

The logo of the City of El Segundo, featuring a circular seal with a landscape scene and the text "CITY OF EL SEGUNDO" around the perimeter.

CITY OF
EL SEGUNDO

Housing Element Implementation

Residential parking requirements

March 4, 2025

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. 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

“Parking Requirements: The City currently requires two parking spaces plus 1 guest parking space per three units, regardless of unit size. The City will revise its parking standards to a sliding scale based on unit size, similar to the recently approved Pacific Coast Commons (PCC) project which achieved 83 units per acre.”

PCC SP parking requirement:

Studio units:	1 space
One-bedroom units:	1.5 spaces
Two-bedroom units:	2 spaces
Guest parking:	1/3 space per unit

Parking rate comparison

	Current ESMC	Pacific Coast Commons	New Downtown Specific Plan	New RHNA Overlays	Other cities (10)	ITE Manual	
Resident Parking	2 spaces	Studio: 1 space 1-bed: 1.5 spaces 2-bed or more: 2 spaces max	Studio: 1 space 1-bed: 1 space 2-bed or more: 2 spaces max	Studio: 1 space 1-bed: 1 space 2-bed: 2 spaces (1 space/bed)	2 spaces*	1.0 per bedroom	1.7 per unit
Guest Parking	1 space per 3 units	1/3 space per unit	0	0	1/8 - 1 space per unit	N/A	

*Long Beach has a per bedroom requirement. Culver City has no parking minimums.

Planning Commission Action

1. Multiple-Family Residential (R-3) parking requirements:
 - a) Determined that parking requirements based on the number of bedrooms is more intuitive and appropriate.
 - b) The proposed ratio requires more spaces than the Downtown Specific Plan, the Mixed-Use, and the Housing Overlays.
 - c) Typical development in the R-3 zone involves 2 and 3-bedroom units, which would require the same parking as under current code.

Tandem Parking Current City Regulations

Use	Maximum Percentage of Spaces	Maximum Depth	Special Conditions
Single- and two-family	100	2 spaces	Tandem spaces must be assigned to the same unit
Multiple-family	Prohibited	N/A	N/A
Mixed-Use with residential*	20	2 spaces	Includes vehicle lifts
PCC Specific Plan	20	2 spaces	
Mixed-Use Overlay*	20	2 spaces	The overlay refers to the ESMC, which is silent on mixed-use projects
Housing Overlay	Prohibited	N/A	The overlay refers to the ESMC, which prohibits multiple-family tandem
Downtown Specific Plan	100	40 feet (2 spaces)	

Planning Commission Action

2. Tandem Parking for Multiple-Family Residential

The Commission recommends an allowance of up to 20 percent of the required resident parking to be tandem

- a) Provides flexibility and facilitates housing construction
- b) Provides consistency with mixed-use and nonresidential uses
- c) Includes restrictions to minimize unanticipated impacts
 - i. Maximum depth of two spaces
 - ii. Tandem spaces assigned to the same unit

Recommendation

1. Introduce an Ordinance amending the ESMC residential parking requirements.
2. Schedule 2nd reading of the Ordinance on March 18, 2025

Extra Slides

Program No. 9

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PCC Unit Sizes:

91 studios
119 1-bedroom
<u>47 2-bedroom</u>
257 apartments

Pacific Coast Commons Case Study

	Current ESMC	Pacific Coast Commons	New Downtown Specific Plan	New RHNA Overlays	Other cities (10)	ITE Manual	
Resident Parking	514	364	304	304	514	Per bedroom	Per unit
Guest Parking	85	86	0	0	32 - 257		
Total	599	450	304	304	546 - 771	304	437

PCC Unit Sizes:

