



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

October 27, 2022

A. Call to Order

Chair Baldino called the meeting to order at 5:34 p.m.

B. Pledge of Allegiance

Chair Baldino led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

The dais received copies of all eight written communications related to item H3 and a forecast calendar of the upcoming items for the remainder of the year.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- August 25, 2022
- December 12, 2019
- November 10, 2019
- October 14, 2019
- September 12, 2019
- August 22, 2019
- June 28, 2018
- November 12, 2015

MOTION: Approve the minutes.

**Moved by Commissioner Hoeschler, second by Chair Baldino.
Motion carried, 3-0, by the following vote:
Ayes:** Baldino, Keldorf, and Hoeschler

G. Call items from Consent Calendar

None.

H. Continued Business—Public Hearing

None.

I. New Public Hearings

2. Presentation of the Draft 2021-2029 Revised Housing Element Update (PS)

Planning Manager Eduardo Schonborn provided a brief history of the housing element and introduced Consultant Veronica Tam who presented the changes in the Revised 2021-2029 Housing Element of the El Segundo General Plan.

- Chair Baldino inquired why the site inventory numbers increased compared to what was originally proposed. Community Development Director Michael Allen advised that the numbers increased because of the feedback from the state. Staff implemented a modified methodology of identifying site inventory and to achieve the ratio of lower moderate and above moderate units that state is requesting the city needed to provide a certain cushion.
- Chair Baldino inquired what the tone is in the meetings with the state, and if there is room for negotiation. Michael stated that there is no room for negotiations as the state solely provides feedback on how to satisfy statutory law by quantifying the strategies the city has committed to address affordable housing in programmatic ways.
- Commissioner Keldorf inquired if the state prefers the city achieve a certain number of units, or the affordability of the units. Michael stated that the state wants the city to facilitate the production of housing and they want the RHNA allocation of affordable units.
- Chair Baldino inquired what the outcome would be if the state does not certify the housing element. Michael and the City Attorney Joaquin stated that if the housing element is not certified then the city would lose local control to regulate housing developments, lose state funding, and developers would be able to build even if the development does not meet local zoning compliance.
- Planning Commissioners continued to discuss the revised housing element with staff.

Chair Baldino opened public communication.

None.

Chair Baldino closed public communication.

- Chair Baldino proposed to modify language on page 44 item F of the resolution to read: "CEQA analysis reached the conclusion because there are no actual projects being proposed in the housing element it is just a proposal and any projects that come under this proposal will have a separate CEQA analysis." The dais provided consensus.
- Chair Baldino also proposed to add language such as "any affirmative statement made in the housing element about what will be accomplished is an

acknowledgment that this will go through the processes of the Planning Commission and City Council could and be evaluated in normal course; every development is subject to the legislative process and approval of City Council.” The dais provided consensus.

- Commissioner Hoeschler shared his concern with the city not being able to meet RHNA numbers and questioned if the city is creating a policy that just allows for more density of the market rate that does not fulfill RHNA at all. Michael advised that a development agreement is a great tool to use to ensure the city can obtain affordable units. Other programmatic strategies that council/commission and staff need to develop include utilizing the 5.3 million dollars to obtain affordable housing, partnering with non-profit housing providers, working with developers who want to do this out of the kindness of their hearts, and incentivizing.
- Commissioner Hoeschler questioned if the caretaker units in Smokey Hollow could be included. Michael stated that this could be proposed at the next study session scheduled for December and it could be discussed further to include other areas of the city such as the downtown specific plan zone and multi-family zone.

MOTION: Adopt Resolution No. 2926 recommending City Council approve the Housing Element with the requested modifications to the resolution

Moved by Chair Baldino, second by Commissioner Keldorf.

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

Ayes: Baldino, Keldorf, and Hoeschler

3. Zone Text Amendment to Permanently Allow and Regulate Home Sharing (ES).

Address: Residential Zone properties in El Segundo

Planning Manager Eduardo Schonborn presented the staff report in relation to the 15-month pilot program that commenced on October 1, 2021. To date the city has twenty home sharing locations and no violations or complaints have been reported. The projected revenue at the end of 2022 is \$52,628. The pilot program expires at the end of the year and staff’s recommendation is that the Planning Commission recommend to City Council that home sharing be permanently allow and regulated through a home share permit, based on the pilot program findings.

