



AGENDA 09/22/16

PLANNING COMMISSION

Meeting

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| MEETING DATE: | Thursday, September 22, 2016 |
| MEETING TIME: | 5:30 p.m. |
| MEETING PLACE: | City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989 |
| VIDEO: | El Segundo Cable Channel 3 (Live). Replayed on Friday following Thursday's Meeting at: 1:00 p.m. and 7:00 p.m., Channel 3. (Schedule subject to change) |

The Planning Commission, with certain statutory exceptions, can only 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 limited to five minutes per person.

Members of the public may request that items be placed on the Agenda by submitting a **Written Request** to the Planning and Building Safety Director at least ten days before the Planning Commission Meeting (by 10:00 a.m. the Monday of the prior week). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Planning and Building Safety 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 City Clerk's office.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications (Related to City Business only and for which the Planning Commission is responsible – 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 take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.*

E. **Consent Calendar**

All items are to be adopted by one motion without discussion and passed unanimously. If a request for discussion of an item is made, the item(s) should be considered individually under the next Agenda heading.

None.

F. **Call Items from Consent Calendar**

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

H. **New Business – Public Hearing**

None.

I. **Continued Business – Public Hearing**

- 1. **Environmental Assessment No. 1064**
Possible Zone Text Amendment to amend El Segundo Municipal Code §15-4A regulating the Single-Family Residential (R-1) Zone.

Address: Citywide
Applicant: City of El Segundo
Property Owners: Various

Consideration and possible direction regarding various alternatives to the current modulation requirements in the Single-Family Residential (R-1) zone, including formation of an ad hoc subcommittee to study the issue and a possible related zone text amendment to modify or eliminate the modulation standards of the R-1 zone.

RECOMMENDED ACTION: : It is recommended that the Planning Commission a) form the R1 Modulation Subcommittee, identify and vote on the members that will serve on the Subcommittee, and identify a date and time for the first meeting of the Subcommittee and b) continue this item to a date uncertain, to allow time for the subcommittee to study the issue.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for October 13, 2016, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday between 7:00 a.m. to 6:00 p.m. City Hall is closed every Friday. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Thursday of the week prior to the Planning Commission meeting.

POSTED:

Venus W. Ocasio
(Signature)

September 15, 2016: 3:50 pm
(Date/Time)

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AGENDA DESCRIPTION:

Consideration and possible direction regarding various alternatives to the current modulation requirements in the Single-Family Residential (R-1) zone, including formation of an ad hoc subcommittee to study the issue and a possible related zone text amendment to modify or eliminate the modulation standards of the R-1 zone.



(Applicant: City of El Segundo).

RECOMMENDED PLANNING COMMISSION ACTION: It is recommended that the Planning Commission a) form the R1 Modulation Subcommittee, identify and vote on the members that will serve on the Subcommittee, and identify a date and time for the first meeting of the Subcommittee and b) continue this item to a date uncertain, to allow time for the subcommittee to study the issue.

ATTACHED SUPPORTING DOCUMENTS: n/a

ORIGINATED BY: Eduardo Schonborn, AICP, Principal Planner 

REVIEWED BY: Gregg McClain, Planning Manager 

APPROVED BY:  Sam Lee, Director of Planning and Building Safety 

I. BACKGROUND AND DISCUSSION

Since adoption of the modulation requirements in 2006, Staff received numerous complaints from the public, developers and architects about the City's modulation requirements. There is widespread frustration with the wording of the requirements in the municipal code and how the City implements the various regulations contained in the requirements. Additionally, the modulation standards are confusing and onerous to property owners and developers, in that they lead to difficulties in design and unusually high construction costs.

On August 25, 2016, Staff brought a discussion item to the commission regarding the R-1 zone development standards. In accordance with City Council direction, the intent was to present various alternatives to improve (or possibly eliminate) the modulation requirements. Several alternatives for regulating second stories were identified. However, after discussing the alternatives, the Planning Commission felt that additional information was needed and that a subcommittee should be formed to study alternatives and to present their findings in a public forum. As such, the Planning Commission voted unanimously to request that the City Council allow the creation of a subcommittee to study modulation alternatives.

Since the August 25th Planning Commission meeting, the following have occurred:

- On September 6, 2016, the City Council approved the Planning Commission's request to form a subcommittee, with members to include council member Dugan and other stakeholders deemed appropriate by the Planning Commission.

- On September 1st and September 8th, Staff was present during the farmer's market distributing a brief survey to determine the public's opinion on second stories and whether the City should regulate their appearance.
- Staff will be updating the survey with the intent to post it on the City's website to solicit responses form a wider audience.

Since the Council approved the Planning Commission's request to form a subcommittee, this item is also before the Planning Commission to identify residents, architects, engineers, builders and/or other stakeholders that could serve on the subcommittee. Based on the Commission's August 25th discussion, it is envisioned that the subcommittee would meet approximately 3 or 4 times over the next two months to study alternatives for regulating two-story structures and present their findings to the Planning Commission.

II. ENVIRONMENTAL ASSESSMENT

An environmental assessment has been conducted for this action in compliance with the California Environmental Quality Act (CEQA). This action has been determined to be categorically exempt from further review under CEQA, pursuant to Class 6 (Information Collection) (14 Cal. Code Regs. § 15306). In addition, with regard to the Planning Commission's review of the information, formulation of a subcommittee and direction to staff regarding a possible ordinance, such action does not have the potential to cause significant effects on the environment and, therefore, the project is exempt from CEQA pursuant to 14 Cal. Code Regs. § 15061(b)(3). In the event that an ordinance is drafted and presented for consideration, a further environmental assessment will be performed at that time.

III. RECOMMENDATION

Staff recommends the Planning Commission form the ad hoc R1 Modulation Subcommittee, identify and vote on the members that will serve on the Subcommittee, and identify a date and time for the first meeting of the Subcommittee. Staff also recommends that the Planning Commission continue this item to a date uncertain, to allow time for the subcommittee to study the issue. Staff will then provide notice in accordance with ESMC Section 15-27-5 prior to consideration of the item by the Planning Commission at a future meeting.