



PLANNING COMMISSION AGENDA August 8, 2024

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. ***Please include the meeting date and item number in the subject line.*** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person. *Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.*

DATE:	Thursday, August 8, 2024
TIME:	5:30 p.m.
PLACE:	City Council Chamber, City Hall 350 Main Street, El Segundo, CA 90245
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed Friday following Thursday's meeting at 1:00 pm and 7:00 pm on Channel 3. (Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only discuss, deliberate, or take action upon properly posted and listed agenda items.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the public communications portion of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is generally five minutes per person.

Playing of video or use of visual aids may be permitted during meetings if they are submitted to the Community Development Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department and on the City's website, www.elsegundo.org.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another’s behalf, and employees speaking on their employer’s behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.
- E. **Written Communications** (other than what is included in agenda packets)
- F. **Consent Calendar**

All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.

 - 1. **Approval of Planning Commission Meeting Minutes**
 - June 27, 2024

RECOMMENDED ACTION: Approve the minutes.
- G. **Continued Business**
- H. **New Public Hearings**
- I. **New Business**
 - 1. **Presentation and Study Session on a Potential Amendment to the City's Parking Requirements for Residential Uses. (PS)**

Description: Housing Element Program 9 calls for an amendment to the ESMC Title 15 parking requirements for residential uses. Staff will present information to the Planning Commission on and options for amending the current ESMC parking requirements for multi-family residential uses.

RECOMMENDED ACTION: Receive and file the presentation. Alternatively, discuss and provide direction on a potential ESMC amendment.
- J. **Report from Community Development Director or designee**
- K. **Report from the City Attorney’s office**
- L. **Planning Commissioners’ Comments**
- M. **Adjournment**—next regular scheduled meeting for August 22, 2024, at 5:30 p.m.

POSTED: Jazmin Farias
(Signature)

8/3/2024 1:28 p.m.
(Date and time)



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

June 27, 2024

A. Call to Order

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

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

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

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Jazmin Farias, Planning Technician

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- June 13, 2024

MOTION: Approve the minutes and pull item F.2 of the consent calendar.

Moved by Chair Keldorf, second by Vice Chair Hoeschler.

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

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

2. Alcohol Service at Tacomasa Taqueria. (JF)

Planning Technician Jazmin Farias, presented the staff report regarding a request for approval of an Administrative Use Permit allowing the sale of beer and wine for consumption (Type 41 ABC License) at an 1,822 square-foot restaurant with a 700 square-foot outdoor dining area (Tacomasa Taqueria) located in Unit E of an existing multi-tenant building located at 2140 East El Segundo Boulevard (known as Chargers Commons). Applicant was present to answer any questions.

Chair Keldorf opened public communications.

- Applicant Ivan Flores expressed his excitement to be a part of the community. He highlighted that the restaurant specializes in Tijuana style tacos specifically the asada and adobada meat. His grand opening is Monday July 1st.
- Commissioner Maggay inquired why they only applied for a Type 41 ABC license as it excludes hard liquor for drinks like margaritas. Ivan advised that that they will serve margaritas but will be wine based and their focus is the asada taco.

Chair Keldorf closed public communications.

MOTION: Receive and file the Community Development Director's approval of Environmental Assessment No. EA-1366 and Administrative Use Permit No. AUP 24-04.

Moved by Commissioner Newman, second by Commissioner Inga.

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

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

G. Continued Business—Public Hearing

None.

H. New Public Hearings

None.

I. New Business

3. Recognition of Commissioners Brenda Newman for her years of service on the Planning Commission.

Chair Keldorf announced that this meeting will be Commissioner Newman former Co-Chair's last Planning Commission meeting. Planning Manager

Eduardo Schonborn introduced Community Development Department Resolution No. 2009-2024 in which he acknowledged Newman's 15-year service to the community as a Planning Commissioner. He highlighted that she has attended over 230 Planning Commission meetings during her tenure and was insightful and objective in considering the many significant projects that came before the Planning Commission such as Los Angeles Chargers training facility, Los Angeles Lakers facility, Top Golf, numerous specific plans, 2 housing elements, numerous hotels, El Segundo South Campus Specific Plan, many small and large scaled residential developments such as Pacific Coast Commons and together yielded over 300 units over her tenure. Her intent to give back to the community that she loves unconditionally is greatly appreciated.

Chair Keldorf opened public communications.

