



CITY OF  
EL SEGUNDO

# Housing Element Implementation

City Council Meeting

April 16, 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

# Program No. 6

## Provision of Adequate Sites

1. Rezone sites to accommodate the 29-unit carry-over from 5<sup>th</sup> cycle
- 2. Rezone sites as Mixed-Use Overlay and Housing Overlay to accommodate 6<sup>th</sup> 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

# Regional Housing Needs Allocation (RHNA) for 2021-2029

Income Category	5 <sup>th</sup> Cycle Carryover	6 <sup>th</sup> 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%
<b>Total</b>	<b>29</b>	<b>492</b>	<b>521</b>	<b>100.0%</b>



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



Four sites

Density: 75 du/ac

Additional units: 335

# Program No. 6 - Rezoning (Housing Overlay)



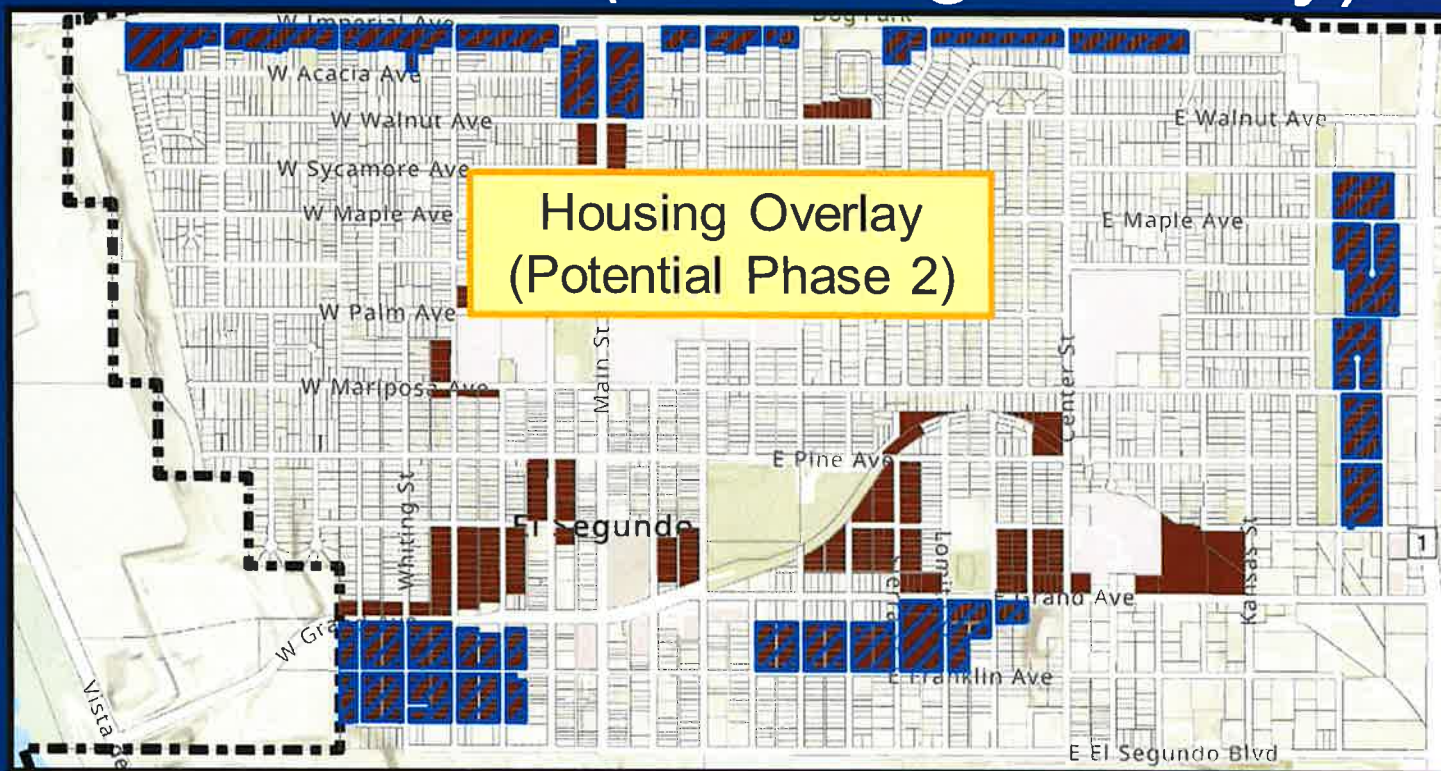
Five sites

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 35 feet in Smoky Hollow	52-58 feet (four stories)
Density	N/A	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

