



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

June 23, 2022

A. Call to Order

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

B. Pledge of Allegiance

Commissioner Maggay led the pledge.

C. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Hoeschler
Present: Commissioner Maggay

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of the Planning Commission Meeting Minutes:

- June 9, 2022
- March 28, 2019

MOTION: Approve the minutes.

**Moved by Commissioner Keldorf, second by Commissioner Hoeschler.
Motion carried, 5-0, by the following vote:
Ayes: Baldino, Newman, Keldorf, Hoeschler, Maggay.**

G. Call items from Consent Calendar

None.

H. Continued Business—Public Hearing

None.

I. New Public Hearings

2. Environmental Assessment No. EA-1314 and Zone Text Amendment No. 21-04. A Zone Text Amendment to Add Chapter 15-35 (Density Bonus) to the El Segundo Municipal Code. (PS)

Principal Planner Paul Samaras presented a staff report in which he reviewed the proposed amendment to the El Segundo Municipal Code to add Chapter 15-35 (Density Bonus) to Title 15 (Zoning Regulations) of the El Segundo Municipal Code to establish density bonus application procedures in compliance with state Density Bonus Law. Mr. Samaras explained that the proposed zone text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA Section 15061), because it consists only of minor revisions to existing zoning regulations and related procedures and does not have the potential for causing a significant effect on the environment.

- Chair Baldino inquired if they can add conditions to the Density Bonus such as offering priority for low and very low-income housing to those individuals who live or work in El Segundo. City Attorney, Joaquin Vazquez, advised that conditions could be added to the Density Bonus depending on how they are tailored. Mr. Vazquez shared that in the cases he has studied, it has been more effective when tailored through a discrete development project/agreement and has not seen it in the context of a Density Bonus. He believes a condition like this will less likely be challenged if the condition is less restrictive. The Planning Commission was advised to craft this request as an additional recommended component to be considered by Council. Chair Baldino asked for consensuses from the Planning Commission and all five Planning Commission members gave consensuses.
- Development Services Director, Michael Allen, informed the Commission that amending the code has no actual environmental impacts as it is not considered a development project. Chair Baldino suggested a modification to section five of the Resolution, "consist of only minor revisions to existing zoning regulations and related procedures and it does not have a significant effect on the environment because the code is only being amended." Chair Baldino asked for consensuses from the Planning Commission and all five Planning Commission members gave consensuses. Staff will make changes to section five as requested.
- Mr. Samaras reminded the Commission that developments will qualify for a Density Bonus if a minimum of 5% affordable units of the total number of units are provided. However, if the development is within ½ mile from a major transit stop there is no cap on density. Currently there are no residential zones within a ½ mile from a major transit stop but this can change in the future.

Chair Baldino opened the public hearing.

None.

Chair Baldino closed the public hearing.

MOTION: Adopt Environmental Assessment No. EA-1314 and Zone Text

Amendment No. 21-04 to amend chapter 15-35 with a minor revision to section 5 of the Resolution that was previously discussed and the additional recommendation that staff and city council will consider making a local preference priority for those who work and live in town to the extent permitted by law.

**Moved by Chair Baldino, second by Commissioner Maggay.
Motion carried, 5-0, by the following vote:
Ayes: Baldino, Newman, Keldorf, Hoeschler, Maggay.**

3. Environmental Assessment No. EA-1316 and Zone Text Amendment No. 21-06. Zone Text Amendment to Permit Transitional and Supportive Housing in Residential Zones (PS)

Principal Planner Paul Samaras summarized the proposed amendment to Chapter 4 in Title 15 (Zoning Regulations) of the El Segundo Municipal Code to permit transitional and supportive housing as allowed uses in the City's residential zones. Mr. Samaras informed the Commissioners that the proposed zone text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA Section 15061), because it consists only of minor revisions to existing zoning regulations and related procedures and does not have the potential for causing a significant effect on the environment.

Chair Baldino opened the public hearing.

None.

Chair Baldino closed the public hearing.

MOTION: Adopt Resolution No. 2922, recommending the City Council approve amending Title 15 of the El Segundo Municipal Code to permit transitional and supportive housing as allowed uses in the City's residential zones with a minor revision to section 5 of the Resolution that was previously discussed.

