



AGENDA 05/11/17

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, May 11, 2017
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.

- 1. Consideration and possible other action regarding approval of the April 13, 2017 Planning Commission Meeting Minutes.

RECOMMENDED ACTION: Approve the Minutes.

- F. **Call Items from Consent Calendar (if applicable)**
- G. **Written Communications (other than what is included in Agenda packets)**
- H. **New Business – Public Hearing**

None.

- I. **Continued Business – Public Hearing**

- 2. **Environmental Assessment No. 1177 and Zoning Text Amendment No. 16-06.** Consideration and possible action recommending approval of an ordinance amending Titles 8 and 15 of the El Segundo Municipal Code (ESMC) related to the City's regulation of accessory dwelling units.

Address: Citywide
Applicant: City Initiated
Property Owners: Various

The state law regarding second units (now called "accessory dwelling units") was amended in 2016 by Assembly Bill (AB) 2299 (Bloom). The state law requires that if the City chooses to adopt an ordinance in response to the new law, that the ordinance include certain requirements. In response to the new law, the Planning Commission will evaluate various options for regulating accessory dwelling units and consider recommending an ordinance be adopted by the City Council. This public hearing was opened on March 9, 2017 and continued to March 23, 2017, and the Planning Commission received testimony from approximately five members of the public at each hearing. On March 23, the hearing was continued to the April 27, 2017 meeting to allow staff time to evaluate recent legislation from

Assembly member Bloom's office (AB 494) that is intended to clarify the scope of the new law with regard to the definition of "accessory structures."

On April 27, 2017, the Planning Commission re-opened the public hearing and considered several options regarding the proposed ordinance. The Planning Commission heard from approximately 13 public speakers, all of whom were in favor of accessory dwelling units. Pursuant to the Planning Commission's direction, staff have prepared an Ordinance consistent with the options chosen at the April 27 meeting. If recommended by the Planning Commission, the City Council is the final decision maker on whether to adopt the ordinance, and would consider the ordinance at an upcoming meeting.

The proposed ordinance is statutorily exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*), because it involves the adoption of an ordinance regarding accessory dwelling units in a single-family or multifamily residential zone to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code, pursuant to CEQA Guidelines § 15282(h).

RECOMMENDED ACTION: That the Planning Commission: (1) re-open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2809 recommending approval of an ordinance and/or (3) discuss and take any other action related to this item.

J. Other Business

None.

K. Report from Planning and Building Safety Director or designee

L. Planning Commissioners' Comments

M. Adjournment – next meeting scheduled for May 25, 2017, 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 [Signature]
(Signature)

May 4 2017 3:30pm
(Date/Time)