



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

October 10, 2024

A. Call to Order

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

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf
Present: Vice Chair Hoeschler
Present: Commissioner Maggay
Present: Commissioner Inga
Present: 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, Planning Technician

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

1. Housing Element Community Meeting. (PS)

Principal Planner Paul Samaras lead the community meeting in relation to the implementation of the 2021-209 Housing Element. Paul covered information regarding the progress the city has made with the eleven programs outlined in the City's Certified Housing Element which addresses community profile, housing constraints, housing resources, and housing plan.

- Chair Keldorf inquired if for the Code Compliance Inspection Program, is it normally someone calling in a code enforcement violation or just random inspections performed, and why has there been an increase in cases. Paul advised that for the most part it is someone calling in a complaint. Community Development Director Michael Allen added that in the past staff was providing a lot of desk support at City Hall and struggled to get out on the field, but over the last couple of years we have reprioritized their time and they spend more time in the field. Although staff's presence in the field has increased, we continue to be reactive only unless it is a life-safety matter. Most calls we get are minor nuisance abatement.
- Vice Chair Hoeschler inquired how the Regional Early Action Program (REAP) works and how people can apply for it as since it is a grant program. Paul shared that it is primarily intended for local governments and geared towards planning efforts. For example, if a city wants to update its regulations or study how to change them to incentivize a certain type of housing, they (a city) can apply for a grant for that purpose; similar to the LEAP grant that the city has used in addition to the REAP grant.
- Chair Keldorf inquired if the ADU's count towards the affordable or even moderate unit count that the city needs. Paul advised that they may, and there is this potential to track rent levels on ADU's so that cities can claim those units as affordable the next time they need to report to the state. Vice Chair Hoeschler asked if incentives are offered so that property owners can make these ADU's affordable. Michael added that a few years ago there were some jurisdictions that adopted policies that waved fees or offered accelerated permitting and some loan programs that were either forgiving or no interest payback if they agreed to 50-year covenants for affordable.
- Commissioner Maggay wanted additional information regarding what is being discussed at the Diversity and Inclusion Committee meetings in relation to housing. Paul shared that in those meetings the intent is to reach and inform different segments of the community. We treat the city boards as bodies that represents different groups of the community, and they can provide staff with feedback.
- Chair Keldorf asked what the timeline is on the General Plan Land Use Element Update. Paul advised that it will take a while to go

through that process as it will require an extensive environmental review. Michal added that the RFP has been out for a month now and proposals are due in 1-2 weeks and are aiming for selection of a consultant in December – January.

- Chair Keldorf inquired if the city gets future cycle credit for exceeding a certain quota of housing. Paul advised that he is not certain. Michael advised that CDD is taking a serious look overhauling the process in the RHNA allocation with SCAG.
- Commissioner Christian inquired if the City plans to slow down development as there is no incentive to overperform (provide more residential units than what was already allocated by the state) in order to not overperform as we approach a new cycle. Michael stated that there is no mechanism to slow down as the state's intention is that we accelerated. He added that the allocations they give are the bottom of the benchmark of what we should be doing.
- Commissioner Christian inquired if the City is relying on ADU's to achieve the affordable housing goal the state has. Michael shared that he suspects that the state won't allow ADU's to count towards RHNA numbers in the next cycle but the pressure to build ADU's will not be released.
- Vice Chair Hoeschler asked for an update on affordable housing fund and Many Mansions who was hired as the consultant. Paul stated that the City Council adopted an affordable housing strategy December 14, 2023. Staff has hired a consultant (RSG) to help us implement the affordable housing strategy and now have a timeline of things to do in the next year or so. Michael added that as for Many Mansions, they left the scene when the state passed a new legislation called the Surplus Land Act which required any public agency to go through a public process if they were going to surplus land. Since the contract agreement was based on a premise that they would provide services in-kind with the caveat that they receive first right of refusal if the city were to surplus land, Many Mansions just disappeared the agreement was closed out.
- Commissioner Maggay thanked staff for the presentation and recused himself from the meeting.

Chair Keldorf closed public communications.

None.

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I. New Business

None.

J. Report from Community Development Director or designee

Staff wished Chair Keldorf a Happy Birthday.

K. Report from City Attorney's Office

Staff wished Chair Keldorf a Happy Birthday.

L. Planning Commissioners' Comments

- Commissioners wished Chair Keldorf a Happy Birthday.
- Vice Chair Hoeschler thanked staff and Paul for putting the presentation together. He also thanked the public for joining.

M. Adjournment—the meeting adjourned at 6:38pm.

The next meeting is scheduled for October 24, 2024 at 5:30 pm.



Michael Allen, Community Development Director



Michelle Keldorf, Planning Commission Chair