

**MINUTES OF THE MEETING
OF THE PLANNING COMMISSION
OF THE CITY OF EL SEGUNDO, CALIFORNIA**

August 25, 2016

Chair Baldino called the El Segundo Planning Commission meeting to order at 5:31 p.m. in the El Segundo City Hall's Council Chambers, 350 Main Street, El Segundo, California. **CALL TO ORDER**

Commissioner Nicol led the Pledge of Allegiance. **PLEDGE TO FLAG**

PRESENT: BALDINO, NEWMAN, NICOL, and NISLEY **ROLL CALL**

ABSENT: WINGATE

None. **PUBLIC COMMUNICATIONS**

None. **CONSENT CALENDAR**

Chair Baldino presented Agenda Item E-2A, Environmental Assessment No. Consideration and possible action regarding: (1) data collected on research and development (R&D) and "creative office" uses and (2) an administrative determination on the El Segundo Municipal Code (ESMC) § 15-1-6 Definition for Research and Development. Applicant: City Wide. Address: Various. **CALL ITEMS FROM CONSENT**

Planning and Building Safety Director Sam Lee

Mr. Lee explained that recently staff had seen a shift in demand from traditional office to what has been termed "creative office", which are offices with open floor plans. This has become an issue due to the rise in creative office uses labeling themselves "research and development" in order to get a break on required parking. Staff, therefore proposed a stricter interpretation of what constitutes research and development, which would recognize only non-office spaces that involve the development and testing of a physical product.

Ms. Newman moved, seconded by Mr. Nicol to receive and file the determination. (4-0 passed). **MOTION**

None. **WRITTEN COMMUNICATIONS**

Chair Baldino presented Agenda Item H-2, Environmental Assessment No. 1057, Specific Plan Amendment No. SPA 14-01, and Zoning Text Amendment 16-03 Consideration and possible action regarding a Specific Plan Amendment and Zone Text Amendment to amend Downtown Specific Plan (DSP) Sections V-VIII, relating to: (1) tinting or reflective glass on storefront windows; (2) signs for non-street front uses; (3) design review process for projects in the DSP; (4) parking requirements for Non-Profit Museums in the DSP area; and/or to amend El Segundo Municipal Code (ESMC) Chapter 15-24 regarding Adjustments. Address: Citywide. Property Owner: Various. Applicant: City of El Segundo. **NEW BUSSINESS for EA-1057; SPA 14-01; ZTA 16-03 (DSP)**
Commissioners Nisley recused himself from participation due to conflicts of interest; Vice Chair Newman also had a conflict of interest, but was randomly selected to participate to achieve a quorum of the Commission. Commissioner

Wingate also had a conflict of interest, but was not present at the meeting. Planner Manager Gregg McClain presented a PowerPoint presentation of the staff report (of record.)

Chair Baldino thanks members of the DSP subcommittee. He asked staff for a report after six months on the implementation of the Downtown subcommittee's recommendations regarding parking.

Commissioner Nicol moved, seconded by Vice Chair Newman, for the Planning Commission to approve Resolution No. 2802 approving Environmental Assessment No. 1057, Specific Plan Amendment No. SPA 14-01, and Zoning Text Amendment 16-03 Consideration and possible action regarding a Specific Plan Amendment and Zone Text Amendment to amend Downtown Specific Plan (DSP) Sections V-VIII, relating to: (1) tinting or reflective glass on storefront windows; (2) signs for non-street front uses; (3) design review process for projects in the DSP; (4) parking requirements for Non-Profit Museums in the DSP area; and/or to amend El Segundo Municipal Code (ESMC) Chapter 15-24 regarding Adjustments. Motion carried (3-0).

MOTION

Commissioner Nisley returned to the dais.

Chair Baldino presented Agenda Item I-3, Environmental Assessment No. EA-1064. Possible Zone Text Amendment to amend El Segundo Municipal Code §15-4A regulating the Single-Family Residential (R-1) Zone. Applicant: City of El Segundo. Address: Citywide. Property Owner: Various.

**PUBLIC HEARING-
CONTINUED
BUSINESS
EA-1064 (R-1 ZONE)**

Principal Planner Eduardo Schonborn presented a PowerPoint presentation of the staff report (of record.)

Chair Baldino inquired about the regulations before the modulation requirements that were adopted in 2006, and what prompted them.

Director Lee provided a brief history of what led to the 2006 amendments, clarified what the Council had directed staff, provided a possible timeline for these amendments, and sought direction from the Commission regarding changes to the R-1 section of the zoning code.

Ms. Newman asked Mr. Schonborn if the options presented had come from his experience in working with other cities.

Mr. Schonborn replied that the options presented were a result of the experience of staff.

Ms. Newman asked whether the building community had had anything to say.

Mr. Lee responded that the developers and architects that they had spoken to were in favor of removing the modulation requirement, and that there was a lot of support for the first option presented. He also stated that staff had plans to conduct a public survey.

Discussion ensued between the Planning Commission and Staff regarding the various options presented and the existing modulation requirements.

Dana Raffie

Mr. Raffie shared his experiences from 2006 when the current modulation requirements were implemented, and the impacts to spec builders. Mr. Raffie also expressed concern with the additional costs to engineer homes and additions that are modulated, and that the costs increase housing prices. He proposed that for additions over a certain size, homeowners be required to hire a registered architect.

Frank Glynn, architect

Mr. Glyn explained the hardship modulation requirements presented for second-story additions to existing homes. He expressed favor with the first alternative option presented by staff.

Lindsey Breeden 1005 E Walnut Ave.

Mr. Breeden shared his concerns with the current modulation requirements and how the requirements have impacted his desire to modify his home.

Chair Baldino closed the public hearing.

Discussion among the Planning Commission ensued, including some Commissioner's personal experiences with designing homes to comply with the current modulation requirements; engineering and construction issues in designing second stories; the current requirements not being user-friendly and the need to create standards that make sense; and forming a subcommittee to study the issue. The Planning Commission felt that additional information was needed and that a subcommittee should be formed to study alternatives and present the findings in a public forum.

City Attorney David King addressed the Commission regarding continuation of this item.

Chair Baldino moved, seconded by Vice Chair Newman, to continue the item to September 8, 2016, and request the City Council create a subcommittee to study modulation alternatives. Motion carried (4-0).

MOTION

None.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

Vice Chair Newman welcomed students back to a new school year.

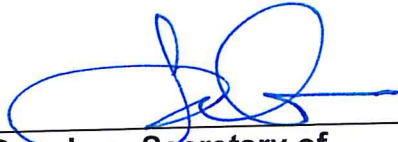
**PLANNING
COMMISSIONERS
COMMENTS**

Chair Baldino adjourned the meeting.

ADJOURNMENT

The meeting adjourned at 6:51 p.m.

PASSED AND APPROVED ON THIS 25TH DAY OF AUGUST 2016.



Sam Lee, Secretary of
the Planning Commission
and Director of the
Planning and Building Safety
Department



Ryan Baldino, Chairman
Planning Commission
City of El Segundo, California