- Council member Ryan Baldino thanked and congratulated Commissioner Newman for her years of service and time invested in the community via the Planning Commission and other boards. He added that her patience, grace, and beauty will truly be missed, and he is glad to have worked with her over the years.
- Resident Kara Baldino took the podium to express her appreciation for Commissioner Newman and her service to the town. She added that Newman's love for El Segundo has inspired her.
- Mr. Newman (brother of Commissioner Newman) congratulated her for her service.

Chair Keldorf closed public communications.

Further communication came from Planning Commission:

- Commissioner Inga and Commissioner Maggay expressed their gratitude for Commissioner Newman and thanked her for guiding them when they were new to the Commission.
- Chair Keldorf expressed her appreciation for Commissioner Newman throughout the years they have worked together and her mentorship. She thanked her for contributing to the success and progress the city has had.
- Vice Chair Hoeschler highlighted that it has been a pleasure to work by her side and still is. He values her perspective, insight, and demeanor. Particularly he recalls and appreciates when she reached out to him to ask if he wanted to be Vice Chair and they discussed the importance of the role. Her long success as a Commissioner, El Segundo business owner, and resident is a testament of how people and companies can thrive in the City.
- Commissioner Newman wished good fortune coming forward to the newest appointed Planning Commissioner Mark Christian.

J. Report from Community Development Director or designee

Community Development Director Michael Allen thanked Commissioner Newman for her service to the community. He shared that the commissioners and council members tenure within this city makes a signification difference in the quality of life in the community and El Segundo is no better example of how that is beneficial to the community. Her quintessential role as a commissioner, resident on Main Street, and longstanding business owner on Main Street is an example of the high-quality value the city offers.

K. Report from City Attorney’s Office

City Attorney Joaquin Vazquez thanked Commissioner Newman for making his job easier by challenging him and keeping the team honest. He appreciates her experience, insight, grace, and congratulated her on being free from the shackles of the Brown Act, recusal, and 1090.

L. Planning Commissioners’ Comments

None.

M. Adjournment—the meeting adjourned at 5:58 pm.
The next meeting is scheduled for July 11, 2024 at 5:30 pm.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: August 8, 2024

Agenda Heading: New Business

Item No.: I.1

TITLE:

Presentation and Study Session regarding a potential amendment to El Segundo Municipal Code (ESMC) Title 15 Parking Requirements for Residential Uses

RECOMMENDATION:

1. Receive and File Presentation
2. Discuss and provide direction on a potential ESMC amendment

BACKGROUND:

On November 15, 2022, the City Council adopted the 2021-2029 Housing Element. Program 9 (ESMC Amendments) of the Housing Element calls for amendments covering 12 different topics, 11 of which have been completed.

The remaining amendment relates to parking requirements for residential uses and is the subject of this report and study session. Program 9 of the 2021-2029 Housing Element states the following regarding the subject amendment:

“The City currently requires two parking spaces plus one guest parking space per [three] unit[s], regardless of unit size. The City will revise its parking standards to a sliding scale based on unit size, similar to the recently approved Pacific Coast Commons project which achieved 83 units per acre.”

DISCUSSION:

Program 9 aims to remove governmental constraints on housing development. Excessive parking requirements can be both a physical and a financial constraint on housing development, because parking occupies an area that could otherwise be used for living while it increases the cost of construction per unit.

Program 9 and a potential ESMC amendment could require parking in proportion to the size of a residential unit. Specifically, it could replace the current multi-family residential requirement of two spaces per unit with a sliding scale similar to the Pacific Coast Commons Specific Plan (PCCSP) requirement listed in Table No. 1 below.

Table No. 1: Pacific Coast Commons Residential Parking Requirements

Use	Requirement
Studio units	1 space per unit
1-bedroom units	1.5 spaces per unit
2-bedroom units:	2 spaces per unit
Guest parking	1/3 space per unit

A potential amendment that matches the PCCSP requirements would reduce the required resident parking for studio and 1-bedroom units, while maintaining requirement for 2-bedroom and larger units the same.

Program 9 does not require a potential amendment to match the PCCSP requirements. A different sliding scale may be adopted by the City that helps accomplish the Program 9 goal of facilitating housing development by a) reducing the cost associated with construction of parking and b) reducing the area on properties occupied by parking spaces.

During the study session, staff will present information on additional options for a potential ESMC amendment, including parking rates adopted in the City’s specific plans, parking requirements in other cities, and the results of parking demand studies.

CONCLUSION:

Following the study session, staff will begin drafting an ESMC amendment in accordance with Planning Commission direction. Staff anticipates drafting an ordinance and scheduling a Planning Commission public hearing before the end of 2024.

PREPARED BY: Paul Samaras, AICP, Principal Planner

REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager

APPROVED BY: Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS: None