



**AGENDA**  
**CITY OF EL SEGUNDO**  
PLANNING COMMISSION  
5:30 PM  
CITY COUNCIL CHAMBER  
350 MAIN STREET  
EL SEGUNDO, CA 90245  
MARCH 13, 2025

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MEMBERS OF PLANNING COMMISSION

Kevin Maggay, Chairperson  
Mario Inga, Vice Chairperson  
Mark Christian  
Vacant  
Vacant

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at [www.elsegundo.org](http://www.elsegundo.org) and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the Public Communications portion of the Meeting. **Additionally, members of the public can comment on any Public Hearing item on the agenda during the Public Hearing portion of such item.** The time limit for comments is five (5) minutes per person. Before speaking to the Planning Commission, please fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. Please respect the time limits.

**REASONABLE ACCOMMODATIONS:** *In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.*

**CALL TO ORDER/ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total)** *Individuals who have received value of \$50 or more to communicate to the **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

**A. CONSENT**

1. **Approve February 13, 2025 Planning Commission Meeting Minutes**

Recommendation - Approve February 13, 2025 Planning Commission Meeting Minutes.

2. **A Request to Expand the Areas of On-Site Sale and Consumption of Beer, Wine, and Distilled Spirits at an Existing Restaurant (Brewport Tap House). (Environmental Assessment No. EA-1166 and Administrative Use Permit No. AUP 16-11 Revision B).**

Recommendation -

1. Receive and file Community Development Director approval of Environmental Assessment No. EA-1166 Revision B and Administrative Use Permit No. AUP 16-11 Revision B.

3. **Revision "A" to an Administrative Use Permit to Expand the Indoor and Outdoor Dining Areas and Allow the Sale of Beer, Wine and Distilled Spirits for On-site Consumption at an Existing Restaurant. (Environmental Assessment No. EA-1295, Revision A, Downtown Design Review No. DDR 24-01, and Administrative Use Permit No. AUP 20-03).**

Recommendation -

1. Receive and file Community Development Director approval of Revision A to Environmental Assessment No. EA-1295, Downtown Design Review No. DDR 24-01, and Administrative Use Permit No. AUP 20-03.

**B. PUBLIC HEARINGS**

**C. NEW BUSINESS**

4. **2024 General Plan Implementation and Annual Housing Element Progress Reports**

Recommendation -

1. Receive and file the 2024 General Plan Implementation and Annual

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Housing Element Progress Reports

**D. UNFINISHED BUSINESS**

**E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR**

**F. REPORTS - COMMISSIONERS**

**G. REPORTS – CITY ATTORNEY**

**ADJOURNMENT**

POSTED:

DATE: March 7, 2025

TIME: 2:00 P.M.

BY: Jazmin Farias, Assistant Planner



**MINUTES OF THE  
EL SEGUNDO PLANNING COMMISSION  
Regularly Scheduled Meeting**

**February 13, 2025**

**CALL TO ORDER**

Vice Chair Maggay called the meeting to order at 5:30 p.m.

**ROLL CALL**

Present: Vice Chair Maggay  
Present: Commissioner Inga  
Present: Commissioner Christian

Also present: Michael Allen, AICP, Community Development Director  
Also present: Eduardo Schonborn, AICP, Planning Manager  
Also present: Joaquin Vazquez, City Attorney  
Also present: Paul Samaras, AICP, Principal Planner  
Also present: Venus Wesson, Senior Admin Specialist

**PLEDGE OF ALLEGIANCE**

Vice Chair Maggay led the pledge.

**PUBLIC/WRITTEN COMMUNICATIONS**

None.

**A. CONSENT**

**1. Approval of Planning Commission Meeting Minutes:**

- January 23, 2025

**MOTION:** Approve the minutes.

**Moved by Commissioner Inga, second by Commissioner Christian.**

**Motion carried, 3-0, by the following vote:**

**Ayes:** Maggay, Inga, and Christian

**B. PUBLIC HEARINGS**

**2. Ordinance Amending El Segundo Municipal Code (“ESMC”) Title 15 Chapter 15 (Off-Street Parking and Loading) to Update the Parking Requirements for**

### **Residential Uses. (PS)**

Principal Planner Paul Samaras presented the staff report regarding the proposed amendment to revise the parking standards for multiple-family residential uses and use a sliding scale based on the number of bedrooms per unit, similar to the recently approved Pacific Coast Commons (PCC) project.

- Commissioner Inga inquired if staff knows how many non-commercial vehicles are registered within the city. Mr. Samaras advised that staff have that information.

### **Vice Chair Maggay opened public communications.**

- None

### **Vice Chair Maggay closed public communications.**

- Vice Chair Maggay stated that the proposed changes are a good thing and that permitting tandem parking for multiple-family residential uses is a good strategy to maximize parking spaces.

**MOTION:** Adopt Resolution No. 2954, recommending City Council adopt an Ordinance amending ESMC Chapter 15 parking requirements for residential uses.

**Moved by Commissioner Inga, second by Commissioner Christian.**

**Motion carried, 3-0, by the following vote:**

**Ayes:** Maggay, Inga, and Christian

### **3. Ordinance Amending El Segundo Municipal Code (“ESMC”) Title 15 Chapter 34 (Cultural Development) Regarding Requirements to Provide Artwork or Pay-In-Lieu Fee. (ES)**

Planning Manager Eduardo Schonborn presented the staff report regarding the Cultural Development Public Art Fee that provides public art on property when a project valuation exceeds the \$2 million threshold. Currently the applicant has the option to pay 1% of the total project valuation prior to permit issuance or opt in to provide on-site art. In late 2024, the City Council requested a report from staff on the Cultural Development and Public Art Fee program. Staff presented the information to City Council in January 2025 and staff was directed to do three things with the current ordinance. The first was to allow a developer to split the public art fee by providing an x amount of money into the fee and the balance via on-site art. The second was to cap the public art fee to \$1 million even if the 1% equates to greater than \$1 million. Lastly, staff was directed to update the timing of when initial payment is made.

- Vice Chair Maggay inquired if we have a list of what projects have contributed to this fee and how much art has been provided perhaps via a map that identifies the location of the on-site art provided. Mr. Schonborn advised that staff can check with the Cultural Development staff to see if they have a destination map of such art and report back. Community Development Director Michael Allen added that he would report back on the money amount collected since 2019.
- Vice Chair Maggay inquired if there are requirements on how that money collected can be spent. City Attorney Joaquin Vazquez shared that the ordinance created a Cultural Development Fund. Those funds are limited to programming relative to a list of items such as the city procuring its own artist for projects like The Plunge, programming city cultural events, but the funds are limited to art related items that are programmed by the city.
- Commissioner Christian inquired whose discretion it is to determine the value of the art they provide and let the city know the cash difference to put into the fund. Mr. Schonborn stated that the applicant coordinates with our Cultural Development staff along with Cultural Development Arts Committee which is composed of 7-9 members of the community.
- Commissioner Christian inquired if the city has any sort of discretion over what art we would accept in lieu of the fee and whether we could reject proposals. Mr. Schonborn stated that the art does go before the committee but is unaware of what discretion the committee has. Mr. Vazquez added that there are parameters called Cultural Development Guidelines that require the applicant to apply, get approved and submit artist information to ensure legitimacy to ensure the art comports with the parameters of the guidelines.
- Vice Chair Maggay inquired if the \$1 million cap can be negotiated. Mr. Allen added that it can be, the Planning Commission can make any recommendation to City Council. He added that this was presented by a Council member who recalls a cap was to be imposed when the item came before the Council in 2019 but it did not make it on the ordinance.
- Commissioner Christian stated that since the cap direction came from City Council, he does not think it is necessary to recommend something else. However, he wondered whether the fee amount has been an issue for developers. He added that it would be good to know if we have had experiences of large projects where this would become a sticking point and no work around could be found. Mr. Allen shared that the concerns come through a perspective that if the fee is too high it would disincentivize development as \$1 million is a heavy weight to carry when you are financing a construction project.
- Mr. Allen added that annually the Cultural Development Commission makes a presentation to City Council on how to program the funds every year including staff time and things like the art walk and events funded through that program and then City Council ratifies it.
- Vice Chair Maggay inquired if a recommendation can be made so that the highest payment would be \$1 million and any shortfall can be negotiated

thereafter so that the biggest check they can write is \$1 million and if at that time we say that is enough and if not we can ask for more. Mr. Allen advised that any recommendation can be made but if you wanted to structure something like that it would be helpful to know what those parameters are above the cap that would be negotiated or at least would be part of the review from the committee that reviews these, so the parameters can be spelled out in the ordinance.

