



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting
March 24, 2022**

A. Call to Order

Chair Baldino called the meeting to order at 5:31 p.m.

B. Pledge of Allegiance

Chair Baldino led the pledge.

C. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Maggay
Present: Commissioner Hoeschler

D. Public Communications

None.

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

None.

F. Consent Calendar

- 1. Administrative Use Permit for a Monument Sign taller than 8 feet high for Top Golf. (MB)**

MOTION: Approve to Receive and file Development Services Director Decision.

Moved by Commissioner Hoeschler, second by Commissioner Keldorf.

**Motion carried, 5-0, by the following vote:
Ayes: Baldino, Newman, Hoeschler, Keldorf and Maggay**

- 2. Authorize teleconferencing meeting pursuant to Assembly Bill 361(JV)**

MOTION: Approve resolution No. 2919.

Moved by Commissioner Hoeschler, second by Commissioner Keldorf.

**Motion carried, 5-0, by the following vote:
Ayes: Baldino, Newman, Hoeschler, Keldorf and Maggay**

3. Approval of the Planning Commission Meeting Minutes:

- March 10, 2022
- January 28, 2021
- February 25, 2021
- March 25, 2021
- April 22, 2021
- July 8, 2021

MOTION: Approve the Minutes.

Moved by Commissioner Hoeschler, second by Commissioner Keldorf.

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

Ayes: Baldino, Newman, Hoeschler, Keldorf and Maggay

G. Continued Business – Public Hearing

None.

H. New Public Hearings

None.

I. New Business:

4. Annual Housing Element Progress Report (PS)

Principal Planner Paul Samaras informed the Commission that the Annual Housing Element Progress Report will be submitted to the State. It includes a summary on permit activity, and it informs the State of any future projects to gauge how the City is meeting RHNA goals. He stated that this report is submitted to the State every year.

5. Presentation and Study Session Regarding Preparation of An Affordable Housing Strategy (Many Mansions)

Planning Manager Eduardo Schonborn introduced Alex Russell (Many Mansions consultant). Mr. Schonborn clarified that the study session is intended to receive feedback from the Commission and Public as to how Staff can effectuate the goals and policies of Affordable Housing (A.H.) to draft an Affordable Housing Strategic Plan.

- Mr. Russell provided a timeline of Many Mansions accomplishments and explained what services they provide. He explained what the Regional Housing Assessment City Requirements are and highlighted why A.H. is important and why it is needed.
- Principal Planner Paul Samaras notified the Commission that Staff is working on ongoing code amendments that will be brought to the Commission in the next coming months. Mr. Samaras confirmed that the Housing Element Programs

were authorized by the City Council and summarized the Housing efforts that are underway.

- Mr. Russell reviewed the options the City has to encourage A.H., such as; restructure Park Vista to obtain RHA credit, provide rehabilitating assistance programs to encourage property owners to rehab, effectuate the Municipal Code amendments, rezone sites to accommodate RHNA goals, encourage multifamily residential developments, explore a religious institution overlay, consider City own property as surplus and open opportunity for A.H. and establish a lie/work balance preference. Mr. Russell emphasized that by early summer of 2022 there should be an Affordable Housing Strategic Plan for the Planning Commission to review, and ultimately have the City Council review the plan by late summer of 2022.

Chair Baldino opened the study session.

- Rich Schrader, Many Mansion President, explained that Park Vista could be rehabilitated by refinancing and restricting units by having a regulatory agreement that restricts housing to those that are low income. He emphasized that currently Park Vista (97 units) is affordable, but there is no governmental source document to implement these restrictions and it has not counted towards the RHNA numbers. Chair Baldino requested for Staff to work with the Senior Housing Commission so they can provide their feedback on this idea.
- Commissioner Maggay inquired on the suggestion of using the bucket of money to assist homeowners in renovating ADU's in exchange for the units to qualify for A.H., he raised the question of how the City would ensure homeowners would not divert from the agreement. Staff and the Consultants stated that there would be restrictions on the property such as a covenant; that would state who can live there and how they could qualify for A.H. They also suggested an implementation of a deed of trust on the land and if the homeowners divert from it, they would have to pay the loan back and be subjected for foreclosure. Ultimately a non-profit would monitor this. Mr. Russell informed the Commission that Many Mansions will outline the options, provide justification as to which is best and provide guidance as to how the bucket can be used for.
- Commissioner Keldorf inquired whether the vacant property off PCH (Stick n Stein) is a developable site for A.H.
- Vice Chair Newman requested clarification on why there is no data on the land East of PCH and how developments can occur in that area. Mr. Russell explained that State funding does not recognize that area of the City as a potential development area (not feasible) due to the lack of parks, schools, and market rate. However, they will gather information and report back to them.
- Commissioner Keldorf would like to know what occurred to the RFQ's for the Civic Center. Mr. Schonborn will gather information on this topic and get back to her.
- Chair Baldino stated that he believes the best way to spend the \$5.3 Million is by creating new units and new developments should be addressed on a case by case basis to determine its impacts on the community.
- Commissioner Hoeschler shared his thoughts on the possibility of allowing work/live or mixed-use in the Smoky Hollow area. Mr. Schonborn informed

him that redesigning the Specific Plan is in the works and down the line this is an item that will be on the agenda.

Chair Baldino closed the study session.

J. Report from Director of Development Services or designee

Planning Manager Eduardo Schonborn introduced a new staff member, Jazmin Farias, (Planning Technician) and shared with the Commission that the Developmental Services Department will be participating in the Farmers Market, every first Thursday of the month.

K. Report from the City Attorney's office

None.

L. Planning Commissioner's Comments

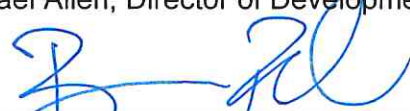
None.

M. Adjournment – meeting adjourned at 7:30 pm.

Next regular scheduled meeting for April 14, 2022 at 5:30 pm.



Michael Allen, Director of Development Services



Ryan Baldino, Planning Commission