



**MINUTES OF THE  
EL SEGUNDO PLANNING COMMISSION  
Regularly Scheduled Meeting**

**February 28, 2019**

**A. Call to Order**

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

**B. Roll Call**

Present: Chair Baldino  
Present: Vice Chair Newman  
Present: Commissioner Keldorf  
Present: Commissioner Wingate  
Absent: Commissioner Hoeschler

**C. Pledge of Allegiance**

Commissioner Wingate led the pledge.

**D. Public Communications**

None.

**E. Consent Calendar**

**E-1. Director's Approval of an Administrative Use Permit to allow Type 41 Alcohol Service at Jetta. (BC)**

**F. Call items from Consent Calendar**

**E-1. Director's Approval of an Administrative Use Permit to allow Type 41 Alcohol Service at Jetta. (BC)**

Planning Manager Gregg McClain gave a brief staff report. A representative for Jetta, Amonrat Jettaporn was present to answer questions from the Commission regarding the new restaurant, which is a traditional Thai restaurant.

**MOTION: Approve the recommendation of Environmental Assessment EA 1236.  
Moved by Vice Chair Newman, second by Chair Baldino.**

**Motion carried, 4-0, by the following vote:  
Ayes: Baldino, Newman, Wingate, Keldorf.**

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

Email attachment to Commissioners.

## **H. New Business—Public Hearing**

### **H-1. Possible Amendment to the affordable housing requirement within the 540 East Imperial Avenue project to provide eight affordable units rather than six affordable units.**

Chair Baldino addressed his disclosures, he met with Nick Biro July 16, 2018 to discuss the potential changes, he had a conversation with attorneys from the County of Los Angeles Melissa McCathery and Jill Jones, and the LA Regional County Planning Commissioner Doug Smith, to inquire how the county is targeting housing. Mr. Baldino also met with the City Attorney as he had some questions.

Commissioner Wingate, Vice Chair Newman, and Commissioner Keldorf all toured the townhomes.

Principal Planner Eduardo Schonborn summarized the staff report. Mr. Schonborn informed the Commission that the project dates to 2016 and is better known as the DR Horton project; which consists of fifty-eight (58) for sale units – twenty-four (24) single family and thirty-four (34) multifamily units split amongst six (6) buildings, he stated that the housing units account towards the City's Regional Housing Needs Assessment (RHNA). Mr. Schonborn explained that the developer has requested a change in the number of affordable housing units the project would provide. The request consists of providing eight (8) affordable housing units at a moderate-income level within the multifamily component rather than providing six (6) affordable housing units (two units at the extremely low level, two at the very low level, and two at the low income level). Mr. Schonborn explained how the price for the units is determined and brought to light that there are other daily/monthly/yearly household costs that were not accounted for in the overall affordability of the units for an extremely low, very low, and low income household.

The Commission asked what the administrative costs would be per unit, how qualifying for the units would work and the specific details of the 20-year affordability criteria for the applicants. Assistant City Attorney, David King, explained that the developer would be the first point of contact, the paperwork would be submitted to the developer, the developer would ensure the applicant meets the qualifications, and the developer would then send the file to the City for final review. Mr. McClain added that on an annual basis, Staff would conduct check-ins to ensure the applicants are still living in the unit and that their circumstances have not changed, Staff would then pass the information to a consultant for further action. Mr. McClain stated that the City can determine the affordability term, however, if it is below 20 years the City will not receive RHNA credit.

#### **Chair Baldino opened Public Communication.**

- DR Horton land-use council member, Fernando Via, informed the Commission that they are open to increase the administrative cost the City will receive to \$400,000, the team is also open to changing the affordability criteria from 20-years to 30-years

if the City believes this fits best for the future of the community, and they are in favor, if desired by the City, to give qualifying preference for residents of the City.

- Multiple residents expressed their frustration with Dr Horton requesting to change their contract with the City.
- The Commission recommended adjustments to Resolution No. 2858. The adjustments being:
  - Applicant preference to be given to Military individuals, Veterans, City of El Segundo residents and individuals who work in the City of El Segundo.
  - For the City to ensure DR Horton and Staff market the affordable units to their best ability.
  - An equity share requirement that allows the City to acquire 50% of the property sale earnings when resident's sale their affordable unit (at market value) after the 20-year affordability criteria is over.

**Chair Baldino closed Public Communication.**

**MOTION: To adopt Resolution No. 2858 and all accompanying ordinances and amendments with the adjustments as dictated to staff.**

**Moved by Commissioner Keldorf, second by Wingate.**

**Motion carried,4-0, by the following vote:**

**Ayes: Baldino, Newman, Wingate, Keldorf.**

**I. Continued Business—Public Hearing**

None.

**J. Report from Planning and Building Safety Director or designee**

None.

**K. Planning Commissioners' Comments**

Chair Baldino congratulated the High School soccer team for winning state again. Mr. Baldino volunteered to accompany Staff to the City Council meeting when Resolution No. 2858 is presented.

**Adjournment**—the meeting was adjourned at 7:30 PM. The next meeting scheduled for March 14, 2019 at 5:30 PM.

  
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Sam Lee, Director of Planning and Building Safety

  
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Ryan Baldino, Planning Commission Chair