



**MINUTES OF THE
EL SEGUNDO VIRTUAL PLANNING COMMISSION
Regularly Scheduled Meeting
October 28, 2021**

A. Call to Order

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

B. Pledge of Allegiance

Chair Baldino led the pledge.

C. Roll Call

Present via teleconferencing: Chairman Baldino
Present via teleconferencing: Vice Chair Newman
Present via teleconferencing: Commissioner Keldorf
Present via teleconferencing: Commissioner Maggay

Absent: Commissioner Hoeschler

D. Public Communications

None.

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

None.

F. Consent Calendar

None.

G. Continued Business – Public Hearing

None.

H. New Public Hearings

None.

I. New Business:

1. Authorize teleconferencing meetings pursuant to Assembly Bill 361. (GK)

City Attorney Joaquin Vazquez made a comment that the teleconferencing had been enabled through the governor's executive orders, and AB-361 took on those orders and implemented them through state law with the approval of the Bill in September. AB-361, however, requires the legislative body to make certain findings to allow use of teleconferencing meeting.

Vice Chair Newman moved to adopt resolution number 2901, making specified findings and authorizing the use of teleconferenced meetings; Commissioner Maggay seconded that motion. Motion to approve 4-0.

2. Update on Accessory Dwelling Units (MB/ES) - Report from staff regarding the number of ADU applications and permits issued since November 1, 2020

Assistant Planner Baldenegro provided a PowerPoint presentation of the 2021 annual report for ADU applications and permits issued and discussed the City's current ADU regulations. She commenced by stating that the City's current ADU regulations continued to be consistent with stat law; ADUs are allowed in all residential zoning districts by right; and they are allowed as new construction and as converting existing structures, such as converting a garage. She highlighted that between November 1, 2020 through the end of September 2021, 31 applications were submitted for ADU, where 17 applications were for new ADUs and 14 applications were to convert existing structures to ADUs. During that same period, a total of 12 permits were issued, where 5 permits were issued for new ADUs and 7 permits were issued for conversions. Ms. Baldenegro also informed the Commission of various reasons homeowners decide to build ADUs. Based upon what staff hears from applicants at the counter, homeowners decide to building ADUs for extra income; to provide housing for family members; they become empty nesters and elect to downsize to a smaller home and rent the main house. She also noted some of the concerns raised by residents that are conveyed to staff, which include density; traffic; loss of street parking; noise; changes to neighborhood character; privacy infringement; and proximity.

Chair Baldino proposed motion to Receive and File. Motion passed, 4-0.

3. Water and Sewer Infrastructure age (PW)

City Engineer Lifan Xu spoke on the water and sewer infrastructure and reported that most of the City's water infrastructure was built before 1950 will be replaced; sewer pipes are cleaned annually and are mostly in very good condition; major video inspections are conducted every 10 years to identify if there are any problems with the pipe; and the conditions of the infrastructure is comparable with those in neighboring cities.

After Commission discussion, Public Works Director Elias Sassoon commented that when it comes to water quality, water samples are taken at many locations and very often, and those samples are tested in laboratories to ensure it is safe and meets the required state standards.

Chair Baldino approved motion to Receive and File. Motion passed, 4-0.

4. Update on new affordable housing consultant, Many Mansions (ES/MA)

Rick Schrader, President of Many Mansions, stated that Many Mansions is an affordable housing and service provider that will be working closely with city staff and city council. Mr. Schrader expressed that his plan is to go through the housing element; view the policies and programs in the forthcoming housing element; review existing projects and potential projects to prepare a strategic plan to see where more affordable housing can be developed within the City.

Chairman Baldino and the Planning Commission thanked Rick for his services.

J. Report from Director of Development Services or designee

Development Services Director Michael Allen stated that John Kaliski, Architect/Land Use Specialist will be coming to the Planning Commission with his team in December, to present his observations and findings from his own site visits and development patterns within El Segundo. Director Allen also stated that John Kaliski will put a recommendation together that will come before the planning commission to consider any potential text amendments that result out of the study session, which is being done in response to Senate Bill 9, which will go into effect on January 1, 2022. He stated the goal is to present an Ordinance to Commission in January and to City Council shortly thereafter.

Planning Manager Eduardo Schonborn informed the Commission that the City's Home Share pilot program started on October 1. He encouraged the Commission and public to visit the City's webpage for additional information regarding the program, including applications and guidelines. Lastly, Planning Manager Schonborn noted that the pilot program is a test run that will continue through the end of 2022, and staff will report back to Planning Commission and City Council in late 2022.

K. Report from the City Attorney's office
None.

L. Planning Commissioner's Comments

Vice Chair Newman reminded everyone that the Halloween Frolic will take place on Saturday along Main street and hopes everyone comes out to enjoy the festivities.

Commissioner Keldorf stated she was going to put in a pitch to read and sign the neighbors of Hyperion petition asking the South Coast Air Quality Management District to install fence-line monitoring and an emissions station in El Segundo.

Commissioner Maggay asked if the catalyst project was delayed or if that is something that is coming up. Planning Manager Schonborn confirmed that although there has not been any recent movement due to the applicant exploring some options, he foresees it coming back to Commission as early as the first quarter of next year.

M. Adjournment – Meeting adjourned at 7:00 pm. Since the next regular scheduled meeting of November 11, 2021, the next Planning Commission meeting will be a special meeting on November 18, 2021 at 5:30 pm



Michael Allen, Director of Development Services



Ryan Baldino, Planning Commission