



CITY OF
EL SEGUNDO

EA-1351 and CUP 23-03

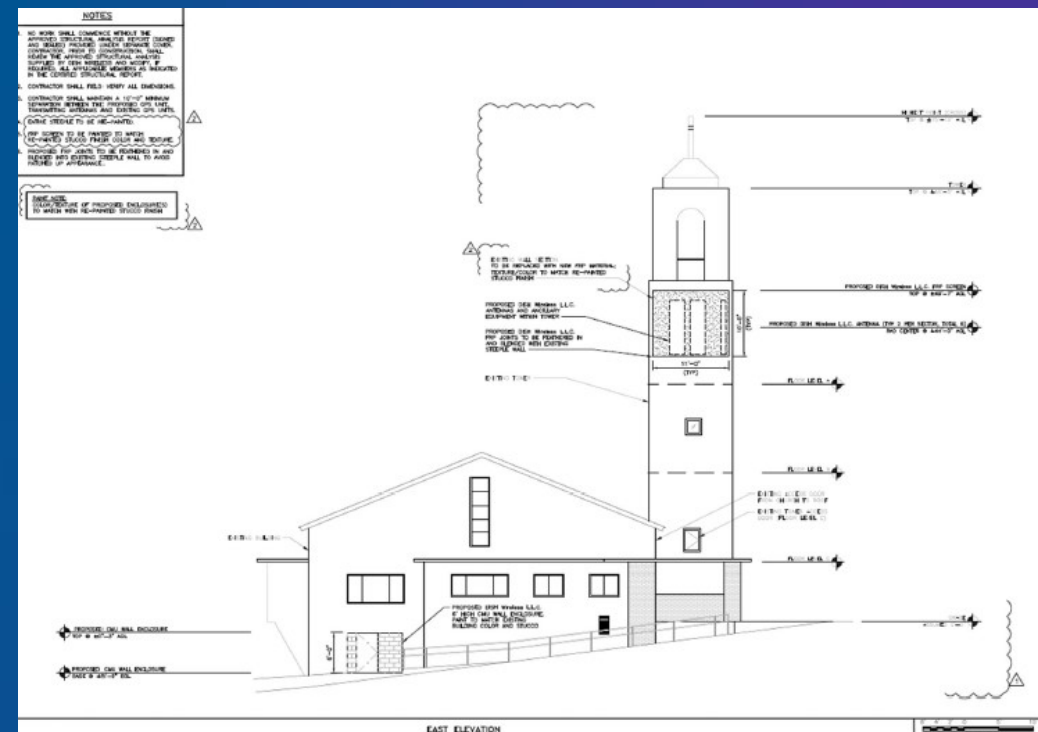
710 East Grand Avenue

Aerial View of Site



Project Description

- Operate a Major WCF
- Panels concealed inside an existing Church tower (steeple)
- Associated remote radio units
- Ground mounted equipment



Conditional Use Permit (CUP) Findings

- Consistent with intent and purpose of the zone
- Will be a potential detrimental to the public
- Complies with provisions of the CUP

WCF Regulations

- Complies with Developmental Standards and General Development Requirements
- Equipment screened

Proposed



- No alteration to existing uses, landscape or topography

Conclusion

- All findings can be made for CUP
- Staff recommends approval and adoption of Resolution No. 2945



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Zone Text Amendment to Implement Program 9 of the City's Housing Element

Zone Text Amendment No. 23-02
Environmental Assessment No. 1345

Background

- Revised Housing Element adopted by City Council on November 15, 2022, after extensive community engagement
- HCD conditional approval received on January 17, 2023
- Next steps for full certification:
 - Timely and effective implementation of key programs



Housing Element Implementation

Completed:

- Density Bonus
- Transitional and Supportive Housing
- Single Room Occupancy/Micro Units

Current:

- Zone Text Amendment No. 23-02 to implement Program 9 (proposed)

Future:

- R3 Zone Density and development standards
- Parking Requirements
- Site Plan Review findings

Zone Text Amendment No. 23-02

Draft ordinance includes proposed text amendments related to these topic areas:

1. Residential Care Facilities for Seven or More
2. Emergency Shelters
3. Low Barrier Navigation Center (LBNC)
4. Employee Housing
5. Reasonable Accommodations
6. Senior Housing



Analysis

- Advances progress towards full Housing Element certification
- Removes governmental constraints
- Facilitates the development of a variety of housing types
- Enables a more streamlined development review process
- Brings certain City zoning regulations into compliance with applicable State laws

Recommendation

1. Open the public hearing and solicit public testimony.
2. Adopt Resolution No. 2941, recommending that the City Council approve the proposed Ordinance amending Title 15 of the El Segundo Municipal Code implementing certain Zone Text Amendments in Program 9 of the El Segundo Housing Element.