



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

December 12, 2024

CALL TO ORDER

Chair Keldorf called the meeting to order at 5:31 p.m.

PLEDGE OF ALLIGIANCE

Chair Keldorf led the pledge.

ROLL CALL

Present: Chair Keldorf
Present: Vice Chair Hoeschler
Present: Commissioner Maggay
Present: Commissioner Inga
Present: Commissioner Christian

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present via zoom: Gregg Kovacevich, City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Jazmin Farias, Assistant Planner
Also present: Jonathan Moftakhar, USC Graduate Student

PULBLIC/WRITTEN COMMUNICATIONS

One late correspondence was received for the item B.2. A copy was distributed to the Planning Commissioners and posted on the city's website.

A. CONSENT CALENDAR

1. Approval of Planning Commission Meeting Minutes:

- November 14, 2024

MOTION: Approve the minutes.

Moved by Commissioner Maggay, second by Commissioner Inga.

Motion carried, 5-0, by the following vote:

Ayes: Keldorf, Hoeschler, Maggay, Inga, and Christian.

B. NEW PUBLIC HEARINGS

2. Zone Text Amendment Regarding Right-of-way Dedications and Fees, Accessory Dwelling Unit Standards and Fees, and Public Notification Requirements for Certain Ordinances. (PS)

Planning Manager Eduardo Schonborn stated that one late correspondence was received for item B.2. A copy was distributed to the Planning Commissioners and posted on the city's website. Staff is recommending for the item to be continued to the next scheduled meeting (January 9, 2025).

MOTION: Continue the item to the next scheduled meeting January 9, 2025.

Moved by Commissioner Maggay, second by Commissioner Inga.

Motion carried, 5-0, by the following vote:

Ayes: Keldorf, Hoeschler, Maggay, Inga, and Christian.

C. NEW BUSINESS

3. Presentation by Graduate Students from the University of Southern California of a Hypothetical Design Project at the El Segundo South Campus Specific Plan Area. USC's project was awarded the "Silver Shovel" as the winner of the 27th annual NAIOP SoCal UCLA vs. USC Real Estate Challenge. (JM)

Staff collaborated with a five-member graduate student team from the Lusk Center at USC's Marshall School of Business and Price School of Public Policy on a NAIOP SoCal Real Estate Challenge/Competition. The USC graduate student team went into a head-to-head battle with the Ziman Center of Real Estate at UCLA to determine the highest and best use for a unique parcel of land within the El Segundo South Campus Specific Plan and took the Silver Shovel (victory) back to USC. Graduate student, Jonahtan Moftakhar, shared the team's hypothetical vision for the site with the Planning Commission.

MOTION: Receive and file the presentation.

4. Study Session Regarding Senate Bill 450 and Potential El Segundo Municipal Code (ESMC) Amendments to the Single Family Residential (R-1) Zone and Urban Lot Split Regulations. (PS)

Principal Planner Paul Samaras led the study session regarding Senate Bill 450 and potential El Segundo Municipal Code (ESMC) Amendments to the Single Family Residential (R-1) Zone and Urban Lot Split Regulations. Study session objectives included comparing the City's Urban Lot Split and R-1 standards, identifying standards that are inconsistent with R-1 and State Law, and determining standards to apply uniformly in the R-1 and standards to be

eliminated.

- Vice Chair Hoeschler inquired why the R-1 standards never addressed entry orientation. Paul advised that perhaps fewer standards make it easier to develop and properties vary in size and shape making it harder for front doors to face the street. Paul added that a factor to consider in the deliberation is that there is a lot of distinction in the R-1 zone and Urban Lot Split zone between lots that are 25 feet and under and wider lots and the door orientation is a lot more achievable in the lots that are 25 feet and under in width.
- Commissioner Maggay inquired if the door orientation provision would prevent someone from building a shrubbery gate or fence that hides the front door. Paul stated that it would prevent someone from building that. He added that the city has height and visibility standards in place that prohibit that as well.
- Commissioner Christian inquired if back units such as ADUs would be required to face the street. Paul advised that back unit door entry would not need to face the street as the structures orientation itself does not face a street.
- Commissioners provided consensus to amend the R-1 zone standards to incorporate entry orientation for lots that have street frontage.
- Commissioners discussed why the Urban Lot Split standards defer from the R-1 standards and what they were trying to achieve via those standards. Staff added that since the Urban Lot Split lots are smaller, they were trying to regulate mass and bulk of the smaller lots created via the Urban Lot Split.
- Commissioners provided consensus to amend the Urban Lot Split standard to match the R-1 zone second level Floor Area Ratio of twenty-five percent.
- Commissioners provided consensus to amend the Urban Lot Split standard to match the R-1 minimum step-back of two feet.
- Commissioners provided consensus to amend the Urban Lot Split standard to match the R-1 limits for pitched and flat roofs.
- Commissioner Christian inquired why two trees were required for Urban Lot Splits. Staff advised that the consultant at the time wanted to soften architecture and the best way to achieve that was through landscape. Commissioners provided consensus to amend the Urban Lot Split standard to include the R-1 minimum front yard landscaping and require a minimum of at least one tree.
- Commissioners provided consensus to apply the R-1 standard uniformly regarding porches and verandas for Urban Lot Splits. This would no longer require a porch or veranda but allow for an encroachment of a porch and veranda if opted to do one.
- Commissioners provided consensus to eliminate the alley access exception in the Urban Lot Split regulations and to amend the Urban Lot Split regulations to match the R-1 zone.

- Commissioners provided consensus to amend the Urban Lot Split regulations to match the R-1 zone maximum driveway width and to use the R-1 FAR and Lot Coverage standards.
- Commissioners provided consensus to amend the Urban Lot Split regulations to match the R-1 zone minimum of 22 feet and to match the current R-1 zone encroachments.
- Commissioners provided consensus to amend the Urban Lot Split side yard setback standard to 10 percent of lot width with minimum of 3 feet, but maximum of 4 feet (lots over 25 feet) and a minimum of 3 feet (lots 25 feet or less).
- Commissioners provided consensus to amend the Urban Lot Split standard to match the R-1 zone three-foot separation and to delete the Urban Lot Split affordability requirement.

MOTION: Receive and file the presentation.

5. Election of Planning Commission Chair and Vice Chair for Calendar Year 2025.

MOTION: Chair Keldorf nominated Vice Chair Hoeschler as Chair.

Vice Chair Hoeschler accepted nomination.

Moved by Chair Keldorf, second by Commissioner Maggay.

Motion carried, 5-0, by the following vote:

Ayes: Keldorf, Hoeschler, Maggay, Inga, and Christian.

MOTION: Keldorf nominated Maggay as Vice Chair.

Commissioner Maggay accepted nomination.

Moved by Chair Keldorf, second by Commissioner Inga.

Motion carried, 5-0, by the following vote:

Ayes: Keldorf, Hoeschler, Maggay, Inga, and Christian.

D. UNIFNISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Planning Staff Planning thanked and congratulated Chair Keldorf.

F. REPORTS – PLANNING COMMISSIONERS

Planning Commissioners thanked and congratulated Chair Keldorf.

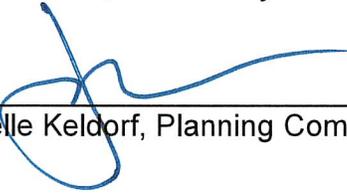
G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 8:23pm.
The next meeting is scheduled for January 9, 2025 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair

