



**EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting**

March 9, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:32 p.m.

B. Pledge of Allegiance

Chair Keldorf 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 23, 2023

MOTION: Approve the minutes.

Moved by Commissioner Maggay, second by Vice Chair Hoeschler.

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 Planning Commission approval that allowed 14 backup generators, to now allow 15 total emergency backup generators. (BM)**

Address: 444 N. Nash Street

MOTION: Continue the item to the next planning commission meeting scheduled for March 23, 2023.

Moved by Vice Chair Hoeschler, second by Commissioner Maggay.

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

Ayes: Keldorf, Hoeschler, and Maggay

H. New Public Hearings

None.

I. New Business

3. General Plan Implementation and Annual General Plan Housing Element Progress Report

Principal Planner Paul Samaras presented the staff report in which he summarized the programs and the city's activities performed during calendar year 2022, which will be reported to the state in the next few weeks via the General Plan Element Progress Report.

The Commission provided the following comments:

- Vice Chair Hoeschler asked for additional information regarding the SBCCOG grant-fund program (REAP). Paul explained that through the REAP program we can analyze what areas are appropriate for ADU's, what type of regulations and incentives cities can provide to help facilitate the construction of ADU's. The funds can be used by the city to run a program of such.
- Chair Keldorf inquired if the Pacific Coast Commons units would count towards RHNA credits. Paul clarified that the units will count towards RHNA when permits are issued, which may occur next year since the applicant has not started the permitting process).
- Chair Keldorf inquired if there will continue to be a boundary for the RSI program when resumed and administered by LAWA. Paul believes the zones still apply as no amendment or change has occurred.
- Vice Chair Hoeschler inquired if the rezoning that will occur later in the year will affect the certification of Housing Element Report. Paul advised that completing the rezoning is a separate item as the Housing Element Report simply provides a progress of how the city did last year.

MOTION: Receive and file the General Plan Implementation and Annual General Plan Housing Element Progress Report. No action from Planning Commission is needed.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

- Chair Keldorf congratulated Mario Inga for being appointed as the newest Planning Commissioner.
- Planning Manager, Eduardo Schonborn, confirmed that Mario Inga is the new appointed Planning Commissioner. He is coordinating with city clerk's office with the goal to ideally get him on board for the next Planning Commission meeting.
- Eduardo also shared that Council adopted a pilot program for one-way streets in the Smoky Hollow area. Public Works Department will oversee this pilot program and can provide additional information such as what implementations will be done, timeline, and how notification of such implementation will be provided. Vice Chair Hoeschler expressed his desire and concern for a good implementation and notification process of the pilot program.

M. Adjournment—the meeting adjourned at 5:58 p.m.

The next meeting is scheduled for March 23, 2023, at 5:30 p.m.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair