



CITY OF
EL SEGUNDO

SB 450 Study Session

Planning Commission Meeting

December 12, 2024

Background

- In 2021, Senate Bill SB 9 mandated ministerial approval of:
 1. Subdivision of single-family residential lots (Urban Lot Splits) and
 2. Development of each new lot with two residential units
- In 2022, City Council adopted Urban Lot Split regulations, including:
 1. Objective subdivision standards
 2. Objective design and development standards
- No applications received to-date

Senate Bill SB 450 (2024)

- Prohibits objective standards for Urban Lot Splits that “do not apply uniformly to development within the underlying zone.”
- Urban Lot Split standards must apply to all development in the R-1 Zone, unless they are less restrictive.

Study Session Objectives

1. Compare the City's Urban Lot Split and the R-1 standards
2. Identify standards that are inconsistent with R-1 and State Law
3. Determine standards to apply uniformly in the R-1 and standards to be eliminated

Presentation organization

Slides 6-11

Architectural design / items requiring some discussion

Slides 12-19

Other standards / staff provides recommendations

Urban Lot Split vs. R-1 Standards

Entry Orientation	
Urban Lot Split	R-1 zone
At least one entry door must face and be directly visible from the adjoining street	Not addressed
Options:	
<ol style="list-style-type: none">1. Delete the Urban Lot Split entry orientation standard2. Amend the R-1 zone standards to incorporate the same standard	

Urban Lot Split vs. R-1 Standards

Mass and Bulk: Second Level

Urban Lot Split	R-1 zone
Second levels must be 90% or less than the first level area (Lots over 25 feet wide)	Total FAR= 60% and Second level FAR=25% (Lots over 25 feet wide) Lot coverage of 40-47 percent Lots up to 25 feet wide)
Options:	
1. Amend the Urban Lot Split standard to match the R-1 zone second level FAR (25%)	
2. Amend the R-1 zone standards to incorporate the Urban Lot Split standard (90%)	

Urban Lot Split vs. R-1 Standards

Mass and Bulk: Garage Offset

Urban Lot Split	R-1 zone
An attached garage must be offset by a minimum of 3 feet from the front façade plane	Garage must be set back an additional 2 feet, except when the residence has a front porch
<p style="text-align: center;">Options:</p> <ol style="list-style-type: none">1. Amend the Urban Lot Split standard to match the R-1 minimum step-back of two feet2. Amend the R-1 zone standards to match the 3-foot offset	

Urban Lot Split vs. R-1 Standards

Height	
Urban Lot Split	R-1 zone
Maximum height of 26 feet or two stories, whichever is less (All lots)	Maximum of 32 feet for pitched roofs and Maximum of 26 feet for flat roofs, and Maximum of two stories
Options:	
<ol style="list-style-type: none">1. Amend the Urban Lot Split standard to match the R-1 limits for pitched and flat roofs2. Amend the R-1 zone standards to match the 26-foot height limit for all roof types	

Urban Lot Split vs. R-1 Standards

Landscaping	
Urban Lot Split	R-1 zone
<p>Minimum two 24-inch box trees in front yard (Lots over 25 feet wide)</p> <p>Minimum one 24-inch box tree in front yard (Lots up to 25 feet wide)</p>	<p>All street-facing yards must be landscaped</p> <p>Minimum 25% landscaped area in front yard (Lots less than 50 feet wide)</p> <p>Minimum 35% landscaped area in front yard (Lots 50 feet wide or greater)</p>
<p>Options:</p> <ol style="list-style-type: none"> 1. Amend the Urban Lot Split standard to include the R-1 minimum front yard landscaping 2. Amend the R-1 zone standards to add the Urban Lot Split minimum tree standard 3. Delete the Urban Lot Split minimum tree standard 	

Urban Lot Split vs. R-1 Standards

Porch or Veranda	
Urban Lot Split	R-1 zone
<p>A porch or veranda must be provided along the street-facing façade</p> <ol style="list-style-type: none"> 1. May not be fully enclosed on three sides 2. May encroach up to six feet in front setback <p>(Lots up to 25 feet wide)</p>	<p>A porch or veranda is not required.</p> <p>Permitted encroachments include:</p> <ol style="list-style-type: none"> 1. Porches or verandas (up to six feet) 2. Front building wall (up to two feet) 3. Raised decks up to 24-inches in height 4. Trellises or arbors up to 10 feet in height 5. Towers or turrets up to eight feet in width
<p>Options:</p> <ol style="list-style-type: none"> 1. Amend the Urban Lot Split standard requiring a porch or veranda 2. Amend the R-1 zone standards to add the Urban Lot Split porch or veranda requirement 	

Urban Lot Split vs. R-1 Standards

Alley access	
Urban Lot Split	R-1 zone
All vehicle access must be from the alley, except when 80 percent of lots on the same block have access from the street	All vehicle access must be from the alley
Recommendation	
Delete alley access exception in the Urban Lot Split regulations.	