- Commissioner Christian stated that it is an interesting needle to try to thread and is not sure how it would be presented to the developer. He added that he is missing the context of the size of the fund to see what that would look like in a typical year for the fund. Mr. Allen stated that since 2019 when the fund started, there have been years where we have collected \$28,000 and then there are years that we have collected \$1.9 million. On average, they have allocated and budgeted about \$350,000 a year.
- Commissioner Christian inquired where the money comes from for the years that only \$28,000 are collected and the budget is bigger. Mr. Allen shared that there is a fund balance in a dedicated account where the in-lieu fee sits in that sustains and supports future year expenses.

**Vice Chair Maggay opened public communications.**

- None

**Vice Chair Maggay opened public communications.**

**MOTION:** Adopt Resolution No. 2961, recommending City Council adopt an Ordinance amending ESMC Chapter 15-34 (Cultural Development).

**Moved by Commissioner Christian, second by Commissioner Inga.**

**Motion carried, 3-0, by the following vote:**

**Ayes:** Maggay, Inga, and Christian

## **C. NEW BUSINESS**

### **4. Election of Planning Commission Chair and Vice Chair for Calendar Year 2025**

**MOTION:** Vice Chair Maggay nominated himself for Planning Commission Chair for Calendar Year 2025; role to begin at the next meeting scheduled for February 27, 2025.

**Moved by Vice Chair Maggay second by Commissioner Inga.**

**Motion carried, 3-0, by the following vote:**

**Ayes:** Maggay, Inga, and Christian

**MOTION:** Commissioner Christian nominated Commissioner Inga for Planning Commission Vice Chair for Calendar Year 2025; role to begin at the next meeting scheduled for February 27, 2025.

**Moved by Commissioner Christian, second by Vice Chair Maggay.**

**Motion carried, 3-0, by the following vote:**

**Ayes:** Maggay, Inga, and Christian

**D. UNFINISHED BUSINESS**

None.

**E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE**

None.

**F. REPORTS – PLANNING COMMISSIONERS**

Vice Chair Maggay inquired how the selection process is going for the two vacant positions in Planning Commission. Mr. Allen shared that the application process is still open for the next two weeks and before the end of this month City Manager staff will schedule interviews depending on City Council availability. He also stated that about seven applications were received to-date.

Vice Chair Maggay inquired if staff knows the outcome of who the new elected Western Cities representative for the South Coast AQMD is. Mr. Allen stated that we can report back on the result.

**G. REPORTS – CITY ATTORNEY**

None.

**ADJOURNMENT** — the meeting adjourned at 6:11 p.m.  
The next meeting is scheduled for February 27, 2025, at 5:30 p.m.

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Michael Allen, Community Development Director

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Kevin Maggay, Planning Commissioner Vice Chair



## Planning Commission Agenda Statement

Meeting Date: March 13, 2025

Agenda Heading: CONSENT

Item Number: A.2

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### TITLE:

A Request to Expand the Areas of On-Site Sale and Consumption of Beer, Wine, and Distilled Spirits at an Existing Restaurant (Brewport Tap House). (Environmental Assessment No. EA-1166 and Administrative Use Permit No. AUP 16-11 Revision B).

### RECOMMENDATION:

1. Receive and file Community Development Director approval of Environmental Assessment No. EA-1166 Revision B and Administrative Use Permit No. AUP 16-11 Revision B.

### FISCAL IMPACT:

None.

### BACKGROUND:

On September 1, 2016, Environmental Assessment No. EA-1166 and Administrative Use Permit No. AUP 16-11 was approved (Type 41 ABC License) for the on-site sale of beer and wine for consumption on or off the premises in conjunction with a proposed 2,334 square-foot restaurant (Brewport Tap House) located at 204 Main Street. On April 19, 2019, Environmental Assessment No. EA-1241 and Administrative Use Permit No. AUP 19-01 was approved for the 3,206 square-foot expansion of on-site sale and consumption of beer and wine at an existing restaurant (Brewport tap House) located at 200–204 Main Street. On August 26, 2020, a modification to EA-1166 and AUP 16-11 and EA-1241 and AUP 19-01 was approved to allow the expansion of alcohol service (Type 47 ABC License) for on-site sale of beer and wine for consumption on the premises to include beer, wine, and distilled spirits at an existing restaurant (Brewport Tap House) located at 200–204 Main Street. On January 7, 2025, the current restaurant (Brewport Tap House) submitted an application to revise the existing approvals, requesting to expand onsite sale and consumption of beer, wine, and distilled spirits into one new outdoor accessory area comprised of a 120 square-foot outdoor axe throwing cage located at the rear northeast corner of the lot.

After considering the request, on February 20, 2025, the Community Development Director approved the Administrative Use Permit Revision, allowing the expansion of on-site sale and on-site consumption of beer, wine, and distilled spirits (Type 47 ABC License) in one new outdoor accessory area.

## **DISCUSSION:**

### **Quasi-judicial Action**

In the event the Planning Commission desires to review the Director's approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (*i.e., applying established standards to applications to determine specific rights under existing law*). Before an administrative use permit may be granted, the Director of the Commission must find the following findings are met as required by ESMC § 15-22-5:

- 1. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*
- 2. The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*
- 3. The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*
- 4. Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and compensated for.*

As summarized below, the Director found that the proposed facility satisfied these findings and thus granted the AUP revision.

### **Administrative Use Permit**

The Director has determined that the findings listed above can be made to support approval of the AUP Revision, allowing the onsite sale and consumption of beer, wine, and distilled spirits in a new outdoor accessory area. The restaurant is located in the Downtown Specific Plan (DSP) Zone, specifically the Grand Avenue District, where restaurants are permitted by right. The existing restaurant, Brewport Tap House, is in a commercial area and is in proper relation to adjacent commercial uses within the area. The project will provide an additional amenity to the restaurant, which is consistent with

**Environmental Assessment No. EA-1166 and Administrative Use Permit No. AUP 16-11 Revision B**  
**March 13, 2025**  
**Page 3 of 5**

the purpose of the DSP zone as it provides an additional service to patrons of the restaurant, residents, local employees, the surrounding area, and visitors to the city. Any subsequent modifications to the floor plan and area where alcohol will be served and consumed are subject to review and approval by the Community Development Director.

The approval also includes conditions that protect the city and surrounding uses from potential negative impacts. The conditions, findings, and approval, and environmental assessment are provided in the attached approval letter. The Director concluded that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. Therefore, staff recommend that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that this permit be discussed, and a decision be made by the Planning Commission instead of "receive and file."

