



**MINUTES OF THE
EL SEGUNDO VIRTUAL PLANNING COMMISSION
Regularly Scheduled Meeting
January 13, 2022**

A. Call to Order

Chair Baldino virtually called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Chair Baldino led the pledge.

C. Roll Call

Present via teleconferencing: Chair Baldino
Present via teleconferencing: Vice Chair Newman
Present via teleconferencing: Commissioner Keldorf
Present via teleconferencing: Commissioner Maggay

D. Public Communications

None.

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

Planning Manager Eduardo Schonborn informed the commission of all written communications received regarding the Housing Element item before the commission.

F. Consent Calendar

1. Authorize teleconferencing meeting pursuant to Assembly Bill 361(JV)

**MOTION: Approve Resolution No. 2908.
Moved by Vice Chair Newman, seconded by Commissioner Keldorf.**

**Motion carried by the following vote (4-0):
Ayes: Baldino, Newman, Maggay, Keldorf**

G. Continued Business – Public Hearing

None.

H. New Public Hearings

2. Environmental Assessment No. EA-1317 and Zone Text Amendment No. ZTA 22-01 (ES/MA)

Planning Manger Eduardo Schonborn introduced consultant John Kaliski.

John Kaliski presented the staff report and explained why amending El Segundo Municipal Code Chapter 15-4 (Single-Family Residential Zone) is necessary and reviewed the proposed developmental standards for the new El Segundo Municipal Code (ESMC) section. The amendment will add a new section that allows subdivisions and allows construction of multiple units in the Single-Family Residential Zone and creates objective standards to implement Senate Bill No. 9. Staff is seeking feedback from the Planning Commission on any additional recommendations they would suggest including in the new ESMC section.

Prior to opening for public communications, Planning Commission discussion included the following:

- Commissioner Maggay inquired if parking needs to be connected to the residential dwelling unit it is intended to serve. John explained that through cross-easement covenants parking will be made accessible to each unit regardless of its location.
- Vice Chair Newman questioned how parking access would be provided on lots that do not provide alley access. John referred to slides 18-21 of the PowerPoint presentation.
- Chair Baldino suggested limiting the height of the residential dwellings.
- Commissioner Keldorf inquired about inclusionary housing and affordability component for the covenants and asked if the covenants recorded will run with the property titles. Development Services Director, Michael Allen, stated that the covenant affordable term and rate is yet to be determine but Many Mansions will be assisting with this, and easements will be recorded and run with the property title.

Chair Baldino opened public communication.

- Resident Jay Hoeschler expressed his concerns with the ordinance definition of high quality transit corridor, inquired if an existing lot has a maxed out FAR does that mean they cannot build an additional unit, how the current setback modulation compare to the new second level modulation since it must be less or equal to 90%, and if the inclusionary unit language automatically deems one of the two units within the lot as an affordable housing unit.

Chair Baldino closed public communication.

Planning Commission discussion:

- John advised that high quality transit corridor definition comes from state legislation as defined in the Public Resources Code, which highlights this term as a bus service with no longer than 15-minute intervals during peak commute hours.
- John added that if the FAR is maxed out, demolition would need to occur, but if existing tenants live there the developer needs to take in consideration the state legislatures that protect the existing tenant.
- Chair Baldino suggested to add language regarding second story setbacks and inquired if the low-income housing requirement is applicable per subdivision or if its one per the four. Michael advised that for every two-unit development it would be one affordable unit per urban lot split or two affordable units per each two-unit development.
- Chair Baldino inquired if the finding on page 15 can be edited to remove the first section out and allow the section to read that it is a state requirement to not consider CEQA. City Attorney, Joaquin Vazquez, stated that the verbiage can be removed.
- Planning Commission provided consensus for staff to strike the provision addressing CEQA, include a modulation and porch recommendation, and restrict tall heights on ADU's.

MOTION: Adopt Resolution No. 2911 for Environmental Assessment No. EA-1317 and Zone Text Amendment No. ZTA 22-01 as amended by the Planning Commission.

Moved by Chair Baldino, seconded by Commissioner Keldorf.

Motion carried by the following vote (4-0):

Ayes: Baldino, Newman, Keldorf, Maggay

3. Environmental Assessment No. 1271 and General Plan Amendment No. GPA 19-04 (PS)

Principal Planner Paul Samaras introduced consultant Victoria Tam, who addressed the changes the city has implemented to El Segundo General Plan Housing Element report based upon HCD comments.

Chair Baldino opened public communication.

- Southwest Carpenter Union members expressed their desire for the city to require the use of local skilled workers on developments.
- Resident Jay Hoeschler asked where the data was pulled from that addresses affordable units site inventory found on page 30 (PDF agenda packet) and why the total ADU discrepancy occurred that HCD is questioning.
- Resident Kelly Esquivel inquired what incentives will the city offer for property owners who build a 2nd unit at a very-low, low, moderate rates, and

asked if the city is going to subsidize rents.

Chair Baldino closed public communication.

- Michael stated that it was staff's decision to incorporate it and the intent was to have consistency with past conversations during the study sessions. He added, that at this time there are no subsidies provided for the inclusion of affordable units through the SB9 ordinance. However, this can change in the future. Michael addressed the comments received by the Carpenter Labor Union members and reiterated that consistent with what is outlined in the staff report the letters do not address information that was not already studied in the EIR as CEQA's intent is to study impacts on the community.
- Paul stated that the discrepancy regarding the total ADU's came from a SCAG survey data that was miscalculated and only partial data was provided to HCD.
- Commissioner Keldorf inquired what the next steps are, do we address the comments received by HCD? Victoria stated that once the Planning Commission adopts the Housing Element, staff will submit this to the state and they have 60 days to look at the Housing Element and can come back with comments. The process can take up to 3 rounds of review.
- Vice Chair Newman would like for staff to study the area East of Pacific Coast Highway.
- Chair Baldino inquired if the projects in the overlay zone would come before the commission. Paul stated that if the developer follows the state regulations and provide a certain percentage of affordable units in the development there may be some state streamline regulations but if someone wants to propose a project with a high density they would go through the proper discretionary process.

MOTION: Adopt resolution No. 2909 for Environmental Assessment No. 1271 and General Plan Amendment No. GPA 19-04.

Moved by Commissioner Maggay seconded by Vice Chair Newman.

Motion carried by the following vote (4-0):

Ayes: Baldino, Newman, Keldorf, Maggay

I. New Business:

4. 2022 Regular Planning Commission Schedule (ES)

Planning Manager Eduardo Schonborn reviewed the 2022 Planning Commissioner calendar forecast.

J. Report from Director of Development Services or designee

Development Services Director, Michael Allen, thanked the Commission for the

feedback received on the items before them.

K. Report from the City Attorney's office

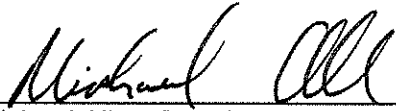
None.

L. Planning Commissioner's Comments

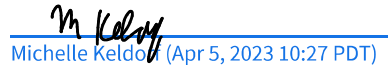
None.

M. Adjournment – meeting adjourned at 7:34 pm.

Next regular scheduled meeting for January 27, 2022, at 5:30 pm



Michael Allen, Development Services Director


Michelle Keldor (Apr 5, 2023 10:27 PDT)

Ryan Baldino, Planning Commission