Chair Baldino opened public communication.

None.

Chair Baldino closed public communication.

- Chair Baldino stated that all the written communications received via email were in favor of the city adopting this. However, participants are recommending for Airbnb to collect the TOT tax to make the program smoother for the residents. Eduardo advised that finance team is in the process of working with them to do that as it does make it easier for the participants.

Chair Baldino opened public communication.

None.

Chair Baldino closed public communication.

- City Attorney Joaquin proposed modifications to the ordinance. The modifications being: removing the word pilot from the name of the chapter, section 4-16-7 marry two subsections (R-1, R-2, and R-3 zone) into one subsection, and for section 4-16-1 to be tailored to the program as a whole as it no longer will be a pilot program. Joaquin inquired if the dais would like to add a waiting period after a permit is revoked that would allow the applicant to reapply. Chair Baldino advised that we should have a short waiting period like three months but there should be a process in place to prevent repetitive offenders. The dais provided consensus.
- Commissioner Keldorf expressed her support for the waiting period and shared her concerns with nuisance violations. Chair Baldino stated that the city has an ordinance in place to regulate this.
- Eduardo posed a discussion to the Planning Commission about what direction staff should take on short-term rentals for an entire residence as a few residents have inquired. Chair Baldino expressed his concern with the probability of this leading to a house party problem, however he stated that the city now has an ordinance to regulate this and he is not opposed to doing a pilot program on full house short-term rentals. He suggested establishing safeguards to prevent nuisance and limit the number of weeks it can be leased throughout the year. Dais provided consensus to make a motion for item I.3 and continue the full house short-term rental discussion after the motion is passed.

MOTION: Adopt Resolution No. 2927, recommending that the City Council adopt an Ordinance amending Title 4 Chapter 16 (Home Sharing Permit) and Title 15 (Zoning Regulations) of the El Segundo Municipal Code to permanently allow short-term home sharing rentals in the City's Residential zones through a Short-term Home Sharing Permit as modified by our City Attorney.

Moved by Chair Baldino, second by Commissioner Keldorf.

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

Ayes: Baldino, Keldorf, and Hoeschler

- Dais continued discussing whole house short-term rentals.
- Dais advised staff to convey to council that a discussion took place and the commission is open to a pilot program for whole house short-term rentals with the restrictions previously discussed.

J. New Business

4. R-3 Redevelopment Potential Update and Discussion Item (MA)

Community Director Michael Allen introduced consultants Darin Smith and Roderick Hall who presented the staff report regarding the findings of up zoning the R-3 zone by redeveloping and producing new housing opportunities as a result

of SB330. Planning Commission and staff discussed the values and development typologies the Commission wants to preserve and protect to accommodate the densities that are being proposed by staff.

K. Report from Community Development Director or designee

Planning Manager Eduardo Schonborn provided a forecast of remaining 2022 Planning Commission items and inquired if dais has a desire to cancel the December 22, 2022 Planning Commission meeting and substitute it with a special meeting the week before. Dais provided consensus to cancel the December 22, 2022 Planning Commission meeting and substitute it with a special meeting the week before. A 2023 Planning Commission forecast was provided, and Eduardo reminded the Planning Commission of the upcoming election for Planning Commission Chair and Vice Chair on December 8, 2022.

L. Report from City Attorney's Office

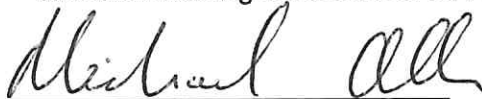
None.

M. Planning Commissioners' Comments

- Commissioner Hoeschler reminded the community to vote on November 8, 2022.
- Chair Baldino reminded the community of the upcoming city events.
- Commissioner Keldorf thanked staff.

N. Adjournment—the meeting adjourned at 8:03 p.m.

The next meeting is scheduled for November 10, 2022 at 5:30 p.m.



Michael Allen, Community Development Director



Ryan Baldino, Planning Commission Chair