



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

April 28, 2022

A. Call to Order

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

B. Pledge of Allegiance

Commissioner Keldorf led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of the Planning Commission Meeting Minutes:

- March 24, 2022
- December 09, 2021
- December 10, 2020
- November 12, 2020
- October 22, 2020
- February 13, 2020
- January 09, 2020

MOTION: Approve the Planning Commission Meeting Minutes.

Moved by Vice Chair Newman, second by Commissioner Keldorf.

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

Ayes: Baldino, Newman, Keldorf, Hoeschler.

G. Call items from Consent Calendar

None.

H. Continued Business—Public Hearing

None.

I. New Public Hearings

None.

J. New Business

2. Presentation and Study Session Regarding Preparation of Ordinances on Affordable Housing Density Bonus, Transitional and Supportive Housing, and Micro-Unit regulations (PS)

Principal Planner Paul Samaras presented a PowerPoint presentation in which he summarized State Law for Affordable Housing Density Bonus and explained how developers can receive a higher density bonus, incentives/exceptions for developments. Mr. Samaras reminded the Commission that Staff's goal is to adopt an ordinance that incorporates the State's Density Bonus law into, to establish a review process and how to process Density Bonus requests. Mr. Samaras also provided a summary Transitional and Supportive Housing and micro-units.

Chair Baldino opened the discussion.

- Commissioner Keldorf inquired if micro-units would qualify towards the RENA numbers. Mr. Allen informed her that in order for the micro-units to qualify towards RENA numbers they would need to meet all the RENA required development standards; Staff will research what standards the State has for the micro-units to qualify to receive RENA credit.
- Chair Baldino questioned if the City can impose parking-in-lieu fees for high density bonus projects. Mr. Allen stated that if the projects are providing the adequate number of affordable units required by State law; the City cannot require anything that would render a project infeasible.
- Commissioner Keldorf believes that the current parking code is onerous. Mr. Allen agreed, and expressed that Staff needs to revisit the parking ordinance through either parking strategies or trip reduction strategies as housing and businesses are expanding.
- Chair Baldino inquired if projects that includes a density bonus would be presented to the Commission for review and approval. Mr. Samaras indicated that if there is a process requiring their review, then projects would be presented to the Commission; however, if a project proposes 20% or more affordable units then it qualifies for a "streamline" review. City Attorney Vasquez added that if upon application the developer is compliant with all objective standards that the City has, it would be subjected to a ministerial approval.
- Mr. Allen reminded the Commissioners that Staff appreciates their opinions, and Staff would like to take the Commission's suggestions and determine if they are things the City can legislate and incorporate into the zoning code. Mr. Allen expressed that Staff would provide guidance of what can and cannot be imposed if there are any discretions the City can practice.
- Chair Baldino inquired if there could be a mechanism for which a housing development with big density would trigger a public forum. Mr. Allen stated that

the current code only requires one action from the Commission, which is to provide a recommendation to the Council, however, he advised the Commission to make a recommendation unrelated to a project via a Resolution of what they would like to see from project and Staff can present this to Council for adoption. He shared, that Staff is suggesting the applicants to engage with the community via multiple platforms.

- Commissioner Keldorf inquired what a Design Review Board would entail and how they would comply with State mandates. Mr. Vasquez shared his experience with another client and stated that they made the Design Review Board strictly advisory to not make the process more costly or time consuming.
- Mr. Allen informed the Commission that the current Housing Element has not been certified. He explained that the current Housing Element addresses micro-units as one of the items the City will use to tackle Affordable Housing, and although the State is not requiring its incorporation it needs to be investigated. The Commission would like to know what requirements the micro-units need to follow for the units to qualify towards the RHNA numbers.

Chair Baldino closed the discussion.

K. Report from Planning and Building Safety Director or designee

Developmental Services Director Michael Allen informed the Commission that the inclusionary housing study has shifted gears and is now looking at increasing density in the R-3 zones either in part or in whole to incentivize the re-development of certain R-3 properties. He informed the Commission that the RFP issued for repurposing the Civic Center is on hold, and informed them that the Development Impact Fee study is almost complete and Finances anticipates presenting it to Council in June or July, in hopes to incorporate the new fees in August.

L. Report from City Attorney's Office


None.

M. Planning Commissioners' Comments

- Commissioner Hoeschler requested an update on the gateway project (signage) and on the greenway project on Aviation. Mr. Allen informed the Commission that Council provided direction for Staff to not be a part of the greenway project and has been informed that EDAC is one of the consultants working on a study.
- Chair Baldino requested an update on the Stick and Stein property, to which Mr. Allen and Mr. Schonborn stated that they have no update on.

N. Adjournment—the meeting adjourned at 6:50 pm.

The next meeting scheduled for May 12, 2022 at 5:30 pm.


Michael Allen, Director of Planning and Building Safety


Ryan Baldino, Planning Commission Chair