



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

January 12, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:33 p.m.

B. Pledge of Allegiance

Commissioner Maggay led the pledge.

C. Roll Call

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

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- February 10, 2022
- November 10, 2022
- December 8, 2022

MOTION: Approve the minutes.

Moved by Vice Chair Hoeschler, second by Commissioner Maggay.

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

Ayes: Keldorf, Hoeschler, and Maggay

G. Continued Business—Public Hearing

2. Environmental Assessment No. EA-971, Revision A, amending the original approvals to allow for additional emergency backup generators. (BM)

Address: 444 N. Nash Street

MOTION: Continue the item to the January 26, 2023, Planning Commission meeting.

Moved by Commissioner Maggay, second by Vice Chair Hoeschler.

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

Ayes: Keldorf, Hoeschler, and Maggay

3. Environmental Assessment No. EA-1315 and Zone Text Amendment No. ZTA 21-05 (PS)

Address: City wide

Planning Manager Eduardo Schonborn provided a brief background on the item and introduced Principal Planner Paul Samaras who presented the staff report regarding an Ordinance adding Chapter 15-13C (Micro-Unit Regulations) to El Segundo Municipal Code (ESMC) Title 15.

- Commissioner Maggay inquired why the minimum stay is thirty-one days and if it can be lengthened. Paul advised that the minimum stay is thirty-one days in order to avoid short-term rentals and provides consistency with the Municipal Code. Community Development Director, Michael Allen, advised that if desired it can be recommended to City Council with the motion and staff can look into it.
- Chair Keldorf had a question regarding the language on page 5 of the ordinance. Staff confirmed there is a typo, and it will be fixed.

Chair Keldorf opened public communications.

None.

Chair Keldorf closed public communications.

The Commission further discussed extending the minimum time frame.

MOTION: Adopt Resolution No. 2928, recommending City Council explore the minimum time frame, approve adding Chapter 15-13C (Micro-Unit Regulations) to the Municipal Code with the typographical correction discussed above.

Moved by Commissioner Maggay, second by Vice Chair Hoeschler.

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

Ayes: Keldorf, Hoeschler, and Maggay

H. New Public Hearings

None.

I. New Business

4. Smoky Hollow Specific Plan Update Planning Commission Study Session (PS).

Planning Manager Eduardo Schonborn provided a brief background on the item and Principal Planner Paul Samaras introduced consultant Laura Stetson who led the study session regarding the Smoky Hollow Specific Plan update. The study session was broken up into multiple sections addressing identifying proposed amendments such as

allowed uses either by right or through entitlement applications, exploring how design guidelines can be converted to design standards, future improvements along El Segundo Blvd, Community Benefits Program revision to balance private and public improvements, and the consideration of housing within the plan area.

Planning commission provided Staff guidance regarding possible amendments for the Smoky Hollow Specific Plan update such as, defining components for authorized uses, the execution of a parking pilot program needs to be better, make the community aware of the forthcoming parking pilot program, wider sidewalks, bike lanes along El Segundo Blvd and implementing lower speeds. Additional suggestions included: better lighting, increase pedestrian safety, mimic the art fee and create a fee that collects funds to better improve the public realm, implement live work, consider the area north of Grand and Holly for residential units, and setting the design bar high by taking some of the community benefits and turning them into design standards to target improvements.

Staff will take these suggestions and make revisions, adjust standards to guidelines, make minor amendments to community benefits program, proceed to hearings with minor revisions and conduct subsequent study sessions.

J. Report from Community Development Director or designee

5. PC Forecast, First Quarter 2023

Planning Manager Eduardo Schonborn reviewed the Planning Commission forecast for the first quarter of 2023 and reminded the commissioners of the planning commissioner academy occurring in March of this year.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments


Commissioner Maggay thanked staff for putting together the housing element and congratulated Vice Chair Hoeschler and Chair Keldorf for being appointed.

Vice Chair Hoeschler inquired on how the public can view plans for items brought to the Planning Commission. Eduardo advised that the public could visit City Hall to view plans, visit the Laserfiche widget online, and refer to the agenda packet as the staff report typically includes plans.

Chair Keldorf thanked staff.

M. Adjournment—the meeting adjourned at 7:01pm.

The next meeting is scheduled for January 26, 2023 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair