

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

March 23, 2017

Chair Baldino called the El Segundo Planning Commission meeting to order at 5:30 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, Nisley, Wingate

ROLL CALL

None.

**PUBLIC
COMMUNICATIONS**

None.

**CONSENT
CALENDAR**

None.

**WRITTEN
COMMUNICATIONS**

None.

NEW BUSSINESS

Chair Baldino presented Environmental Assessment No. 1177: Zone 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.

**CONTINUED
BUSINESS**

Planning Manager Gregg McClain stated that there are currently several pending bills in Sacramento that would change the government code section that applies to accessory dwelling units if signed. He requested that staff be given time to review the bills and assess their likelihood of approval before drafting an ordinance. He requested that Chair Baldino open public communications, and then continue the hearing to the next scheduled meeting date.

Chair Baldino gave a brief summary of the state law in question and the City's options and flexibility in adopting that law.

Beth Shodorf, 428 W. Palm

Ms. Shodorf asked how this would affect properties in the R-2 zone.

Ruthie Thorpe, 520 E. Walnut

Ms. Thorpe stated that she is in escrow for a 1,000 square foot house, and that her intention in purchasing it was to build an ADU in order to be able to live together with her husband, children and mother. She expressed concern over the ADU's limitation of 50% of the primary dwelling. She said that since the primary dwelling was only 1,000 square feet, the ADU would only be allowed to be 500 square feet.

Roland Aubert, 937 Sheldon

Mr. Olbert stated that he was in the middle of construction to build an accessory structure attached to his garage, and that he is interested in converting it to a living unit for his handicapped father-in-law.

Tim Stone, 1208 E. Walnut

Mr. Stone stated that he would like to be able to have an ADU on his property.

Mr. Baldino asked if 600 square feet would be enough.

Mr. Stone replied that 800 would be better.

Aster Verna 115 W Maple

**CLOSE PUBLIC
COMMUNICATION**

Mr. Verna asked why the City would consider a lower maximum ADU size than what the state is allowing. He added that his R-1 property borders an R-2 lot, which allows him to already build an ADU, provided that he builds additional parking.

Ms. Newman asked about the pending bills in Sacramento.

Mr. McClain replied that there are currently 4 pending bills that affect the subject at hand, and that they are all working independently to change the language in certain ways. He said that the one that staff is watching most closely is related to garage conversions.

Assistant City Attorney David King provided further details about the bills in question, stating that the original law does not define 'accessory structure.' He stated that garages may not have meant to be included in the definition, and one of the bills is seeking to clarify this.

Commissioner Nicol asked staff for clarification regarding the legality of garage conversions.

Commissioner Wingate asked for clarification about which zones this will apply to.

Mr. McClain stated that the law applies to single-family residential zones only, and that in El Segundo, this means only R-1.

In response the question about R-2 lots, Mr. McClain clarified that the state law in question only applies to R-1 zones.

In response the question about the 50% limit to ADUs, Mr. McClain explained that this applies only to conversions of existing homes, and would not apply to additions or detached structures.

In response the question about whether it is too late for an accessory structure that is currently under construction to be permitted as an ADU, Mr. McClain explained that the answer depends on the final ordinance.

In response the question about why a limit of 600 square feet is being proposed, Mr. McClain explained that the state law gives cities freedom to set lower limits for detached ADUs. He stated that currently the City's limit on accessory structures are 600 square feet. He said that this number was recommended as a limit to ADUs so

that those that have 600 square foot accessory structures would be able to convert them to ADUs. He stated that the 1,200 square foot limit only applies to the conversion of houses.

Mr. Baldino asked if there was a way to only allow non-rentable ADUs, for the use of family only.

Mr. McClain replied That that would not be possible.

Commissioner Nisley asked about those who wanted to covert their accessory structures that are over 600 square feet to ADUs.

Mr. McClain stated that such a structure would predate current code. He stated that the limitation of such a conversion might be related to the square footage of the main unit.

Ms. Newman asked how flexible staff will be on the limits of the ordinance.

Mr. McClain stated that staff could be flexible only if the code provided a legal means of deviation.

Mr. Baldino stated that while the state bills regard conversions, the proposed City ordinance was originally intended to allow the construction of new ADUs only as a disincentive to the conversion of garages, which would remove on-site parking. He stated that since the terms *accessory structure* and *existing* are not yet defined, the allowance of construction of new ADUs would not be based on the same reasoning.

Mr. King clarified the opinion of the City Attorney's office on the matter.

Mr. Baldino recommended that anyone considering the construction of or a conversion to an ADU speak with Planning Staff. He also thanked everyone for their presence and input.

Ms. Wingate moved, seconded by Mr. Nicol to continue Environmental Assessment No. 1177 and Zone Text Amendment No. 16-06 to the Planning Commission meeting scheduled for April 27, 2017. Motion carried 5-0.

MOTION

None.

OTHER BUSSINESS

None.

**REPORT FROM
PLANNING AND
BUILDING SAFETY
DIRECTOR**

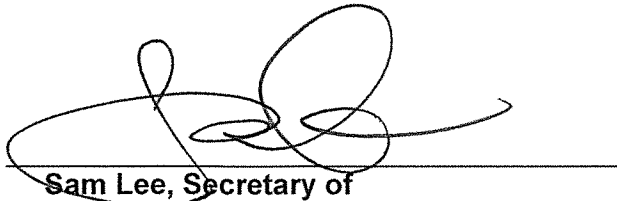
The Commissioners thanked everyone for their input.

**PLANNING
COMMISSIONERS
COMMENTS**

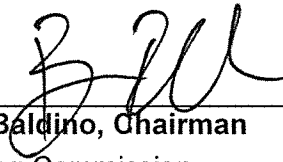
Chair Baldino adjourned the meeting at 6:43 p.m.

ADJOURNMENT

PASSED AND APPROVED ON THIS 23TH DAY OF MARCH 2017.



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