



**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 16<sup>th</sup>.

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.

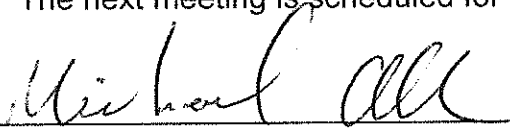
**N. Planning Commissioners' Comments**

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 6<sup>th</sup>.

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.

  
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Michael Allen, Community Development Director

  
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Michelle Keldorf, Planning Commission Chair