



PLANNING COMMISSION AGENDA May 25, 2023

**PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER IS NOW OPEN TO THE PUBLIC.**

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. ***Please include the meeting date and item number in the subject line.*** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person. *Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.*

DATE: Thursday, May 25, 2023
TIME: 5:30 p.m.
PLACE: City Council Chamber, City Hall
350 Main Street, El Segundo, CA 90245

VIDEO: El Segundo Cable Channel 3 (Live).

Replayed Friday following Thursday's meeting
at 1:00 pm and 7:00 pm on Channel 3.
(Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only discuss, deliberate, or take action upon properly posted and listed agenda items.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the public communications portion of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is generally five minutes per person.

Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Community Development Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Development Services Department and on the City's website, www.elsegundo.org.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another’s behalf, and employees speaking on their employer’s behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.
- E. **Written Communications** (other than what is included in agenda packets)
- F. **Consent Calendar**
All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.

1. Approval of Planning Commission Meeting Minutes

- April 27, 2023

RECOMMENDED ACTION: Approve the minutes.

G. Continued Business – Public Hearing

H. New Public Hearings

I. New Business

2. Presentation of Civic Center Plaza Design Projects from El Camino College Students. (PS)

Staff collaborated with Professor Marc Yeber and his Design Studio class at El Camino College on the students’ class project, which is a potential reimagining of the El Segundo Civic Center Plaza. The presentations will include some of the top designs from Mr. Yeber’s students.

RECOMMENDED ACTION: Receive and file student presentations regarding El Segundo Civic Center Plaza.

3. Presentation and Planning Commission Study Session on the Draft Downtown. (PS)

Staff and consultant RRM Design Group have completed an initial draft of the Downtown Specific Plan for public review and comment. Staff will answer questions, provide a presentation of the major elements of the draft plan and receive comments

on this draft before completing a final draft of the Specific Plan. The Draft Specific Plan can be found on the City's website at www.elsegundo.org/downtownupdate.

RECOMMENDED ACTION: Receive and file presentation from staff and consultant regarding Downtown Specific Plan; discuss; and provide direction.

- J. Report from Community Development Director or designee**
- K. Report from the City Attorney's office**
- L. Planning Commissioners' Comments**
- M. Adjournment**—next regular scheduled meeting for June 8, 2023, at 5:30 p.m.

POSTED: Jazmin Farias 05/17/2023 2:46 p.m.
(Signature) (Date and time)



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

April 27, 2023

A. Call to Order

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

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf
Present: Vice Chair Hoeschler
Present: Commissioner Newman
Present: Commissioner Inga
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 Planning Commission Meeting Minutes:

- March 23, 2023

MOTION: Approve the minutes.

Moved by Commissioner Newman, second by Vice Chair Hoeschler.

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

Ayes: Keldorf, Newman, Hoeschler, and Inga

G. Continued Business—Public Hearing

None.

H. New Public Hearings

None.

I. Chair Keldorf called recess at 5:34 p.m.

J. Chair Keldorf reconvened Planning Commission Meeting at 5:50 p.m.

K. New Business

2. Study Session Regarding R3 Overlay and Mixed-Use Overlay Development Standards. (MA/ES)

Planning Consultant John Kaliski lead the study session regarding Program 6 of the City's Housing Element (Provision of Adequate Sites) which includes a rezoning action to establish two high-density overlay districts: the R-3 Overlay (HO) and the Mixed-Use Overlay (MU-O). The study session discussion focused on four neighborhoods identified as potential overlays as depicted in the presentation including preliminary objective development and design standards for the overlay districts.

Planning Commission discussion:

- Chair Keldorf inquired if the assumption is that in the R3 you cannot have more than two-bedroom units. John advised that by increasing the unit size the city would still have the same parking outcome. For example, a 4-unit (2-3 bedroom) development would require 8 parking spaces as an 8-unit (studio-2 bedroom) development. Ultimately it comes down to what the city wants, is it more residential units or larger residential units, or is it best to cap parking requirements per unit?
- Vice Chair Hoeschler inquired what the likelihood of a single-parcel incentive. John stated that he is not sure as economics has not been studied but the idea was to provide a second option for homeowners who are looking to improve their property.
- Planning Commission discussion ensued and provided consensus to incentivize unit size and unit mix with preference for better diversity of stock (studios, 1- bedroom, 2-bedroom), to use the parking requirements as a form to disincentivize a heavy reliance on studios and 1-bedroom apartments, and or to require a mixture of units by creating a standard that requires a certain percentage of unit distributions.
- Chair Keldorf is open to capping parking requirements at 2 spaces per 2 plus bedroom units. Commissioner Newman agrees but wonders what method is best, is it the capping of parking or the capping of unit size better.
- Vice chair Hoeschler expressed his concern with the proposed 5-foot

setback along Imperial. Perhaps it is best to provide a bigger setback at the front. Planning Commission provided consensus.

- Community Development Director Michael Allen suggested that in addition to the top level percentage adding an additional setback requirement can help accomplish that pedestrian scale along Imperial. Vice Chair Hoeschler advised that the pedestrian perspective is probably the most important one and by adding that additional setback requirement to the rear top floor you are creating separation from existing residential areas.
- Planning Commission suggested that a segmentation design study session would provide additional insight.
- Vice Chair Hoeschler inquired what the process is of what is to come down the line with this project. Michael stated that the public adoption process is next, concurrently there is an environmental process occurring for CEQA analysis and depending on the outcome of this meeting we will determine if this requires a full blown EIR. Staff is aiming to bring this item back in the summer. The item will come back to Planning Commission when the staff report and text is complete and will include an agenda packet for Planning Commission to review. This process includes public noticing and public hearings and will eventually go to City Council. In theory this is the last study session.

L. Report from Community Development Director or designee

Planning Manager Eduardo Schonborn provided an update regarding the Zone Code Cleanup item, which was presented to City Council for adoption. He stated that there was a concern raised by a property owner regarding the non-residential fence and wall heights standard that was recommended, and staff is now reexamining that. The item will go back to Council as early as May 16th.

Chair Keldorf requested a status update on Smoky Hollow Specific Plan and Downtown Specific Plan. Michael advised that there will be a Smoky Hollow follow up coming soon. Due to the strict Housing Element deadlines staff is focused on the density piece that needs to be finished in order for the Housing Element Report to be certified. Downtown Specific Plan will come back to Planning Commission sooner than Smoky Hollow Specific Plan, staff is aiming for late summer/fall.

Commissioner Newman requested an update on the gateway entrance sign on Imperial. Michael advised that no bids were submitted for the entirety of the project. The sign has been designed already and Public Works Department is looking at other options of negotiating directly with somebody to possibly bypass the formal process.

Vice Chair Hoeschler expressed concerns he has heard from community members regarding the crosswalk at Main and Oak, and whether this can be examined for a stop sign or upgrade the existing crosswalk to include flashing lights. Staff indicated

that it would alert the Public Works Department of this concern.

M. Report from City Attorney’s Office

None.

N. Planning Commissioners’ Comments

Vice Chair Hoeschler expressed his concerns with the crosswalk on Main Street north of the High School. The crosswalk is very challenging and contains no stop sign nor at grade flashers, moms in the neighborhood or working towards making it more secure. Michael stated that he will pass this information down to Public Works Department so that they could notify the traffic committee.

Commissioner Newman reminded everyone of the Hometown Fair that is coming up on May 6th.

Chair Keldorf thanked Fire Chief Deena Lee on her retirement after twenty years of public service.

O. Adjournment—the meeting adjourned at 7:41pm.
The next meeting is scheduled for May 11, 2023 at 5:30 pm.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair