MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting

August 8, 2024

A. Call to Order

Chair Keldorf called the meeting to order at 5:33 p.m.

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

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

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: Venus Wesson, Senior administrative Specialist

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 27, 2024

MOTION: Approve the minutes.

Moved by Vice Chair Hoeschler, second by Commissioner Christian.
Motion carried, 3-0, by the following vote:

Ayes: Keldorf, Hoeschler, Christian

G. Continued Business—Public Hearing

None.

H. New Public Hearings

2. Presentation and Study Session on a Potential Amendment to the City's Parking Requirements for Residential Uses. (PS)

Principal Planner Paul Samaras presented and led the study session regarding Housing Element Program 9 which calls for an amendment to the El Segundo Municipal Code (ESMC) Title 15 parking requirements for residential uses. In the session Paul presented options for amending ESMC parking requirements for multi-family residential uses.

- Chair Keldorf inquired what area (zone) this amendment would affect. Paul stated that specifically it would affect the R-3 multi-Family zone only.
- Cahir Keldorf inquired what would occur or be required for 3-unit sites? Paul stated that we would need to decide what we want to do; for example in the Pacific Coast Commons (PCC) plan 2 spaces was the max required.
- Vice Chair Hoeschler inquired if the state is requiring the city do make these changes or is it up to the city. Paul stated that the state and the city is requiring itself to transition to a sliding scale as it is in the Housing Element; a city goal.
- Chair Keldorf shared that she was surprised with the survey data as she was anticipating other cities to have a lower parking requirement than what our current zoning code requires. She thinks this may have some community push back.
- Community Development Director Michael Allen shared that the premise of why this is being explored now is because HCD challenged the city with state legislation. In which the city needs to remove barriers to housing production. The number one cost contributor to housing production or any development is parking, and it is a very common strategy that the state accepts for cities to use. Ultimately, the state is looking to see if the city is making an active effort to reduce the cost for constructing housing and one of those factors is parking.
- Commissioner Christian asked how the city came to the sliding scale template we are analyzing and for PCC. Paul stated that for PCC project the developer produced the parking demand study and hired someone to look at similar developments to study parking and assess. The parking demand study was reviewed by a city consultant, and they concluded that even less parking was required for the development they were

proposing. However, based on the feedback and concerns received by the community the city came to an agreement with the developer to do the rate of one space per studio, one and a half per one bedroom, and two spaces for two bedrooms. The idea was to be more conservative.

- Michael explained what International Traffic Engineers Manual (ITE) is and how it is implemented in studies.
- Commissioner Christian inquired if we have a sense of where other cities are landing when it comes down to this update and is there an advantage to El Segundo being first or early movers in adopting this scale versus another one. Paul stated that we don't know where each city is in the implementation of their housing element and we don't know if every city that we surveyed has that action item in their housing element as other cities may have chosen other ways to achieve the state goal. The advantage would be that we would be the first to incentivize more housing development in the city and be more competitive in resects to making it cheaper to build more housing in the city.
- Chair Keldorf stated that she like the scale but her cautionary tail would be in positioning it up to Council and community using PCC as the standard for something that is significantly less dense because panic might ensue. Paul stated that perhaps staff can look at smaller developments the city has approved like 10 unit condominium projects amongst others that are similar to what we might see in the R-3.
- Michael asked if there is an appetite to allow for other modes of transportation and commitments to other types of transportation to subsidize required parking. Vice Chair Hoeschler advised that being close to transit is a thing, he would imagine that there is an appetite.
- Commissioners suggested for staff to study post covid trends pertaining to parking trends. In the near future they would like to analyze a parking scale for commercial uses; Paul stated that in the near future it is something that perhaps can be investigated.
- Chair Keldorf inquired if we can investigate tandem parking for R-3 zone. Paul stated that it is something we can look into. Vice Chair Hoeschler added that it is a good idea as we offer different configuration alternatives.

I. New Business

None.

J. Report from Community Development Director or designee

Staff welcomed Commissioner Christian.

K. Report from City Attorney's Office

Joaquin Vazquez welcomed Commissioner Christian.

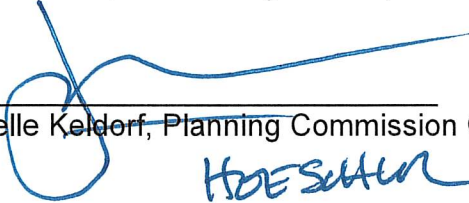**L. Planning Commissioners' Comments**

Commissioners welcomed Commissioner Christian.

M. Adjournment—the meeting adjourned at 6:37 p.m.
The next meeting is scheduled for August 22, 2024 at 5:30 pm.

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Michael Allen, Community Development Director

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Michelle Keldorf, Planning Commission Chair