



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

January 9, 2025

CALL TO ORDER

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

ROLL CALL

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

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, Assistant Planner

PLEDGE OF ALLEGIANCE

Chair Hoeschler led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

One written communication was received regarding item D.1, a copy was distributed to the Planning Commission and posted on the City's website.

A. CONSENT

None.

B. NEW PUBLIC HEARINGS

None.

C. NEW BUSINESS

None.

D. UNFINISHED BUSINESS

- 1. Zone Text Amendment Regarding Right-of-way Dedications and Fees, Accessory Dwelling Unit Standards and Fees, and Public Notification Requirements for Certain Ordinances (Environmental Assessment No. EA-1378 and Zone Text Amendment No. 24-03)**

Principal Planner Paul Samaras presented the staff report regarding an Ordinance amendment to the El Segundo Municipal Code (ESMC) provisions regarding Residential Development Right-of-Way Dedications and Fees, Accessory Dwelling Unit (ADU) Standards and Fees, and Public Notification Requirements for Certain Ordinances.

- Chair Hoeschler inquired if the city has seen housing development projects where land dedication for purposes of road widening have occurred. Paul advised that we do require land dedication, we saw this recently with Pacific Coast Commons due to the current General Plan Circulation Element requirements. He added that with the new law, there are three general provisions when dedications can be required.
- Commissioner Inga inquired if dedications are approved at staff level. Paul said that they are approved via a discretionary permit (typically through a site plan review) at Planning Commission level.
- Chair Hoeschler inquired if the city is anxious to now have to collect the Development Impact Fees (DIF) at the end of the project. Community Development Department added that DIF are tied directly to impacts that are created by the project which theoretically do not happen until the project is completed so we do not have a lot of angst to collect the fees until the building is going to be occupied or at the very end of the buildout.
- Chair Hoeschler asked Paul if he could retouch on SB1211 as there are different numbers for existing development and proposed development for ADUs. Paul stated that the legislation does change the density limits on ADUs. For example, for multi-family properties for detached ADUs today the municipal code and state states that you can have two detached ADUs on a property the new law says that if you have an existing multi-family structure someone can propose up to eight detached ADUs on the property however the total number of detached ADUs cannot exceed the number of existing multi-family units.
- Chair Hoeschler inquired if in these types of scenarios, the developers would still have to meet standards such as FAR and setbacks. Paul added that the other aspect of this law is creating these subsets of ADUs exempts them from some of the other local standards. City Attorney Joaquin Vazquez added that the state has development standards such as height, setback, square footage, and a local agency cannot impose its objective standards as long as they fit within that state standard envelope. In summary, if we are not within that then we are preempted. Meaning that the state's rules supersede ours as far as objective standards and we can only impose objective standards.
- Chair Hoeschler inquired if the city has seen demand for some of these things being described. Paul advised that we have a lot of interest in constructions in ADUs in town.
- Joaquin mentioned for the record that due to the public comment received there were some changes made to the ordinance from the original published agenda and it was just some citation cleanup in section 6 of the ordinance regarding ADUs and references in section 15-4A-1.

MOTION: Adopt Resolution No. 2960, recommending City Council adopt an Ordinance amending the El Segundo Municipal Code (ESMC) provisions regarding Residential Development Right-of-Way Dedications and Fees, Accessory Dwelling

Unit (ADU) Standards and Fees, and Public Notification Requirements for Certain Ordinances.

Moved by Vice Chair Maggay Newman, second by Commissioner Inga.

Motion carried, 3-0, by the following vote:

Ayes: Hoeschler, Maggay, and Inga, Christian

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Michael advised that we are reviewing the consultant teams for the General Plan Land Use Element update, and we are scheduled to tentatively go to council on February 28th with a contract award. The commission will be heavily involved in that process, and we will likely have one or two members of the commission be part of a designated technical advisory committee amongst staff and maybe other commission members from other commissions to drive the process.

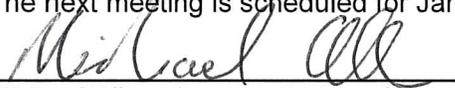
F. REPORTS – PLANNING COMMISSIONERS

- Chair Hoeschler acknowledged the tragic situation our fellow Angelinos are in right now; our hearts go out to everyone in that situation.
- Vice Chair Maggay added that G's here in town are doing a donation drive that goes until midnight tonight and urged the residents to please help. He also congratulated Chair Hoeschler on his first meeting as Chair.

G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 6:16 p.m.
The next meeting is scheduled for January 23, 2025 at 5:30 pm.



Michael Allen, Community Development Director



Jay Hoeschler, Planning Commission Chair