Urban Lot Split vs. R-1 Standards

Maximum driveway width	
Urban Lot Split	R-1 zone
Maximum of 10 feet	Minimum of 10 feet Maximum of 20-28
Recommendation:	
1. Amend the Urban Lot Split regulations to match the R-1 zone	

Urban Lot Split vs. R-1 Standards

Floor area maximum	
Urban Lot Split	R-1 zone
Maximum per unit of 1,050 s.f. (lots over 25 feet wide)	<ul style="list-style-type: none"> No per unit maximum. Maximum FAR of 60% (lots over 25 feet wide)
Maximum per unit of 850 s.f. (lots up to 25 feet wide)	<ul style="list-style-type: none"> Maximum Lot Coverage of 40-47% (lots up to 25 feet wide)
Recommendation	
Amend the Urban Lot Split standards to use the R-1 FAR and Lot Coverage standards	



Urban Lot Split vs. R-1 Standards

Front Yard Setback	
Urban Lot Split	R-1 zone
Minimum of 22 feet or the prevailing setback on the same block, whichever is less	Minimum of 22 feet
Recommendation	
Amend the Urban Lot Split standard to match the R-1 zone minimum of 22 feet	

Urban Lot Split vs. R-1 Standards

Front Yard Encroachments

Urban Lot Split	R-1 zone
Refers to 5 out of 8 permitted encroachment types in R-1 before the 2023 code update.	Five permitted types of encroachments: <ol style="list-style-type: none"> 1. Porches or verandas (up to 6 feet) 2. Front building wall (up to 2 feet) 3. Raised decks up to 24-inches tall 4. Trellises or arbors up to 10 feet tall 5. Towers or turrets up to 8 feet wide

Recommendation

Amend the Urban Lot Split standards to match the current R-1 zone encroachments



Urban Lot Split vs. R-1 Standards

Side Yard Setback	
Urban Lot Split	R-1 zone
Minimum of four feet	<ul style="list-style-type: none"> • Minimum of 10 percent of lot width, with a minimum of three feet and a maximum of six (lots over 25 feet wide) • Minimum of three feet (lots up to 25 feet wide)
<p>Recommendation</p> <p>Amend the Urban Lot Split standard to:</p> <ul style="list-style-type: none"> • 10 percent of lot width with minimum 3 feet, but maximum 4 feet (lots over 25 feet) • Minimum of 3 feet (lots 25 feet or less) 	



Urban Lot Split vs. R-1 Standards

Building Separation	
Urban Lot Split	R-1 zone
Minimum distance of four feet (Lots up to 25 feet wide)	Minimum distance of three feet (All lots)
Recommendation:	
Amend the Urban Lot Split standard to match the R-1 zone three-foot separation	

Urban Lot Split vs. R-1 Standards

Affordability	
Urban Lot Split	R-1 zone
One unit in each two-unit development must be affordable at mod, low, or very low levels (All lots)	Not addressed
Recommendation:	
Delete the Urban Lot Split affordability requirement	

Questions and Discussion



Next steps

- Staff to prepare a draft ordinance
- Schedule public hearings in early 2025



Extra slides – driveway width

Zone	Curb Cut Width (in feet)*		Driveway Width (in feet)	
	Minimum	Maximum	Minimum	Maximum
R-1 and R-2 - lots less than 50 feet wide	10	20	10	20
R-1 and R-2 - lots at least 50 feet wide	10	25	10	28
R-3 - serving 12 or fewer parking spaces or one-way	12	30	12	30
R-3 - serving 13 or more parking spaces or two-way	18	30	18	30
Nonresidential - one-way	12	30	12	30
Nonresidential - two-way	18	30	18	30

Extra slides – Front yard encroachments

- Porches or verandas not fully enclosed on three sides (railings and/or columns permitted) may encroach into the front setback a maximum of six feet;
- The first floor exterior wall may encroach up to two feet for a width not exceeding 30 feet when a first floor porch or veranda is also projecting into the front yard setback. The total amount of encroachment may not exceed six feet in depth combined for both the dwelling structure and a porch or veranda, for a minimum 50 percent of the building width;
- Raised decks, where the walking surface is not greater than 24 inches above adjacent grade, in conjunction with a lattice deck cover not greater than 10 feet above adjacent grade may encroach a maximum of six feet in depth and 50 percent of the building width;
- Lattice patio covers, pergolas, arbors, or trellises up to 10 feet in height (to the highest point of the cover) may encroach up to 6 feet in depth and 50 percent of the building width;
- Architectural elements such as towers or turrets up to 8 feet wide may encroach a maximum of 4 feet