**Public Comments Received**

Three public comments were received in response to the notice for this item and are attached as "Exhibit C." The comments raise concerns about a potential increase in noise and disturbances to nearby residents by permitting alcohol consumption and the use of an axe throwing cage in the ancillary structure area. The establishment has operated at the site for 8 years and has used the rear area for outdoor dining, which was expanded temporarily into the parking lot during the COVID pandemic. The proposed project does not create any new impacts that would be normally associated with the operations of the existing restaurant. The hours of operation for dining and alcohol sales are limited to Monday through Thursday, 11:00 A.M. to 12:00 A.M.; Friday 11:00 A.M. to 1:00 A.M.; Saturday 9:00 A.M. to 1:00 A.M.; and Sunday 9:00 A.M. to 12:00 A.M. Use of the new rear outdoor accessory (axe throwing cage) area will be limited to 11:00 A.M. to 8:00 P.M. daily and is conditioned to not allow for use as outdoor dining area. These restrictions minimize potential noise impacts associated with an axed throwing cage upon surrounding uses.

The axe throwing cage will not expose the residential uses nor mixed commercial uses nearby to stationary noise levels that exceed the ESMC noise ordinance standards as potential noise conflicts are mitigated by Conditions of Approval. Further, acoustic sound absorbing cement board material will be utilized throughout the entire back, sides, and roof of the axe throwing cage to absorb sound, which minimizes any potential noise impacts on the neighboring uses resulting from the use of the accessory outdoor area. Additional materials such as loose hanging rubber matting will be utilized on the sides and back of the axe throwing cage to soften any axes that miss the target to off-set any potential impacts on neighboring uses. Other materials like end-grand targets (soft-fiber wood) and lighter/smaller axes will be utilized to off-set any potential noise impacts.

The El Segundo General Plan Noise Element identifies the existing Community Noise

**Environmental Assessment No. EA-1166 and Administrative Use Permit No. AUP 16-11 Revision B**  
**March 13, 2025**  
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Equivalent Level (CNEL) for the project site area as 65 CNEL. Per the ESMC § 7-2-3, no person at any location within the City creates any noise, nor shall any person allow the creation of any noise within the person's control on public or private property, which causes the noise level when measured on any other property to exceed the applicable noise standard of 8 dBA ("a" weighted sound level) above the ambient noise level for commercial/industrial properties and 5 dBA above the ambient noise level for residential properties. On February 20, 2025, staff conducted a site visit to perform a decibel reading (dBA measurement) utilizing a sound level meter and determined that the ancillary axe throwing cage area is in compliance with the max permitted noise level for commercial properties as the dBA ranges from 55dBA to 72.9 dBA while in use. The duration of the noise lasts for less than 2 seconds. The all-encompassing noise level from all sources at the location without the axe throwing cage in use ranges from 55dBA to 68 dBA. Furthermore, no amplified sound nor entertainment is permitted in the outdoor dining areas nor in the ancillary outdoor area consisting of an axe throwing cage, which contributes to eliminating potential impacts that could be generated by the proposed ancillary use. With the conditions of approval, the noise regulations of the Municipal Code will be adhered to, which address and mitigate any potential noise conflicts which help minimize impacts on surrounding uses. If complaints are received regarding noise, the City may, at its discretion, take action to review the AUP and add conditions or revoke the permit (Condition No. 18).

**Environmental Review**

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption (Existing Facilities).

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:**

Jazmin Farias, Planning Technician

**REVIEWED BY:**

Eduardo Schonborn, AICP, Planning Manager

**APPROVED BY:**

**Enviromental Assesment No. EA-1166 and Administrative Use Permit No. AUP 16-11 Revision B**  
**March 13, 2025**  
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Michael Allen, AICP, Community Development Director

**ATTACHED SUPPORTING DOCUMENTS:**

1. Exhibit A: AUP Approval Letter with Findings and Conditions of Approval
2. Exhibit B: Site Plan
3. Exhibit C: Public Comments



# City of El Segundo

## Planning Division

February 20, 2025

Kristian Krieger  
204 Main Street  
El Segundo, CA 90245

Subject: Environmental Assessment No. EA-1166 and Administrative Use Permit  
No. AUP 16-11 Revision B  
Address: 200 – 204 Main Street, El Segundo, CA 90245

Dear Kristian Krieger:

Your request for Revision B to Administrative Use Permit (AUP) No. AUP 16-11 under Environmental Assessment No. EA-1166 allowing the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC License) at Brewport Tap House is APPROVED in accordance with the El Segundo Municipal Code § 15-22-3, and subject to the conditions of approval contained in the attached Exhibit B. The approved AUP revision allows for on-site consumption at a new outdoor accessory area comprised of a 120 square-foot outdoor axe throwing cage located along the rear northeast corner of the lot located at 200 – 204 Main Street. Exhibit A contains a full description of the project, environmental determination, and findings in support of the AUP application approval.

This determination is scheduled to be “receive and file” by Planning Commission at the March 13, 2025, meeting. Any Planning Commissioner may request that this permit be discussed, and a decision be made by Planning Commission instead of “receive and file.”

Should you have any questions, please contact Assistant Planner Jazmin Farias at (310) 524-2342, or via email at [jfarias@elsegundo.org](mailto:jfarias@elsegundo.org).

Prepared by:

Handwritten signature of Eduardo Schonborn in blue ink.

Eduardo Schonborn, AICP  
Planning Manager

Approved by:

Handwritten signature of Michael Allen in blue ink.

Michael Allen, AICP  
Community Development Director

Exhibit A  
Environmental Determination and Required Findings

## Environmental Assessment 1166 Revision B:

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15301 as a Class 1 categorical exemption (Existing Facilities) because the proposed project consists of permitting private outdoor accessory areas and involves a negligible expansion of the existing restaurant.

## Administrative Use Permit 16-11 Revision B:

As required by El Segundo Municipal Code § 15-22-3, the following are the facts in support of each finding for this decision:

### Finding 1:

There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

### Facts in Support of Finding 1:

1. The project is located within Downtown Specific Plan (DSP) zone specifically the Grand Avenue District, where restaurants are permitted by right. The existing restaurant is in a commercial area and is in proper relation to commercial adjacent uses within this area. The proposed outdoor accessory area is accessory to the main restaurant use and provides an additional outdoor amenity to the restaurant. The project is situated in an environment that includes residential, service uses, retail, general offices, and other restaurants nearby.

### Finding 2:

There purpose use is consistent and compatible with the purpose of the Zone in which the site is located.

### Facts in Support of Finding 2:

1. The property is in the Downtown Specific Plan (DSP) zone specifically the Grand Avenue District, where the purpose and intent are to support a vibrant Downtown with places for people to live, work, and play while providing the opportunity for a mix of commercial services. The existing restaurant operates under a Type 47 ABC License and the project will provide additional amenities at the restaurant, which is consistent with the Downtown Specific Plan (DSP) zone specifically the Grand Avenue District as it provides an additional service to residents, local employees, the surrounding area, and visitors to the city. The restaurant will preserve and improve the business environment by continuing provide a dinning opportunity while offering an accessory outdoor activity. The proposed location of the axe throwing cage will be visible to both drivers and pedestrians along Franklin Avenue which increases the City's ability to attract business. The axe throwing cage area will be used primarily as an additional amenity for customers and will not be used for outdoor dining purposes. Further, the design of the axe throwing cage maintains the aesthetic environment by integrating with the surrounding commercial uses through the inclusion of materials and textures found in the area.

The restaurant will continue to provide an attractive and accessible destination for families of all ages and incomes to stay, play, and relax.

