



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

March 27, 2025

CALL TO ORDER

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

ROLL CALL

Absent: Chair Maggay
Present: Vice Chair Inga
Absent: Commissioner Christian
Present: Commissioner McCaverty
Present: Commissioner Taylor

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

Vice Chair Inga led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

Eric Petterson resident and former restaurant owner shared with the commission that his restaurant closed earlier this year and Jackson will be taking over the lease. He made suggestions as to how the Downtown Specific Plan area can improve such as making lighting upgrades, façade upgrades to the existing storefronts in the area to attract more foot traffic.

A. CONSENT

1. Approval of Planning Commission Meeting Minutes:

- March 13, 2025

MOTION: Approve the minutes.

**Moved by Vice Chair Inga, second by Commissioner Taylor.
Motion carried, 3-0, by the following vote:**

Ayes: Inga, McCaverty, and Taylor

B. NEW PUBLIC HEARINGS

2. An Ordinance Amending the El Segundo Municipal Code (“ESMC”) Title 15, Chapter 35 (Development Impact Fees) Regarding the Timing of When Development Impact Fees are Paid. (Environmental Assessment No. EA-1384 and Zone Text Amendment No. ZTA 25-03)

Community Development Director Michael Allen presented the staff report regarding the proposed ordinance to amend the El Segundo Municipal code regarding the timing of when Development Impact Fees (DIF) are paid. He explained that the amendment would allow the collection of DIF at any time during the building permit process, at the time a final inspection is approved, and/or when the city issues a certificate of occupancy provided the applicant enters into an agreement with the city to memorialize how they opt for pay the applicable DIF.

- Commissioner Taylor inquired what the default would be and how fees would be collected. Michael stated that fees could be collected up front as the default but that the applicant would have an option to enter into an agreement with the city that could be recorded, spelling out what the terms of when the payment would be made; such as prior to final inspection.
- Commissioner McCaverty inquired what happens when a resident runs out of money and if a study was made on that and how other cities have had issues collecting fees. Michael advised that they reached out to a few cities who have DIF deferral programs, and they did not hear feedback regarding difficulties collecting fees. Originally the ordinance was drafted so that a covenant would be recorded on the property, but council did not provide consensus on that, so it was removed. He added that it is still a tool that can be used, and he is less concerned about the fee payment as DIF does not pay for services provided on the front end rather it is meant to pay for future services. If we were to file a lean on the property, we would collect those fees if there was ever a refinance, change of ownership, or sale of the property. Commissioner McCaverty shared that although a written agreement would be in place, the lean process is difficult to enforce but thinks that deferral is a good idea. Michael shared that he does not think residential properties will opt for this option. The best leverage the city will have will be with commercial projects as they would not be able to have occupancy if they cannot move in and start running the business without paying DIF.
- Commissioners provided consensus and agreed that incentivizing residents and being able to treat each project as a case-by-case basis is important and efficient.

Vice Chair Inga opened public communications.

- None

Vice Chair Inga closed public communications.

MOTION: Adopt Resolution No. 2962, recommending City Council adopt an Ordinance amending El Segundo Municipal Code (“ESMC”) Chapter 15-32 (Development Impact Fees).

Moved by Commissioner Taylor, second by Commissioner McCaverty.

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

Ayes: Inga, McCaverty, and Taylor

3. **An Ordinance Amending the El Segundo Municipal Code (“ESMC”), Specifically the Development Standards for the Single-Family Residential (R-1) Zone, Including the Standards Applicable to Two-Unit Residential Developments and Urban Lot Splits Pursuant to Senate Bill No. 450.**

Planning manager Eduardo Schonborn provided a brief synopsis on the state mandates regarding SB 9 and how staff has implemented these mandates at that time. Fast-forward to 2024 the state has passed SB 450 as a supplement to SB 9 which prohibits cities from having different development standards and design standards that are different from R-1 zones versus these urban lot splits. Since the City adopted an ordinance for SB 9 it needs to be cleaned up.

Principal Planner Paul Samaras presented the staff report regarding the proposed amendments for the El Segundo Municipal Code (“ESMC”), Specifically the Development Standards for the Single-Family Residential (R-1) Zone, Including the Standards Applicable to Two-Unit Residential Developments and Urban Lot Splits Pursuant to Senate Bill No. 450.

- Commissioner Taylor inquired if removing the affordability requirement will affect the city, and what the tree requirement is. Paul stated that there will be no repercussions with respect to the housing element or compliance with the housing element and shared that the minimum size requirement for a tree is a 24-inch box.

Vice Chair Inga opened public communications.

- None

Vice Chair Inga closed public communications.

MOTION: Adopt Resolution No. 2963, recommending City Council adopt an Ordinance amending El Segundo Municipal Code (“ESMC”) regarding development standards for the Single-Family Residential (R-1) Zone, including standards applicable to Two-Unit Residential Developments and Urban Lot Splits

pursuant to Senate Bill No. 450.

Moved by Vice Chair Inga, second by Commissioner Taylor.

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

Ayes: Inga, McCaverty, and Taylor

C. NEW BUSINESS

None.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Michael and Eduardo welcomed Commissioners McCaverty and Taylor. Michael shared that at the next meeting a commissioner will be appointed as a member to the Land Use Technical Committee.

F. REPORTS – PLANNING COMMISSIONERS

Vice Chair Inga welcomed Commissioners McCaverty and Taylor.

G. REPORTS – CITY ATTORNEY

City Attorney Joaquin Vazquez welcomed Commissioners McCaverty and Taylor.

ADJOURNMENT — the meeting adjourned at 6:23 p.m.
The next meeting is scheduled for April 10, 2025 at 5:30 p.m.



Michael Allen, Community Development Director



Kevin Maggay, Planning Commission Chair