



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

March 28, 2024

A. Call to Order

Vice Chair Hoeschler called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Vice Chair Hoeschler led the pledge.

C. Roll Call

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

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Jazmin Farias, Planning Technician

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 14, 2024

MOTION: Approve the minutes.

**Moved by Commissioner Newman, second by Commissioner Inga.
Motion carried, 4-0, by the following vote:**

Ayes: Hoeschler, Newman, Maggay, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

2. Environmental Assessment No. EA-1344: General Plan Amendment No. GPA 33- 01, Zone Change No. ZC 23-01, and Zone Text Amendment No. ZTA 23-01 Implementing Housing Element Program No. 6 (Provision of Adequate Sites) and Program No. 9 (El Segundo Municipal Code (“ESMC”) Amendments), to Increase the Allowable Density and Adopt New Objective Development Standards in the R-3 Zone and Housing Element Sites Inventory Sites. (PS)

Principal Planner Paul Samaras presented the staff report regarding the implementation of Housing Element Program No. 6 and Program No. 9 through the proposed General Plan Amendments, Zone Change, Zone Text Amendments, and Environmental Assessment. Paul highlighted that this item is one of the City’s ongoing efforts to implement City’s Housing Element programs to help achieve its certification.

- Vice Chair Hoeschler requested for Paul to reiterate how the sites were selected and how the increase of density was determined. Paul advised that the State has a housing element law sets parameters for all housing elements and for selecting sites for rezoning, the idea is to find sites that can feasibly produce additional units. Characteristics include whether the site is developed or not, if the lot has a large parking lot with a small building, sizes of sites, and other physical characteristics. The density was determined with the assistance of consultants who studied the sites to determine which ones feasibly could fit the number of units to be permitted with the proposed density. They are just sites that have been identified and no one is forced to re-develop or develop them. The City has had active communication with property owners to ensure they are okay with their properties being selected sites and will continue to engage in this process.
- Vice Chair Hoeschler asked for clarification regarding the administrative process for development projects in the overlay zones that can avoid the discretionary process if they propose 20% of the units as affordable rates. Paul advised that the review is still occurring but at staff level; staff would ensure that plans comply with the objective development and design standards that staff worked on with the community, Planning Commission, and consultant through various study sessions. Although it would not be required to go through the public hearing process as

mandated by the state this is the City's attempt to retain as much local control as possible.

Vice Chair Hoeschler opened public communications.

- El Segundo resident Maria Barden inquired if the rezone would affect the Pacific Coast Commons (PCC) project. Paul stated that the rezone does not affect the PCC project and the properties affected by the rezone are north of PCC.

Vice Chair Hoeschler closed public communications.

MOTION: Adopt Resolution No. 2935, recommending the City Council adopt an Addendum to the El Segundo General Plan FEIR, approve a General Plan Amendment, and adopt a Zone Change and a Zone Text Amendment Implementing Housing Element Program No. 6 (Provision of Adequate Sites) and Program No. 9 (ESMC Amendments).

Moved by Commissioner Newman, second by Commissioner Inga.

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

Ayes: Hoeschler, Newman, Maggay, and Inga.

I. New Business

3. Selection of a Planning Commission Member to Deliver a Presentation to the City Council on the Planning Commission's Work. (ES)

Planning Manager Eduardo Schonborn advised that this City Council update will be given every year as City Council is seeking an update from all Commissions Committees and Boards, and their accomplishments and work plans. Planning Commissioners provided consensus to continue the item to the next scheduled Planning Commission meeting to afford Chair Keldorff is present to discuss the item.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

Commissioner Newman requested an update on the Pacific Coast Commons (PCC) project and the welcome sign project. Community Development Director

Michael Allen advised that PCC project has not begun the construction process as they are waiting for market conditions to improve. As for the welcome sign project, a contract has been awarded but he does not have a timeline yet; he will speak with Public Works director to obtain more information and report back to the Commission.

M. Adjournment—the meeting adjourned at 6:27 p.m.

The next meeting is scheduled for April 11, 2024, at 5:30 p.m.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair