-way alley access that is wide, and it is a single level below grade. Mr. Baldino informed the Commissioners that the materials being used for this project will be concrete, timber and steel, they will introduce brick to carry over the old brick from the jail house in selected building areas. In addition, they will apply a different type of texture on the outside walls to encapsulate the construction and enhance the sites history.

Chair Baldino joined the meeting via teleconferencing.

- Chair Baldino inquired how will verification of building material would be done. Ms. Baldenegro and Mr. Schonborn explained that upon review they verify what materials are being proposed to create a design that not only retains the past but also paves the way for the future.
- Vice Chair Newman inquired about the distribution of floor space and what uses would occupy the building. Mr. Balian responded that the first floor is for retail use, second floor is for office use and the third floor us for residential use; maintaining a setback of 25' for the third floor.
- Commissioner Hoeschler expressed that he likes how the material pallet.
- Chair Baldino raised inquired about the height of the building in relation to the topography and if it would effect views; and if parking requirements can be met without the lifts. Mr. Balian explained that the specific plan calls for the slope of the street determined the height limit and that elevator shafts and staircases can exceed height limits. The slope is parallel to the street and they sit at 45ft, requesting approval of an additional of 3ft for a small corner of the third floor. He confirmed that without the lifts, they cannot meet the parking requirement, however, the lifts allow for an opportunity to keep the existing buildings.

Vice Chair Newman opened the public hearing.

- Mark Telesz, (property owner): assured the Commission that they are motivated to keep the existing buildings and although there is an old cell tower that will need to be removed they will be replacing it with a smaller one and it will be reinstalled at the roof of the proposed building. Mr. Balian went into detail of the materials being used for the inside and outside of the building.

Vice Chair Newman closed public communication.

MOTION: To adopt Resolution No. 2897, conditionally approving Environmental Assessment No. EA-1299, Downtown Design Review No. DDR 21-01 and Parking Adjustment No. ADJ 21-01.

Moved by Vice Chair Newman, second by Chair Baldino.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Hoeschler, Maggay.

I. New Business:

1. Determination of Consistency of the Proposed Fiscal Year 2021-22 Capital Improvement Program (CIP) with the City of El Segundo General Plan. (LX)

Planning Manager Eduardo Schonborn introduced Lifan Xu, City Engineer with the Public Works (P.W.) department.

Mr. Xu summarized the CIP report, noting the items needed citywide. Although the Planning Commission is reviewing the City's Capital Improvements Program for its conformance with the City's General Plan, a decision on individual projects in the CIP is not being made by the Planning Commission.

Planning Commissioner comments and concerns.

- The Commission inquired if certain projects were on schedule; status of the maintenance for certain sites; and questioned if the street improvements on Arena St. would compromise the trees. Mr. Xu and Public Works Director, Elias Sassoon, informed the Commission that they are on a 10-year schedule to inspect the sewer citywide. PW staff noted that their goal is to save the trees on Arena Street as they contribute to the aesthetics of the City; however, they cannot confirm if trees will be removed. Regarding city facilities, improvements are necessary as a result of lead and cracks in the windows, and from flooding when sewage backed up. Lastly, the projects were discussed and reviewed, and scored based on value by a committee that prioritized the projects based on need.

Chair Baldino opened public communication

Chair Baldino closed public communication.

MOTION: To adopt Resolution No. 2899, determining that the proposed FY 2021-22 Capital Improvement Program (CIP) is consistent with the City of El Segundo General Plan.

Moved by Commissioner Hoeschler, second by Maggay.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Hoeschler, Maggay.

J. Report from Director of Development Services or designee

Interim Director, Denis Cook, updated the Commission on how the Director interviews were coming along and confirmed that they are making progress with a candidate and are hoping he can start soon. As for the Planning Manager vacancy, they have narrowed down the applicant list so when the Director is on board, they can fulfill that position. Mr. Cook expressed that the department is working effectively and they have a list of large projects, such as the Catalyst project, Pacific Coast Commons, Standard Works and a 15-unit condominium project being proposed on Mariposa, all which they aim to present this fall. They are waiting for clearance to return to live meetings.

K. Report from the City Attorney's office

None.

L. Planning Commissioner's Comments

Chair Baldino informed Staff that he would like to see a report for issued permits for ADU permit update request from Chair Baldino. Requesting data base of the water and sewage pipelines as how old they are and the last time they were serviced.
Richmond project is exciting per Hoeschler

M. Adjournment – meeting adjourned at 7:00pm.

Next regular scheduled special meeting for July 22, 2021 at 5:30 pm



Michael Allen, Director of Development Services



Ryan Baldino, Planning Commission