Finding 3:

The proposed location and use, and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Facts in Support of Finding 3:

1. The sale of alcohol will be within an existing restaurant, an existing outdoor dining area, and a new outdoor accessory area. The existing rear outdoor dining area is completely fenced in with a sound/screen wall. Alcohol sales for on-site consumption are limited to Monday through Thursday, 11:00 A.M. to 12:00 A.M.; Friday, 11:00 A.M. to 1:00 A.M.; Saturday, 9:00 A.M. to 1:00 A.M.; and Sunday 9:00 A.M. to 12:00 A.M. The rear outdoor accessory area (axe throwing cage) hours are limited to Monday – Sunday 11:00 A.M. to 8:00 P.M. Food must be available for the indoor 1,943 square foot dining area and the 476 square foot outdoor dining areas during the dining hours and hours alcohol is sold. Food service, dining tables, and seating will not be available in the rear 120 square-foot accessory outdoor axe throwing cage area. Furthermore, several conditions of approval are imposed onto the operations of the restaurant that will prevent potential impacts onto the neighboring uses. With the conditions of approval, the use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Finding 4:

Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

Facts in Support of Finding 4:

1. The on-site sale and on-site consumption of beer, wine, and distilled spirits will not create any new impacts that would not be normally associated with the operation of a restaurant. The hours of operation for dining and alcohol sales are limited to Monday through Thursday, 11:00 A.M. to 12:00 A.M.; Friday, 11:00 A.M. to 1:00 A.M.; Saturday, 9:00 A.M. to 1:00 A.M.; and Sunday 9:00 A.M. to 12:00 A.M. Use of the new rear outdoor accessory (axe throwing cage) area will be limited to 11:00 A.M to 8:00 P.M. Monday through Sunday and is conditioned to not allow for use as outdoor dining, which minimizes impacts on surrounding uses.
2. The outdoor accessory area comprised of an axe throwing cage will not expose the residential uses nor mixed commercial uses nearby to stationary noise levels exceeding the ESMC noise ordinance standards as potential noise conflicts will be mitigated with Conditions of Approval. Acoustic sound absorbing cement board material will be utilized throughout the entire back, sides, and roof of the axe throwing cage to absorb sound and to off-set any potential noise impacts to the neighboring uses resulting from the use of the accessory outdoor area. Cement boards are dense and suitable for insulating airborne and impact noises because

they are heavy and make it hard for sound to move through them and reducing noise transmission. In addition, the sides and back of the axe throwing cage will be covered with loose hanging rubber matting to soften any axes that miss the target to off-set any potential noise impacts to the neighboring uses. Materials like rubber matting effectively absorb much of the impact noise and soften the noise that gets airborne. Other materials like end-gran targets (soft-fiber wood) and lighter/smaller axes will be utilized to off-set any potential noise impacts. Furthermore, no amplified sound is permitted in the outdoor dining areas and in the rear accessory area which contributes to eliminating potential impacts that could be generated by the proposed ancillary use. With the conditions of approval, the noise regulations of the Municipal Code will be adhered to which address and mitigate any potential noise conflicts which will help minimize impacts on surrounding uses. If complaints are received regarding excessive noise the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit (Condition No. 18).

3. In compliance with the requirements of the City of El Segundo and the State of California Department of Alcoholic Beverage Control the restaurant is subject to County Health Department regulations that address and monitor impacts of fumes and odors.
4. The applicant is not proposing to increase the areas for indoor and outdoor dining as food service, dining tables, and seating will not be available in the rear outdoor accessory area; therefore, not triggering additional parking requirements. The minimum number of required parking spaces for the restaurant and patios (based upon the proposed uses) is 9 stalls. A total of 9 parking spaces are provided onsite and offsite parking is not required, which will help minimize impacts on surrounding uses.

#### Finding 5:

The State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.

#### Facts in Support of Finding 5:

1. The city expects the Applicant will obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the expansion of the service area of beer, wine, and distilled spirits for onsite consumption because the accessory area is part of an existing restaurant that currently has a Type 47 ABC License. In the event the Applicant does not receive such approval by March 13, 2026 the City's approval will be null (Condition No. 21).

Exhibit B  
CONDITIONS OF APPROVAL

The Director of Community Development Department approved the proposed Revision B to the layout/floor plan, including the outdoor axe throwing cage, per the plans submitted to the City on January 7, 2025. In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Kristian Krieger representing Brewport Tap House (“Applicant”) and any successor-in-interest agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Administrative Use Permit No. AUP 16-11 Revision B (“Project Conditions”):

Planning

1. This approval authorizes the restaurant located at 200 – 204 Main Street (Brewport Tap House) to operate under a State of California Department of Alcoholic Beverage Control Type 47 (On-Sale General, Eating Place) license.
2. The restaurant dining and alcohol service hours are limited to Monday through Thursday, 11:00 A.M. to 12:00 A.M.; Friday, 11:00 A.M. to 1:00 A.M.; Saturday, 9:00 A.M. to 1:00 A.M.; and Sunday 9:00 A.M. to 12:00 A.M.
3. The rear outdoor accessory (axe throwing cage) area hours are limited to Monday – Sunday 11:00 A.M. to 8 P.M.
4. Food must be available for the indoor 1,943 square foot dining area, the 100 square foot outdoor dining area along the front of the restaurant and the 376 square foot outdoor dining area in the rear area abutting the restaurant building during the hours listed above. Any change to the hours is subject to review and approval by the Community Development Director.
5. Food service, dining tables, and seating shall not be available in the rear 120 square-foot outdoor accessory (axe throwing cage) area or the area between the axe throwing cage and the restaurant.
6. In accordance with the plans submitted on May 2, 2019 and approved by the CDD on July 12, 2019, the restaurant shall consist of the one existing building, one rear outdoor existing dining area, one outdoor existing dining area at the front of the building (in the public right of way), and one new outdoor accessory area described as follows:
  - Building 1: A 5,088 square-foot single story building located on 200-204 Main Street. Building 1 includes a 1,943 square-foot dining area and a 2,120 square-foot comprised of a kitchen, storage, and merchandise area.
  - Front outdoor dining area: A 100 square-foot outdoor dining area encroaching 30-inches into the public-right-of-way located along the front of the building.

- Rear outdoor dining area: A 376 square-foot covered outdoor dining area located on the northeast rear side of the building.
- Rear outdoor accessory area: A 120 square-foot rear outdoor accessory area comprised of an axe throwing cage.
- Outdoor rear storage (shed) area: A detached 120 square-foot accessory storage shed located on the northeast rear side of the lot.

Any subsequent modification to the approved project (including the approved floor plan, outdoor dining area(s), areas where alcohol will be served and consumed) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.

7. Any subsequent modification to the approved project (including the approved floor plan, outdoor dining area(s), areas where alcohol will be served and consumed) shall be to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.
8. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be caused to schedule a hearing before the Planning Commission regarding the status of the administrative use permit.
9. A maximum encroachment of 30-inches into the public right-of-way is allowed. The front outdoor patio must comply with this requirement.
10. No entertainment or dancing is permitted without prior approval pursuant to Title 4, Chapter 8 of the ESMC.
11. The restaurant operations including any entertainment must comply with ESMC §§7-2 regulating noise and vibration. No amplified sound is permitted in the outdoor dining areas and in the rear accessory area.
12. The applicant must maintain a sound/screen wall at the rear outdoor patio. The screen wall must continue to incorporate clear glass, plexi-glass, or other solid material to off-set any potential noise impacts to the residential uses resulting from the use of the patio to the satisfaction of the Community Development Director.
13. The applicant must install ½" acoustic sound absorbing cement board throughout the entire back of the axe throwing cage located in the rear outdoor accessory area. The sides of the axe throwing cage extending 4-feet from the target are and the roof must also be closed and sound insulated with acoustic sound absorbing cement boards to absorb sound and to off-set any potential noise impacts to the residential uses resulting from the use of the accessory outdoor area to the satisfaction of the Community Development Director.