\*except for setback and open space areas



# 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 R-3 Density	Proposed R-3 Density
18 units per acre - properties over 15,000 s.f. 27 units per acre - 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 <u>consistent with the General Plan</u>	The project is consistent with the General Plan <u>goals, objectives, and policies</u>
General uses and physical design ... is consistent with the <u>intent and general purpose</u> of this Code	The physical location, size, massing, setbacks, and placement of structures ... are consistent with applicable <u>development standards</u> and objective <u>design standards</u> in the subject ... zone/overlay
General uses and physical design ... will not adversely affect the <u>orderly and harmonious development</u> ... <u>and the general welfare</u>	The project has <u>no specific</u> adverse impact on <u>public health or safety</u>

# Additional ESMC Amendment Small 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) are exempt from CEQA

# 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 a resolution adopting an Addendum for the proposed amendments & approving General Plan Amendment GPA 23-01
- Waive the 1<sup>st</sup> reading & introduce an ordinance adopting Zone Change ZC 23-01 & Zone Text Amendment ZTA 23-01
- Schedule 2<sup>nd</sup> reading of the ordinance for May 7, 2024

# Questions and Comments

# HCD – affordable housing categories

- Acutely low income: 0-15% of AMI
- Extremely low income: 15-30% of AMI
- Very low income: 30% to 50% of AMI
- Lower income: 50% to 80% of AMI; the term may also be used to mean 0% to 80% of AMI
- Moderate income: 80% to 120% of AMI

# LA County 2023 Income limits

Department of Regional Planning  
Los Angeles County Affordable Housing Program

**INCOME LIMITS**  
Effective 6/8/2023

**Income Limits**

Household Size

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
<b>Acutely Low Income (Maximum 15% AMI)</b>	\$ 10,350	\$ 11,800	\$ 13,300	\$ 14,750	\$ 15,950	\$ 17,100	\$ 18,300	\$ 19,450
<b>Extremely Low Income (Maximum 30% AMI)</b>	\$ 26,500	\$ 30,300	\$ 34,100	\$ 37,850	\$ 40,900	\$ 43,950	\$ 46,950	\$ 50,560
<b>Very Low Income (Maximum 50% AMI)</b>	\$ 44,150	\$ 50,450	\$ 56,750	\$ 63,050	\$ 68,100	\$ 73,150	\$ 78,200	\$ 83,250
<b>Lower Income (Maximum 80% AMI)</b>	\$ 70,650	\$ 80,750	\$ 90,850	\$ 100,900	\$ 109,000	\$ 117,050	\$ 125,150	\$ 133,200
<b>Moderate Income (Maximum 120% AMI)</b>	\$ 82,500	\$ 94,300	\$ 106,050	\$ 117,850	\$ 127,300	\$ 136,700	\$ 146,150	\$ 155,550
<b>Middle Income (Maximum 150% AMI)</b>	\$ 103,110	\$ 117,840	\$ 132,570	\$ 147,300	\$ 159,084	\$ 170,868	\$ 182,652	\$ 194,436



# Affordable Housing Strategic Plan

10 policies, programs, and funding strategies

## Priorities

- Prioritize current residents or employees in the City for new affordable housing
- Focus efforts to specific areas in the City
- Downtown homes for young professionals
- Local Trust Fund for Affordable Housing

# Housing Solutions

- **Accessory Dwelling Units (ADU)**
- Entitled Projects
- Sites Inventory/Rezoning
- 2021 – 21 applications
- 2022 – 44 applications
- 2023 – 31 applications



# Housing Overlay Sites

APN	Address	Existing Use	Acre	Potential Units (Based on Minimum 60 du/ac)	Extg Units	Net Yield	Lower Income	Moderate Income	Above Moderate Income
4135-022-035	205 Lomita St	Churches – St. Anthony Pre-School. City contacted the Archdiocese (property owner), which has no objection to be included in the sites inventory. The elementary school on the property closed a few years ago and has no plan to reopen.  Year Built: 1957 Existing FAR: 0.15 ILR: 0.29	2.84	170	0	170	68	51	51
4136-022-033	710 E. Grand Ave	Churches – St. Anthony’s Catholic Church. While the church will likely remain, the housing density can be transferred to the pre-school site based on common ownership. The existing unit is used as a pre-school, not as a residential unit.  Year Built: 1957 Existing FAR: 0.23 ILR: 0.17	0.68	41	1	40	16	12	12
4132-001-018	514 W Imperial Ave	514 W Imperial and 546 W Imperial are owned by the Moose Lodge. Nonconforming use - the property is underutilized and has a large parking lot.  Year Built: 1962 Existing FAR: 0.37 ILR: 0.58	0.54	33	0	33	13	10	10
4132 001-035	546 W Imperial Ave		0.12	7	0	7	3	2	2



