



CITY OF
EL SEGUNDO

Housing Element Implementation

Planning Commission Meeting
March 28, 2024

Housing Programs

1. Residential Sound Insulation (RSI)
2. Code Compliance Inspection Program
3. Accessory Dwelling Units (ADU)
4. Inclusionary Housing Ordinance and Affordable Housing Strategy
5. Urban Lot Split
6. Provision of Adequate Sites
7. Monitoring of No Net Loss
8. Lot Consolidation
9. El Segundo Municipal Code Amendments
10. Community Outreach
11. Fair Housing

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Program No. 6

Provision of Adequate Sites

1. Rezone sites to accommodate the 29-unit carry-over from 5th cycle
2. Rezone sites as Mixed-Use Overlay and Housing Overlay to accommodate 6th cycle
3. Develop objective design standards for the overlays
4. Amend the Zoning Code to allow affordable projects (20%) by-right
5. Update the Downtown and Smoky Hollow Specific Plans

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Regional Housing Needs Allocation (RHNA) for 2021-2029

Income Category	5 th Cycle Carryover	6 th Cycle RHNA	Total RHNA	Percent
Extremely/Very Low Income	18	189	207	39.7%
Low Income	11	88	99	19.0%
Moderate Income	0	84	84	16.1%
Above Moderate Income	0	131	131	25.1%
Total	29	492	521	100.0%



Program No. 6 - Rezoning (Mixed-Use Overlay)



Four sites

Density: 75 du/ac

Additional units: 335

Program No. 6 - Rezoning (Housing Overlay)