14. The applicant must install and cover the back of the axe throwing cage with loose hanging ¼" rubber matting to soften any axes that miss the target to off-set any potential noise impacts to the residential uses resulting from the use of the accessory outdoor area to the satisfaction of the Community Development Director.
15. The applicant must install and cover the sides of the axe throwing cage with loose hanging ¼" rubber matting to soften any axes that hit the sides to off-set any potential noise impacts to the residential uses resulting from the use of the accessory outdoor area to the satisfaction of the Community Development Director.
16. The applicant must install end-gran targets (soft-fiber wood) for the axe throwing cage to absorb sound and off-set any potential noise impacts to the residential uses resulting from the use of the accessory outdoor area to the satisfaction of the Community Development Director.
17. Axes must be reduced to 1.5lb axes to off-set any potential noise impacts to the residential uses resulting from the use of the accessory outdoor area to the satisfaction of the Community Development Director.
18. If complaints are received regarding excessive noise, parking availability, lighting, building access, or other nuisances associated with the sale of beer, wine, and distilled spirits the City may, in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.
19. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products.
20. The applicant shall obtain and maintain all licenses and comply with all regulations of the Alcoholic Beverage Control (ABC) Act (Business & Professions Code Section 23300) and the regulations promulgated by the Board, including the regulations set forth in 4 Cal. Code of Regs. §§55, *et seq.*
21. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control (ABC) for the expansion of the service area of beer, wine, and distilled spirits for onsite consumption. If the Applicant does not receive such approval by March 13, 2026 the City's approval will be null.
22. All employees serving beer and wine to patrons must enroll in and complete a certified training program approved by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol. The training must be offered to new employees on not less than a quarterly basis.
23. The licensee must have readily identified personnel to monitor and control the behavior of customers inside the building premises. Staff must monitor activity

outside in the parking lot and any adjacent property under the establishment's control to ensure the areas are generally free of people.

24. The applicant must pay the parking in-lieu fee for three parking spaces noted before the City issues a Certificate of Occupancy, pursuant to Ordinance No. 1429 and City Council Resolution.
25. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1166 Revision B or Administrative Use Permit No. AUP 16-11 Revision B. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1166 Revision B or Administrative Use Permit No. AUP 16-11 Revision B, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.
26. Kristian Krieger representing Brewport Tap House shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

#### Building and Safety

27. The restaurant shall not be occupied by more persons than allowed by the California Building Code, as adopted by the El Segundo Municipal Code (ESMC).
28. The restaurant and the associated outdoor seating shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.
29. No tables, chairs, umbrellas, etc., for outdoor dining may be placed in areas required for ingress and egress as required by the latest adopted California Building Code.

#### Fire

30. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
31. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the El Segundo Fire Department Municipal Code shall apply at the time any architectural plans are submitted for construction permits.
32. Fire department access to the building and paths of egress shall be maintained clear at all times.

#### Police

33. The following type of live entertainment is prohibited: topless entertainment, adult oriented fashion shows, and other entertainment as regulated by the El Segundo Municipal Code.
34. Licensee(s) shall not require an admission charge or a cover charge for general admittance. There shall be no requirement to purchase a minimum number of drinks.
35. Persons who appear obviously intoxicated shall not be admitted into the licensed premises.
36. Aisles and hallways shall be kept clear in order to allow patrons to move freely about the licensed premises.
37. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall, at all times, maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to Alcohol Beverage Control on demand.
38. No booth or group seating shall be installed which completely prohibits observation of the occupants.
39. The restaurant operator shall retain full control of all events with the subject premises. No premises may be sublet to an independent promoter for any purpose.
40. All patrons who appear under the age of 30 shall not be served or allowed to consume alcoholic beverage unless they provide proof of age by providing one of the following forms of identification:
  - Valid driver's license.
  - Valid State identification card.
  - Valid passport.
  - Current military identification.
  - U.S. Government immigrant identification card.

A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons.

All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or other electronic device as approved by the Police Department.

41. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
42. There shall be no promotions encouraging intoxication or drinking contests or advertisements indicating "Buy one drink, get one free," "Two for the price of one," "All you can drink for ...," or similar language. *Condition added by the*
43. The licensee(s) or an employee of the licensee(s) will be always present in any patio and outdoor accessory area when alcoholic beverages are being served or consumed. An alternative is to have at least two (2) cameras monitoring the patio/outdoor accessory area and should be capable of distinguishing unauthorized persons in the patio and accessory area including underage persons consuming alcohol or alcohol being removed from the premises via the patio and accessory area. Monitoring of the cameras shall be in an active area where employees are always present and can easily view these cameras. Cameras must be approved by the Police Department.
44. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron.
45. When serving pitchers exceeding 25 ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if they appear to be under the age of 30, if not previously checked at the entrance to the licensed premises.
46. Except for wine bottles, oversized containers or pitchers containing in excess of 25 ounces of an alcoholic beverage shall not be sold to a single patron for their sole consumption.
47. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
48. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
49. A file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons on the licensed premises and every manager, which file shall also include a copy of each person's certificate of completion of the Department of Alcohol Beverage Control L.E.A.D. course (Licensee Education on Alcohol and Drugs). Upon request, said file shall be made available for review to representative of the Police Department. New employees will have 60 days from date of employment to obtain L.E.A.D. certification, or a police department approved alternative training course meeting the objectives of L.E.A.D. training.
50. There shall be a Designated Driver Program, that provides an incentive to the person not drinking alcoholic beverages, who is in a group of three or more, to be the designated driver for that group of patrons.

51. There shall be a taxi or ride sharing ride program where the establishment will offer to call a ride for patrons when it seems appropriate.
52. Except in case of emergency, the licensee shall not permit its patrons to enter or exit the licensed premises through any entrance/exit other than the primary entrance/exit, excluding entrances/exits to/from patio areas. Steps shall be taken by the licensee to discourage unauthorized exiting such as special locking devices or staff at the doors.
53. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words which are inherently likely to provoke an immediate violent reaction shall be removed from the premises.
54. An incident log shall be maintained at the licensed premises on a continual basis with at least one year of entries and be readily available for inspection by a police officer. The log is for recording any physical altercations, injuries, and objectionable conditions that constitute a nuisance occurring in, on, or at the licensed premises, including the immediately adjacent area that is owned, leased, or rented by the licensee. The log will indicate date, time, description of incident, and action taken. "Objectionable conditions that constitute a nuisance" means disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noise.
55. The Chief of Police may require State of California licensed security guards to perform crowd control inside and outside of the establishment. The number of security guards and hours security shall be present shall be as determined by the Chief of Police and based upon the type of activities anticipated at the location or based upon prior history of activity at this establishment or other similar businesses.
- Security personnel required by the administrative use permit issued for the licensed premises shall be in a uniform or clothing which readily identifies them as a security person. They shall maintain order and enforce the establishment's no loitering policy, and shall take "reasonable steps" (as that term is defined in subparagraph (3) of Section 24200 of the California Business and Professions Code) to correct objectionable conditions that constitute a nuisance.
  - Contract security services, proprietary security personnel, or personnel assuming the functions typically associated with security shall be familiar with the establishment's written security policy and procedures by reviewing them and signing they have read and understood them. The signed acknowledgement shall be kept in a file relating to the security manual.
  - Prior to utilizing a contract security guard company, the establishment shall verify the security company has a current city business license.

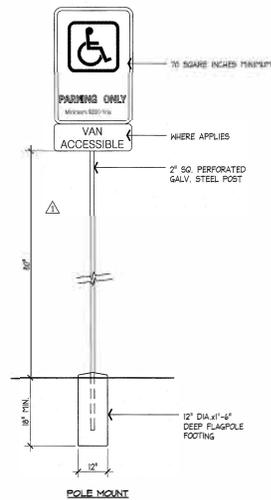
56. The business owner shall install and maintain a closed-circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment. Cameras are to be color and record, including keeping a minimum 30-day library of events, which shall be available for downloading and inspection by the Police Department.
57. The owner or manager of the licensed premises shall notify the Chief of Police at least three (3) days in advance of a special promotion or special event scheduled at the licensed premises.
58. If an outside promoter is utilized for providing entertainment after midnight, the Chief of Police shall be notified at least three (3) days in advance of the promoter's name and proposed entertainment.
59. Lines to enter the establishment shall not encroach into any parking or driveway areas and are to be maintained in an orderly fashion. Persons are to not to loiter about the exterior of the facility.