91 studios
 119 1-bedroom
47 2-bedroom
 257 apartments



Mixed-Use Overlay



Four sites

Density: 75 du/ac

Housing Overlay



Five sites

Density: 65 du/ac

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%

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

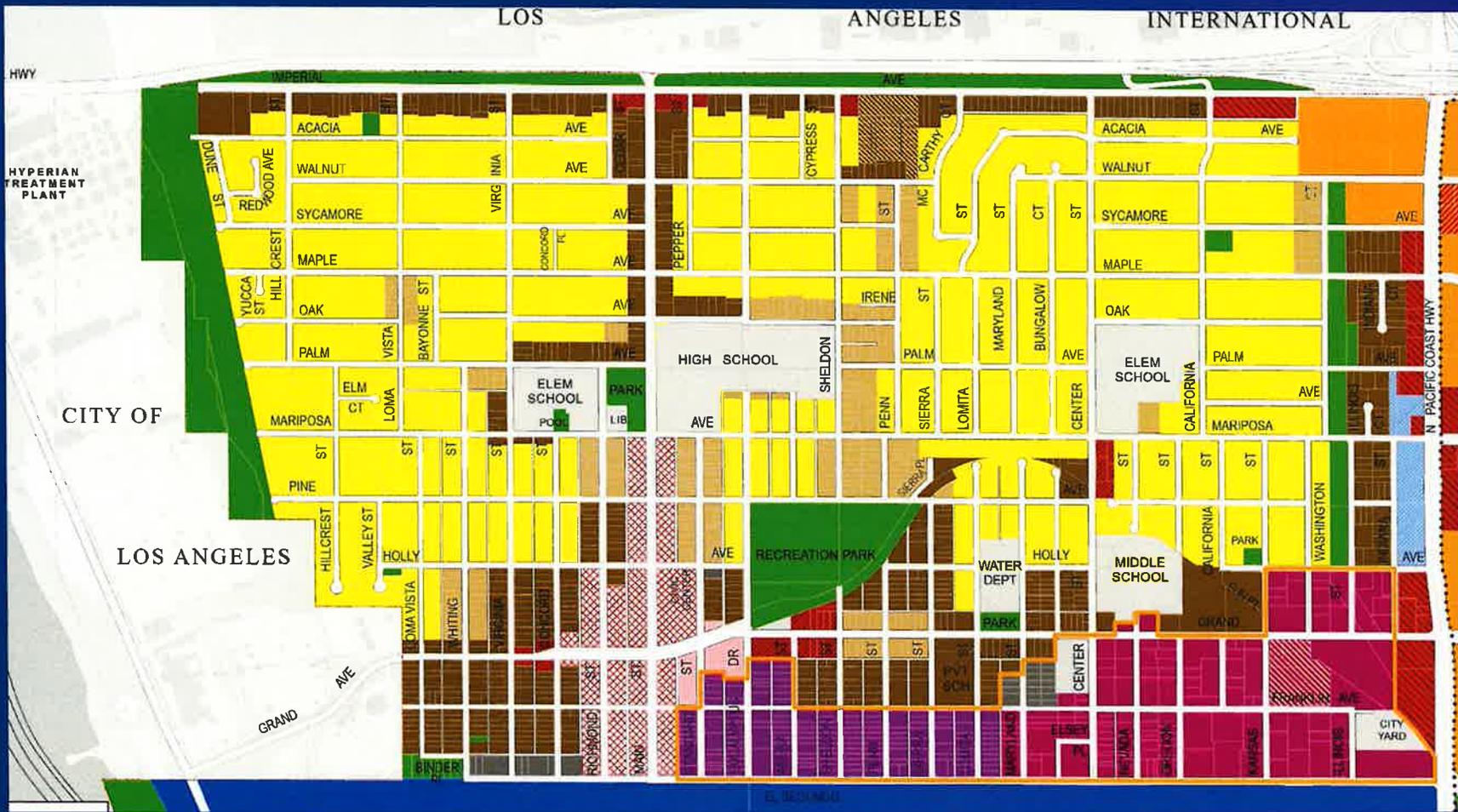
INCOME LIMITS

Effective 6/8/2023

Income Limits

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





Why use a sliding scale for parking?

- Accurately reflects parking need based on unit size
- Facilitates residential construction
- Traffic and environmental benefits
- State Law

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



Bus Lines

