

SPECIAL MEETING OF THE EL SEGUNDO CITY COUNCIL AND
PLANNING COMMISSION

TUESDAY, NOVEMBER 29, 2005 – 7:00 P.M.

CALL TO ORDER – Mayor McDowell at 7:00 p.m.

PLEDGE OF ALLEGIANCE – Planning Commission Chair Robin Funk

ROLL CALL – City Council

Mayor McDowell	-	Present
Mayor Pro Tem Gaines	-	Present
Council Member Boulgarides	-	Present
Council Member Busch	-	Present
Council Member Jacobson	-	Present

ROLL CALL – Planning Commission

Chairman Funk	-	Present
Commissioner Kretzmer	-	Present
Commissioner Fellhauer	-	Present
Commissioner Frick	-	Present
Commissioner Wagner	-	Present

PUBLIC COMMUNICATIONS - (Related to City Business Only - 5 minute limit per person, 30 minute limit total) Individuals who have received value of \$50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of \$250.

Anthony Hediack, resident, requested that design guidelines not be confined to style and be left open for individual tastes.

A. SPECIAL ORDERS OF BUSINESS -

1. Consideration and possible action regarding a presentation and discussion of changes proposed by the Council Subcommittee, to the El Segundo Municipal Code Title 15, Chapter 4A regarding the development standards for the Single-Family Residential R-1 Zone.

Council Member Boulgarides stated that the objective of the sub-committee was not to restrict the development of larger homes, but to preserve the quality of life for the adjacent residences.

Seimone Jurjjs, Planning and Building Safety Director, and Kimberly Christensen, Planning Manager, gave a report.

Comments from public regarding proposed Zoning Code amendments.

Bob Medcalf, resident, stated his objections to the proposed restrictions, and the number of residences that would be legal non-conforming if the proposed regulations were adopted. He also stated that many buildings would be structurally compromised and cost prohibitive if the set-back guidelines were followed.

Cary Gerber, resident, stated his objections to the proposed restrictions. He felt that the guidelines were too restrictive and may become cost prohibitive. He also stated that any two story building would restrict some privacy and sun.

Paul Killingsworth, resident, spoke in favor of the proposed regulations.

Juli Potter, resident, spoke in favor of the proposed regulations, and urged the Commission and Council to adopt stricter guidelines. She also requested a moratorium be enacted on building in the R-1 Residential Zone until further restrictions were adopted. Ms. Potter submitted a letter for the official record addressing these issues along with health and quality of life issues with the R1 construction.

Liz Garnholz, resident, spoke in favor of the proposed regulations. She also agreed with the moratorium requested by Ms. Potter.

Peggy Tyrell, resident, spoke in favor of the proposed regulations.

Anthony Hediack, resident, stated he supported the concept, but did not agree with all the restrictions. He further stated that design could be achieved without the proposed restrictions, and still maintain privacy and quality of life issues.

Mr. Jurjis stated that if a structure is legal and conforms to the building code and zoning code at the time of construction it may be replaced using those same guidelines, if destroyed by a natural disaster.

Direction to staff to continue with input from contractors, architects, engineers and brokers to better define the parameters for the guidelines. Survey surrounding cities for examples of their restrictions. Develop costs associated with the implementation of the proposed guidelines with regard to increased requirements. Present examples of the impact on property values with and without adoption of the guidelines. Present, along with the best case examples, the worst case examples of buildings for comparison.

ADJOURNMENT – 8:39 p.m.

Cindy Mortesen, City Clerk