These Conditions are binding upon Kristian Krieger representing Brewport Tap House, and all successors and assigns to the property at 200 – 204 Main Street, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

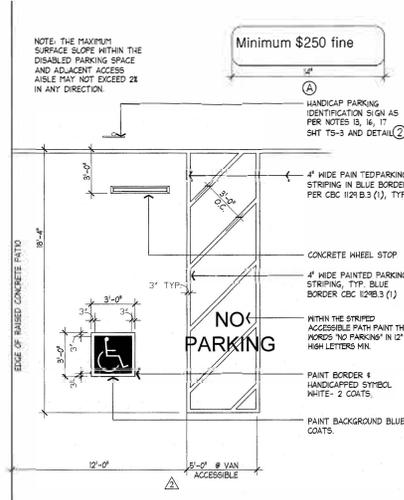
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Kristian Krieger, Applicant

# EXISTING SITE PLAN

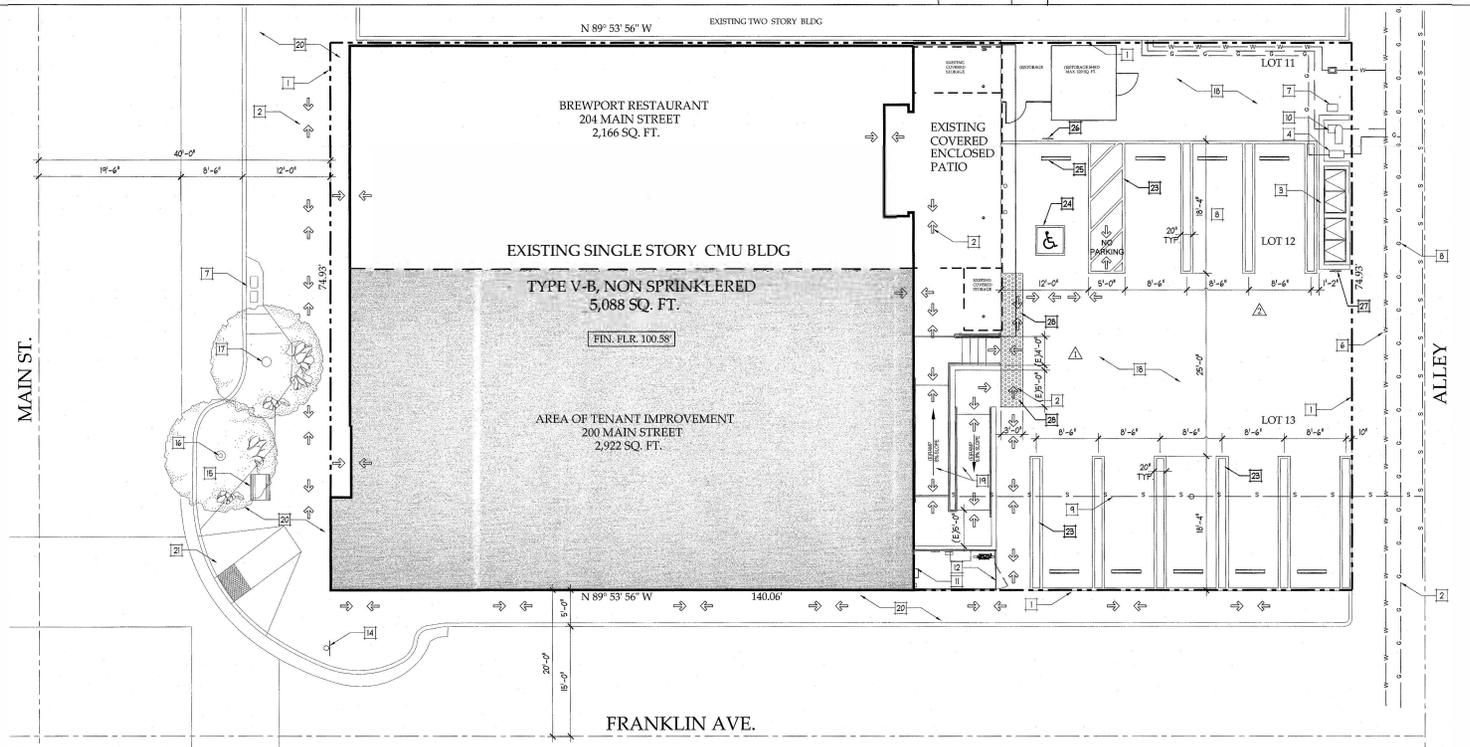


PARKING SIGNAGE SCALE 1/4"=1'-0" 2



ACCESSIBLE PARKING STALL SCALE 1/4"=1'-0" 1

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_ (112964)



- ### ACCESSIBILITY NOTES
- ENTRANCES SHALL FULLY COMPLY WITH CBC SECTION 108-006.4
  - PATH OF TRAVEL INDICATED ON SITE PLAN COMPLIES WITH SECTION 108-003.3 AND 108-403.5. WALKWAY SURFACES COMPLY WITH TRAVEL/UP 1:20 SLOPE AND MAX 1/8" CROSS SLOPE. PATH OF TRAVEL COMPLIES WITH MINIMUM CLEAR 4'-0" WIDE
  - DOOR AND GATE CLOSING SPEED SHALL COMPLY WITH:
    - DOOR AND GATE CLOSURES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 3 SECONDS MAXIMUM.
    - DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 15 SECONDS MINIMUM.
  - DOORS, GATES AND Sidelights ADJACENT TO DOORS OR GATES CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 48" MINIMUM ABOVE FLOOR

### KEYNOTES - SITE PLAN

1	PROPERTY LINE
2	(E) ACCESSIBLE ROUTE OF TRAVEL
3	(E) CONCRETE BLOCK TRASH ENCLOSURE
4	(E) GAS METER
5	(E) GAS LINE
6	(E) WATER MAIN
7	(E) WATER METERS
8	(E) SEWER MAIN
9	(E) SEWER LATERAL
10	(E) FIRE CONTROL VALVE
11	(E) ELECTRICAL METER
12	(E) METAL FENCE AND GATE
13	(E) PARKING SIGNAGE
14	(E) STOP SIGN
15	(E) MAILBOX
16	(E) STREET LIGHT
17	(E) DECORATIVE LIGHT
18	(E) ASPHALT PAVING
19	(E) ACCESSIBLE RAMP MAX SLOPE 1:12
20	(E) SIDEWALK
21	(E) CURB CUT w/ TACTILE TILE
22	(E) METAL PATIO ROOF LINE
23	NEW RESTRICTED PARKING STALLS
24	NEW ACCESSIBLE PARKING SPACE SEE DETAIL
25	RELOCATED CONCRETE WHEEL STOP
26	RELOCATED ACCESSIBLE PARKING SIGNAGE VERIFY COMPLIANCE SEE DETAIL
27	RELOCATED SITE ACCESSIBLE PARKING TOW AWAY SIGNAGE
28	NEW 8'-0" WIDE APPROVED TACTILE TILE