**Moved by Commissioner Hoeschler, second by Vice Chair Newman.
Motion carried, 5-0, by the following vote:
Ayes: Baldino, Newman, Keldorf, Hoeschler, Maggay.**

J. New Business

4. Follow-up discussion regarding micro-units and provide direction to staff on preparing a micro-unit ordinance.

Mr. Samaras provided a power point presentation in which he covered micro unit regulations, benefits, barriers, appropriate locations, and other considerations. Highlights include:

- Micro-units do qualify for RHNA credit regardless of the size but are subject to an affordability covenant.

- It is possible to obtain low income housing tax credit, but it may be difficult for a micro-unit project to qualify because of the lengthy criteria requirements.
- Micro-units have reduced parking ratios as they typically require less parking.
- Although they are efficient to build, sustainable and affordable they are harder to finance as financial institutions are less familiar with them.
- Although this is not a State ordinance, the City needs to address the topic as it is something the City committed to withing the Housing Element for a couple years.

Staff is seeking guidance from the Planning Commission as to what ground rules they would like to see in the code.

- Chari Baldino shared his concerns with the impacts micro-units will bring to the residential areas.
- Commissioner Keldorf inquired on whether addressing micro-units would affect the City in a negative way. Mr. Samaras explained that currently there is no negative effect, but it is best to be proactive and have ground rules set to avoid future negotiations and it would be beneficial.
- Chair Baldino suggested for the ordinance to not only lay out the parameters of micro-units but also require developers who want to pursue this path to obtain a development agreement that would come to the Commission for review.
- Mr. Allen asked the Commission to view this topic from a legislative perspective that would allow them to set restrictions. As an example, he asked if the Commission would have a problem if the developer did a 100% micro-unit project with affordable housing and obtained an 80% density bonus. If so, this is the mechanism to develop standards to provide limitations and barriers of what the developer could do.
- The Planning Commission provided consensus to require each micro-unit to have a small kitchenet (sink, oven, and fridge) and a bathroom inside each unit. They would like to limit developments from providing more than 20-25% micro-units and if the developers are looking to divert from that they would need to present their proposal to the Planning Commission.
- Mr. Allen advised the Commission that they could set parking requirements, require a certain amount of common space, and other different mechanism can be imposed so that they can prohibit property owners to make an easy flip. He informed the Commission that although The City may not be able to limit the number of individuals living in a micro-unit; affordable housing units have thresholds for household incomes that would create limitations.
- Commissioner Keldorf and Commissioner Hoeschler have volunteered to run a subcommittee to research micro-units and aid staff.

- Chair Baldino thanked Staff for the information and stated that he changed his perspective on the subject.

K. Report from Development Services Director or designee

Mr. Allen reminded the commission of an email the Planning Manager, Eduardo Schonborn, sent out that includes the calendar projection and a link to the up and coming VMT calculator. Ultimately the VMT calculator will assist in projecting how future developments anywhere in the City would impact CEQA. The link that was sent out is a draft to the VMT calculator and Mr. Allen is recommending the Commission to play with it and advise staff if they have any recommendations to improve it. Mr. Allen informed the Commission that the budget was adopted Tuesday night for the next fiscal year and the development impact fees schedule was adopted and there is a 100 cost recovery as there is a significant increase that will be applied in phases throughout three years. Lastly, he added that the departments name will be changed to Community Development.

Mr. Schonborn informed the Commission that Staff is still working with the consultant to address HCD comments the City received regarding the Housing Element. Secondly, per the bylaws electing the new chair and vice chair should take place in December. He asked the Commission if they wanted to have the election at the next meeting or wait until December of this year. The planning Commission provided consensus to wait until December to have the election. Mr. Schonborn reminded the viewing audience of the Downtown Specific Plan Community Workshop scheduled for June 28th.

L. Report from City Attorney's Office

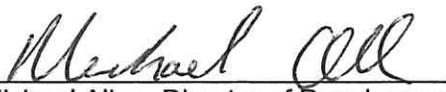
None.

M. Planning Commissioners' Comments

Chair Baldino asked Mr. Vazquez if he could explain what occurred at the last Council meeting when he presented a low-income housing workshop as a 2-2-1 meeting was proposed. Mr. Allen advised that certain Council members were conflicted out from commenting on certain topics as they either rent, own or lease within a proximately of the areas the topics address. The intention of a 2-2-1 meeting is to be able to have a workshop with Council for Staff to receive direction on the low-income housing topic without addressing the areas they are refrained from discussing.

N. Adjournment—the meeting adjourned at 6:45 pm.

The next meeting is scheduled for July 14, 2022 at 5:30 pm.


Michael Allen, Director of Development Services


Ryan Baldino, Planning Commission Chair