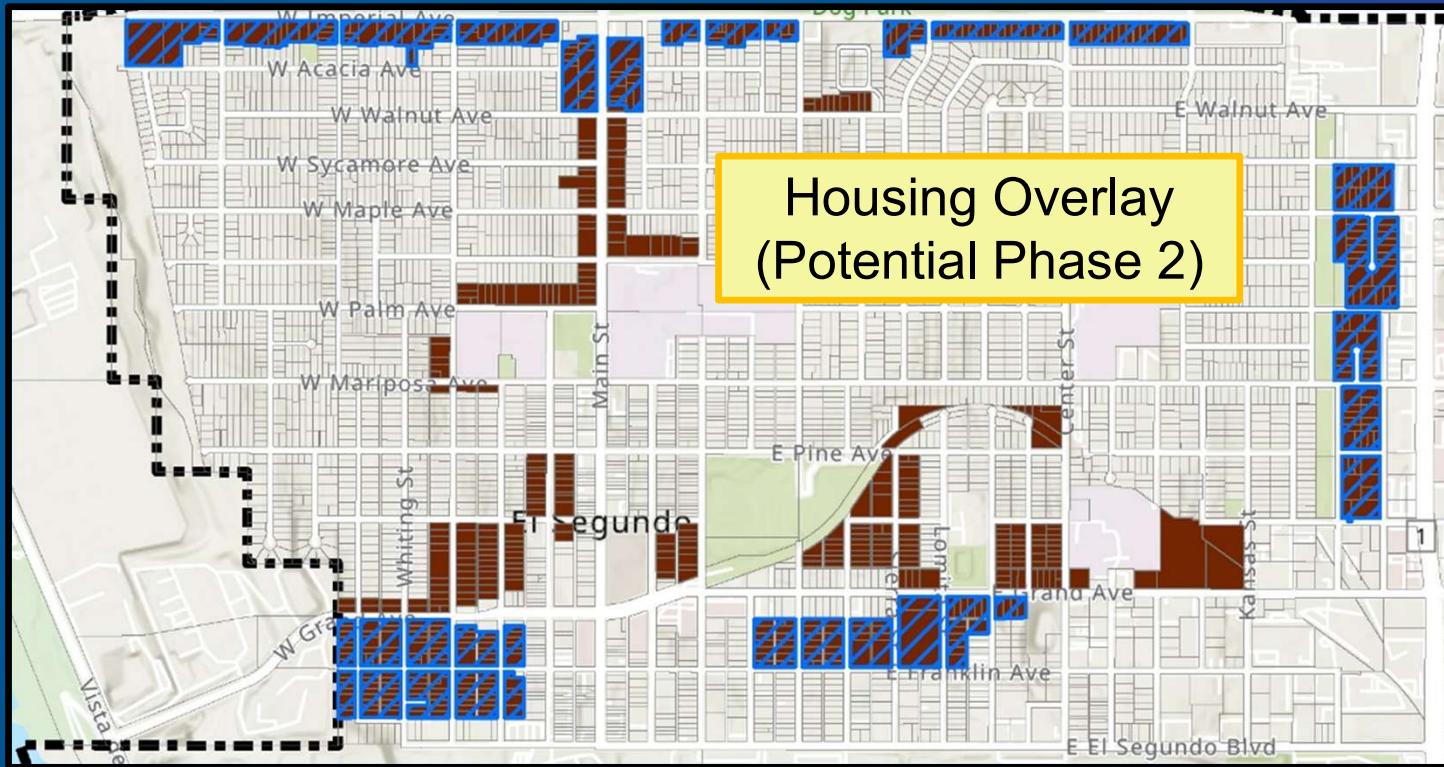


Five sites

Density: 65 du/ac

Additional units: 193

Program No. 6 - Rezoning (Housing Overlay)



Program No. 6

Objective Design Standards

Mixed-Use Overlay

Standard	Current	Proposed
Height	40 feet along PCH 26-32 feet	52-58 feet (four stories)
Density	27 units per acre*	75 units per acre
Lot Coverage	N/A	100 percent
Parking	2 spaces per unit 1 guest space per 3 units	1 space per bedroom (max of 2 spaces per unit)
Modulation	N/A	Maximum wall plane: 36 feet Top floor: 70% of largest floor

*No residential permitted on MU-O sites currently

Program No. 6

Objective Design Standards

Housing Overlay

Standard	Current	Proposed
Height	26-32 feet	41-47 feet (three stories)
Density	18-27 units per acre	65 units per acre
Lot Coverage	53 percent	100 percent*
Parking	2 spaces per unit 1 guest space per 3 units	1 space per bedroom (max of 2 spaces per unit)
Modulation	N/A	Maximum wall plane: 36 feet Top floor: 70% of largest floor

*except for setback and open space areas

Program No. 6 Affordable Development Projects

20 percent affordable = permitted by right

Program No. 9

El Segundo Municipal Code Amendments

1. Density Bonus
2. Transitional & Supportive Housing
3. Micro-Unit Housing
4. Residential Care Facilities
5. Emergency Shelters
6. Low Barrier Navigation Center
6. Emergency Shelters
7. Employee Housing
8. Reasonable Accommodation
9. Senior Housing
- 10. R-3 zone density**
- 11. Site Plan Review Findings**
12. Parking requirements

Program No. 9 R-3 Zone Density

Current Standard	Proposed Standard
18 units per acre for properties over 15,000 s.f. 27 units per acre for properties up to 15,000 s.f.	30 units per acre



Program No. 9

Site Plan Review Findings

Current Finding Language	Proposed Finding Language
General uses and physical design ... is consistent with the General Plan	The project is consistent with the General Plan goals, objectives, and policies
General uses and physical design ... is consistent with the intent and general purpose of this Code	The physical location, size, massing, setbacks, and placement of structures ... are consistent with applicable development standards and objective design standards in the subject ... zone/overlay
General uses and physical design ... will not adversely affect the orderly and harmonious development ... and the general welfare	The project has no specific adverse impact on public health or safety
	A consistent architectural style is used on all sides of the building or structure, including roofing, materials, windows ... textures, and colors
	The ... public infrastructure and health and safety services are sufficient to accommodate the new development

Additional ESMC Amendment 10-lot Residential Subdivisions

- Not part of a Housing Element program
- Senate Bill SB 684
- Amendment to ESMC Title 14 (Subdivision Regulations)
- Exempt residential subdivisions for up to 10 lots from the discretionary subdivision process

California Environmental Quality Act (CEQA)

- The proposed amendments are substantially consistent with the General Plan and the General Plan Environmental EIR
- None of the conditions identified in CEQA Section 15162 that call for preparation of a subsequent EIR
- An Addendum to the EIR has been prepared for this project
- In addition, the proposed zone text amendments (Subdivisions and Site Plan Review Findings)

Conclusions

- General Plan consistency

The proposed amendments are consistent and directly implement General Plan Housing Element goals, programs and objectives (Programs 6 & 9)

- CEQA compliance

The proposed amendments will not have impacts that are different or more significant than the impacts analyzed in the General Plan Environmental Impact Report (EIR)

Recommendation

- Adopt Resolution No. 2935 recommending City Council approval of the proposed amendments

Questions and Comments