**ACCESSIBILITY NOTES**

**KEYNOTES - SITE PLAN**

**SITE PLAN** SCALE 1/8"=1'-0" 1

Print Date: 19 July 2019

Architect  
**JGA**  
 JAMES GARTNER & ASSOCIATES  
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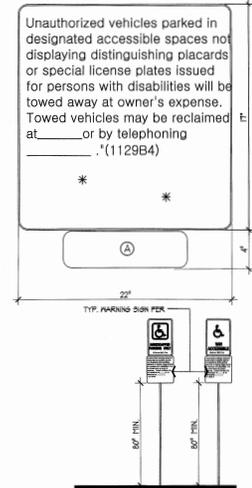
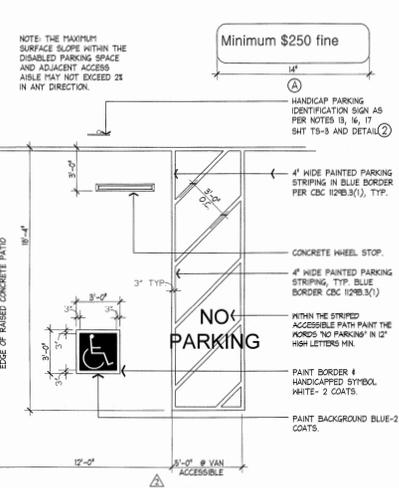
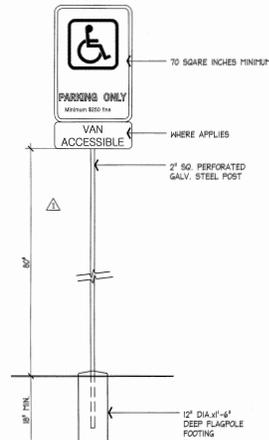
ISSUANCE  
 Date Description  
 06-20-19 1.0 SCHEMATIC/LEFT  
 06-20-19 1.1 PLAN CHECK SUBMITTAL  
 06-22-19 1.2 HEALTH DEPARTMENT SUBMITTAL  
 1.3 BUILD PERMITS  
 1.4 BIDDING FOR CONSTRUCTION

Revised on  
 Date No. Description  
 06-20-19 1.0 Bldg Dept. Resubmittal  
 07-22-19 1.1 Health Dept. Resubmittal

Project Name and Location  
**BP**  
 BREWPORT TAPHOUSE  
 200 - 204 MAIN STREET  
 EL SEGUNDO CA 90245

SHEET TITLE  
**SITE PLAN**  
 Project No. Sheet No.  
**A1.1**

# PROPOSED SITE PLAN



Proposed Axe Throwing Cage

120 SQFT

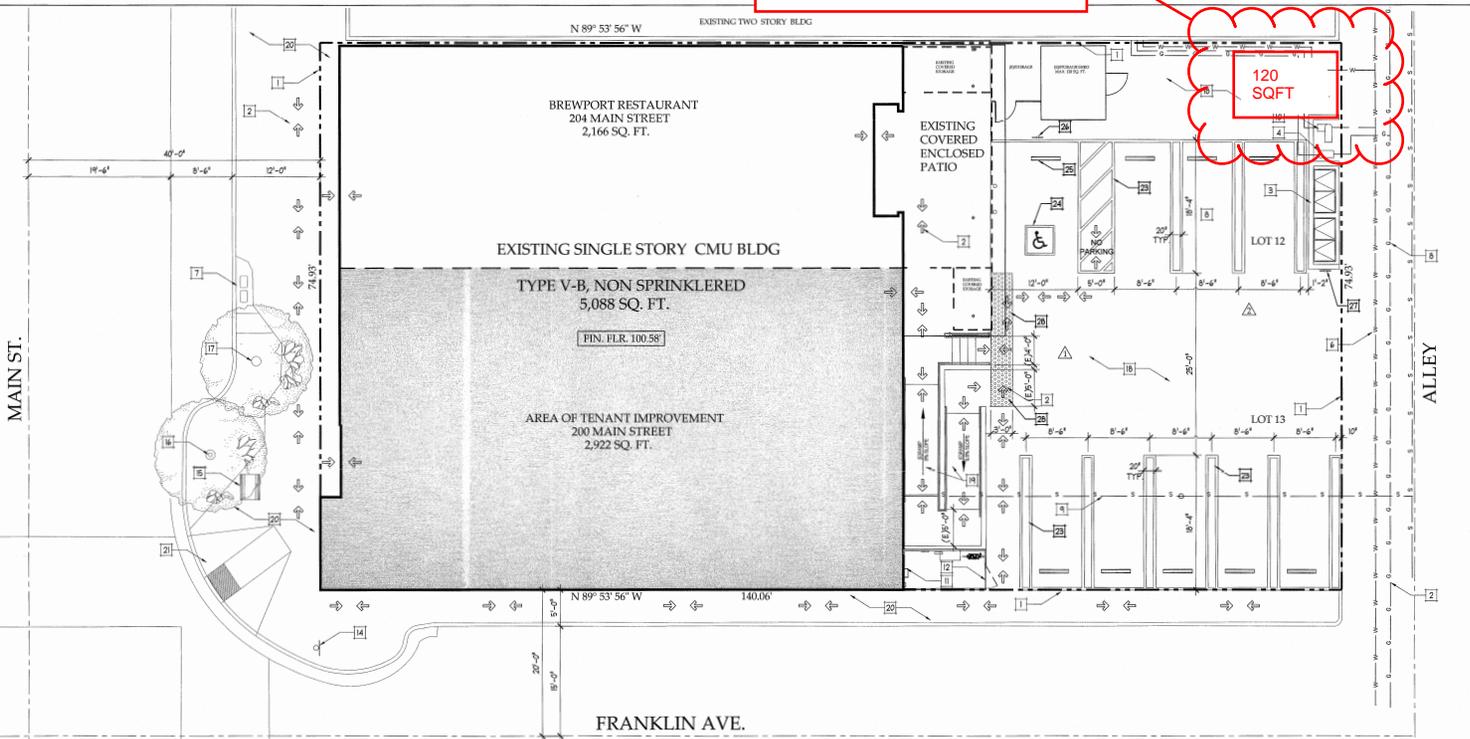
ACCESSIBLE PARKING STALL SCALE 1/4"=1'-0" 1

## ACCESSIBILITY NOTES

- ENTRANCES SHALL FULLY COMPLY WITH CBC SECTION 10B-006.4
- PATH OF TRAVEL INDICATED ON SITE PLAN COMPLIES WITH SECTION 10B-003.3 AND 10B-003.5. WALKWAY SURFACES COMPLY WITH MAXIMUM 1:20 SLOPE AND MAX 1/4" CROSS SLOPE. PATH OF TRAVEL COMPLIES WITH MINIMUM CLEAR 4'-0" WIDE
- DOOR AND GATE CLOSING SPEED SHALL COMPLY WITH:
  - DOOR AND GATE CLOSURES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 8 SECONDS MINIMUM.
  - DOOR AND GATE SPRING HINGERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 15 SECONDS MINIMUM.
- DOORS, GATES AND Sidelights ADJACENT TO DOORS OR GATES CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 48" MAXIMUM ABOVE FLOOR

## KEYNOTES - SITE PLAN

- PROPERTY LINE
- (E) ACCESSIBLE ROUTE OF TRAVEL
- (E) CONCRETE BLOCK TRASH ENCLOSURE
- (E) GAS METER
- (E) GAS LINE
- (E) WATER MAIN
- (E) WATER METERS
- (E) SEWER MAIN
- (E) SEWER LATERAL
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- (E) METAL FENCE AND GATE
- (E) PARKING SIGNAGE
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- (E) CURB CUT w/ TACTILE TILE
- (E) METAL PATIO ROOF LINE
- NEW RESTRIPTED PARKING STALLS
- NEW ACCESSIBLE PARKING SPACE SEE DETAIL
- RELOCATED CONCRETE WHEEL STOP
- RELOCATED ACCESSIBLE PARKING SIGNAGE VERIFY COMPLIANCE SEE DETAIL
- RELOCATED SITE ACCESSIBLE PARKING SIGNAGE VERIFY COMPLIANCE SEE DETAIL
- NEW 9'-0" WIDE APPROVED TACTILE TILE



Architect  
**JGA**  
 JAMES GARTNER & ASSOCIATES  
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 Santa Ana, CA 92708  
 Phone 714.560.9210  
 www.jgartner.com

Stamp and Signature  
  
 James Gartner  
 Architect

Revision	Date	No.	Description	By	Check	Revised/Issued
04-30-19			COORDINATION SET			
04-30-19			PLAN CHECK SUBMITTAL			
06-12-19			HEALTH DEPARTMENT SUBMITTAL			
			ISSUED FOR BID			
			ISSUED FOR CONSTRUCTION			

Project Name and Location

BREWPORT TAPHOUSE  
 200 - 204 MAIN STREET  
 EL SEGUNDO CA 90245

Sheet Title

SITE PLAN  
 Project No.:  
 Sheet No.:  
**A1.1**  
 Print Date: 19 July 2019

## Public Hearing for EA-1166 Revision B

---

**From** Lisa Catania <sportinyoga@aol.com>

**Date** Fri 2/14/2025 1:29 PM

**To** Planning <Planning@elsegundo.org>

**Subject:** Concern Regarding Alcohol Consumption Expansion at Axe Throwing Venue

I would like to express my strong opposition to the proposed expansion of alcohol consumption areas at the axe throwing business. While I appreciate the unique entertainment it offers, the potential for increased noise and disturbances to nearby residents is a significant concern.