# Housing Overlay Sites

APN	Address	Existing Use	Acre	Potential Units (Based on Minimum 60 du/ac)	Extg Units	Net Yield	Lower Income	Moderate Income	Above Moderate Income
139-011-036	1300 E Imperial Ave	Nonconforming uses on both parcels - Light Manufacturing; small shops in similar underutilized condition.	0.37	22	0	22	9	7	0
139-011-037	1306 E Imperial Ave	4139-011-036 Year Built: 1960 Existing FAR: 0.31 ILR: 0.82 4139-011-037 Year Built: 1960 Existing FAR: 0.50 ILR: 0.49	0.37	22	0	22	9	7	0
135-017-900	210 Penn St	This vacant site is owned by the School District. The City contacted the District, which has no objection to be included in the sites inventory.	0.64	38	0	38	15	11	1
<b>Total</b>			<b>5.56</b>	<b>333</b>	<b>1</b>	<b>332</b>	<b>133</b>	<b>100</b>	<b>9</b>

# Mixed Use Sites

Table 5-5: Candidate Sites for Rezoning to Mixed Use Overlay

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Existing non-res. sf	Description	Total Capacity Based on Minimum Density
1	4139-017-040	1.83	835 N Pacific Coast Highway	Corporate Office	CO	Mixed Use Overlay	MU-O	75	85	10,283	Existing use is a small bank with larger parking space. Regionwide, banking services have increasingly moved to online and many bank branches are consolidating or closing.  This site is located within two blocks from Pacific Coast Commons, a high-density residential project that involves the redevelopment of parcels with similar conditions. This site is also located within proximity to another similar site at 703 N PCH (Site 2) where there is expressed interest from developers.  Year Built: 1980 Existing FAR: 0.14 ILR: 0.06 Site meets 3 of 7 public services/amenities criteria: 1/4 mile from park, religious, and healthcare facilities.	137
2	4139-018-001	0.68	703 N Pacific Coast Highway	General Commercial	C-3	Mixed Use Overlay	MU-O	75	85	7,270	This site has an application under review. The project proposes to build 60 units.	60

City of El Segundo  
Housing Element

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September 2022



# Mixed Use Sites

Table 5-5: Candidate Sites for Rezoning to Mixed Use Overlay

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Existing non-res. sf	Description	Total Capacity Based on Minimum Density
											including 10 low income units over a 14,000 square-foot commercial ground floor. Year Built: 1957 Existing FAR: 0.24 ILR: 0.14	
3	4139-018-002	0.33	739 N Pacific Coast Highway	General Commercial	C-3	Mixed Use Overlay	MU-O	75	85	NA	Lot consolidation potential (4139-002 and -003) to create a 0.66-acre site that could accommodate affordable housing. Both lots are primarily vacant with large surface level parking lots, and there is expressed interest from developers. Site meets 5 of 7 public service/amenities criteria: ¼ mile from school, park, religious facility, grocery, fire and police station. Year Built: 1958 Existing FAR: 0 ILR: 0	25
	4139-018-003	0.33	755 N Pacific Coast Highway	General Commercial	C-3	Mixed Use Overlay	MU-O	75	85	2,476	Lot has as restaurant with large parking lot. See descriptions on 4139-018-002. Year Built: 1963 Existing FAR: 0.17 ILR: 0.06	25

# Mixed Use Sites

Table 5-5: Candidate Sites for Rezoning to Mixed Use Overlay

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Existing non-res. sf	Description	Total Capacity Based on Minimum Density
4	4135-027-011	0.11	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA	Privately owned contiguous lots under common ownership, that are accessible to the public as open space. Properties are located next to an active oil well. Phase 1 Assessment will be required with potential need for remediation. Property is for sale and prospective buyers have inquired about potential to develop property as residential use.	8
	4135-027-024	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-010	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-025	0.15	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		11
	4135-027-009	0.15	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-036	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-008	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-035	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-067	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-034	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
<b>Total</b>		<b>4.47</b>										<b>346</b>

