



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
REGULAR MEETING**

August 10, 2017

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Pledge of Allegiance

Commissioner Nicol

C. Roll Call

Present: Chair Baldino
Vice Chair Newman
Commissioner Nicol
Commissioner Hoeschler

Absent: Commissioner Wingate

D. Public Communications

None

E. Consent Calendar

E-1. MINUTES FOR THE MEETING OF MARCH 9, 2017

MOTION: Approve the minutes for the meeting of March 9, 2017.

Moved by Vice Chair Newman, seconded by Commissioner Hoeschler.

Motion carried by the following vote (4-0):

Ayes Baldino, Newman, Nicol, Hoeschler

Noes None

Absent Wingate

F. Call Items from Consent Calendar

None

G. Written Communications

None

H. New Business – Public Hearing

None

I. Continued Business

I-2. ENVIRONMENTAL ASSESSMENT NO. EA 1150 AND ZONE TEXT AMENDMENT NO. ZTA 16-02 (MODIFICATION TO THE SIGN ORDINANCE).

Staff requested that the item be continued to the August 24, 2017 meeting.

MOTION: Continue the item to the August 24, 2017 meeting.

Moved by Vice Chair Newman, seconded by Commissioner Nicol.

Motion carried by the following vote (4-0):

Ayes	Baldino, Newman, Nicol, Hoeschler
Noes	None
Absent	Wingate

I-3. ENVIRONMENTAL ASSESSMENT NO. EA 1180 AND ZONE TEXT AMENDMENT NO. ZTA 17-01 (SHORT TERM RENTALS).

Principal Planner Eduardo Schonborn presented a staff report.

Commissioner Nicol inquired about TOT being included; Mr. McClain mentioned that would be found in the business section of the code, not the zoning section. Additionally, Commissioner Nicol referred to the permitted uses in the R-3 zone and asked whether there are any apartment buildings in the R-3 zone. He expressed concern concerned about allowing short term rentals in this zone.

Vice Chair Newman inquired why it is not R-1, R-2, R-3. Staff responded that the direction given were to open it up to other residential zones. In the R-2 you have some single family homes, but because of the potential rental of apartment complexes, staff took a more conservative approach, limiting it to residential condominiums and townhomes, and does not allow it in apartments.

CHAIR BALDINO OPENED PUBLIC COMMUNICATION

Mr. Gary Smuck, 415 Concord Street, shared his concerns regarding the matter. He pointed to the noise, trash, parking impacts from a short term rental unit behind his home. Additionally, he expressed concern about the limited public communication on this item.

Mr. Duane Kelly, 834 Hillcrest St. El Segundo Resident of 30+ years. Stated that he's has been a host for Air B& B for three and a half years and hasn't had issues with his tenants.

Mr. Kevin Walton, 859 Penn Street, was content with the information provided to the public, but was concerned about the occupancy limitation being added to the ordinance. Additionally, he suggested that www.INSIDEAIRB&B.COM has a listing of all rentals in El Segundo and may come in handy to the city for keeping track of postings.

Mr. Michael Sanchez, 414 Virginia Street, lives next door to the “problem house.” The resident expressed concern about the number of people the home sleeps, and mentioned that the common visitor to the home is not here for the beach or to go to Disneyland, but that they are here to party. Expressed concern about behavior of the tenants, the noise of the tenants, and security concerns at this location. He feels that the city’s response to this issue was rushed.

Ms. Connie Thrasher 530 Richmond Street, shared the concerns that Air B&B will impact the neighborhood’s safety, character, and parking. Additionally, she was concerned about having to “police” the sites, and the security and noise levels of these areas.

Ms. Casey Coture 522 Richmond Street, lives next door to an issue Air B&B, with all windows facing that side. She shares Connie’s concerns about policing the property. Does not feel that the renters are being respectful to the neighborhood, and emphasizes that the impacts are hurting property owners.

Ms. Mona Eismer 415 Concord Street, inquired why rentals are not being held to hotel standards, taxes, and regulation, since they are not being used as sharing services. She feels that the issue is not getting enough attention and is happening too quickly for such a large impact. Ms. Eismer feels that the proposed license fee of \$250 is not enough money for how much they bring in per night.

Ms. Johanna Polula 419 Concord, shares her concern about the noise, character of the neighborhood, and the safety of the surrounding area regarding the Air B& B one block away from her that sleeps approximately 30 guests every weekend. This unit is \$419/ night that she thinks has 5 bedrooms, 4 baths, and 2 kitchens.

Ms. Veronica Brice 419 Virginia Street, is concerned about her safety issue. She has had two instances where someone has come onto her property late at night mistaking her back unit for an Air B&B, and says that she does not feel that she needs to police these units. She mentions if the police need to be called, then the owner needs to be responsible for their tenants.

CHAIR BALDINO CLOSED PUBLIC COMMUNICATION

The commission then discussed the next steps are for this item.

MOTION: Approve Resolution 2824 with the recommendation that Council address the issues raised.

Moved by Commissioner Hoeschler, seconded by Commissioner Nicol.

Motion carried by the following vote (4-0):

Ayes	Baldino, Newman, Nicol, Hoeschler
Noes	None
Absent	Wingate

J. Other Business

None.

K. Report from Planning and Building Safety Director

Planning Manager Gregg McClain introduced the Commission to new staff member Planning Technician Brenna Callero.

L. Planning Commissioners' Comments

Commissioner Nicol stated that they had received negative communications regarding the Raytheon site.

Chair Baldino stated that he would like to put the Raytheon site item and the City's bicycle master plan on the agenda.

Commissioner Hoeschler thanked staff for their efforts in improving their public outreach techniques.

Commissioner Nicol welcomed the public to the Centennial Carnival on September 27th.

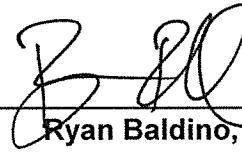
M. Adjournment

Chair Baldino adjourned the meeting at 7:46 p.m.

PASSED AND APPROVED ON THIS 10TH DAY OF AUGUST 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