Axe throwing is already a loud activity, and adding more alcohol consumption could exacerbate the noise levels, particularly during evenings and weekends when residents are trying to enjoy their homes. The combination of elevated noise and possible rowdiness from patrons could create an uncomfortable living environment for those in the vicinity.

I urge the decision-makers to consider the impact on the local community and prioritize the well-being and peace of the residents over expanding alcohol sales. Thank you for taking this important matter into account.

Sincerely

Lisa Catania

Sent from my iPhone

## Public Hearing for EA-1166 Revision B

---

**From** Tony Martinis <tonymartinis@icloud.com>

**Date** Sun 2/16/2025 11:56 AM

**To** Planning <Planning@elsegundo.org>

Hello Jazmin Farias

My name is Tony Martinis.

I have been resident of our beautiful little town for 50 years.

Currently I live at 201 Standard St.

My apartment is located at the end of the building facing alley which separates my apartment and Brewport restaurant.

I get up at 4:00 am to go to work and get home around 6:00 pm.

Axe throwing in Brewport Parkin lot has been going on for couple of years now. Distance between my apartment and axe throwing court is about 50 feet.

I would love to come home at night after long day of work and relax and watch TV or have dinner but that is not possible while thumping of axe hitting wooden barrier and screaming ( cheering ) of people.

I have videos of this if that what you would like to hear. This has been going on during day and every night that starts at 7:00 and will go all to 10:00 pm.

I would love city to reconsider this approval and not approve the permit.

I truly don't understand why Brewport has to have outside when restaurant has plenty of room indoor to set this up.

I believe they don't want to do that because it will disrupt customers but it's ok to disrupt our neighbors.

To be honest with you I been here at this address for 28 years and never had such a disrespectful neighbor.

Hopefully you will take a moment with your department and make wise and human decisions

Sincerely,

Tony Martinis

Sent from my iPhone

## Brewport Axe tournament

---

**From** Tony Martinis <tonymartinis@icloud.com>

**Date** Wed 2/19/2025 7:22 AM

**To** Planning <Planning@elsegundo.org>

---

Download Attachment

Available until Mar 21, 2025

---

Hello Jazmin,

Here is a little sample of how this sounds in my apartment every night and weekends during the day

Hope you can see what I was telling you in my first email

Tony

[Click to Download](#)

IMG\_7790.MOV

0 bytes

Sent from my iPhone



## Planning Commission Agenda Statement

Meeting Date: March 13, 2025

Agenda Heading: CONSENT

Item Number: A.3

---

### TITLE:

Revision "A" to an Administrative Use Permit to Expand the Indoor and Outdoor Dining Areas and Allow the Sale of Beer, Wine and Distilled Spirits for On-site Consumption at an Existing Restaurant. (Environmental Assessment No. EA-1295, Revision A, Downtown Design Review No. DDR 24-01, and Administrative Use Permit No. AUP 20-03).

### RECOMMENDATION:

1. Receive and file Community Development Director approval of Revision A to Environmental Assessment No. EA-1295, Downtown Design Review No. DDR 24-01, and Administrative Use Permit No. AUP 20-03.

### FISCAL IMPACT:

None.

### BACKGROUND:

Jame Restaurant has operated at the subject property since 2018 and has expanded over the years. On June 7, 2018, the Director initially approved EA-1224 and AUP 18-03 for a Type 41 ABC License for Jame Restaurant allowing alcohol sales for on-site consumption from 11 am to 11 pm daily in the 260 square-foot indoor dining area and the 80 square-foot outdoor dining area. Subsequently, on August 15, 2018, the Director approved Revision A to EA-1224 and AUP 18-03, which allowed an expansion of the indoor dining area and alcohol service for a combined total of 990 square feet of indoor dining area. On January 9, 2020, the Director approved Revision B to EA-1224 and AUP 18-03, allowing expansion of indoor alcohol service to a neighboring tenant space with 990 square-foot indoor dining area and increasing the size of outdoor dining to 200 square feet.

On June 7, 2021, the Director approved EA-1295 and AUP 20-03 for Jame Restaurant allowing further expansion of the indoor dining area and alcohol service to an abutting

tenant space containing 897 square feet of indoor dining area. The approval also extended the hours of alcohol sales for on-site consumption from 10 am to 2 am daily.

On July 2, 2024, the applicant (Jackson Kalb) applied for Revision A to EA-1295 and AUP 20-03 to expand both indoor and outdoor dining areas and allow the sale of beer, wine and distilled spirits for on-site consumption. The applicant also submitted a Downtown Design Review (DDR) application for the proposed expansion and design of the outdoor dining area. After submittal of additional information, the Community Development Director conditionally approved the DDR and the AUP on February 20, 2025.

## **DISCUSSION:**

### **Site Description**

The Subject property is a commercial center (El Segundo Plaza) that is developed with two buildings containing a total of 51,249 square feet of building area. The existing building has restaurants, a donut shop, a bank, a music store, a clinic, a yoga studio, and a jeweler operating at the site. The El Segundo Plaza is in the Grand Avenue District of Downtown Specific Plan (DSP) Zone and is subject to the standards and requirements of the DSP.

### **Project Description**

The proposed project includes the reconfiguration and expansion of an existing 197 square-foot outdoor dining area by 300 square feet, resulting in a total of 497 square feet of outdoor dining. The project includes expanding the existing 955 square-foot indoor dining area of the restaurant into the abutting 910 square-foot tenant space (at 239 Main Street) to the south and serve beer, wine and distilled spirits for on-site consumption. The proposed combined indoor dining area for the restaurant is 1868 square feet, and the outdoor dining area is 497 square feet. Thus, the proposed project requires and includes an AUP for the expansion of alcohol service for on-site consumption for both indoor and outdoor dining area expansions.

### **Downtown Specific Plan Consistency**

The proposed expansion to the outdoor dining area for the restaurant requires administrative design approval by the Community Development Director, per the DSP. The purpose of the design review process is to ensure that new development in the DSP complies with the Outdoor Dining design standards in Chapter 2-8 of the Specific Plan. Pursuant to Table 7-1 in the adopted DSP, an Administrative-level design review process applies to projects involving substantial exterior alterations, such as installation, replacement or modifications to individual architectural building features, including without limitation, windows, doors, awnings, lighting, siding materials and colors, landscaping and signs, as determined by the Director of Community Development, or his/her designee. The proposed design modifications for the expansion of the an existing outdoor dining area located under a breezeway are in accordance to the Administrative Design Review Process in section 7-5(E)(2)(b), and Table 7-1 for the

Downtown Specific Plan (DSP) Zone within the Grand Avenue District. The proposed design modifications for the outdoor dining area expansion meet the following Findings on page 7-6 of the DSP, listed below:

- 1. The project design is consistent with the goals, policies and objectives of the General Plan and Specific Plan.*
- 2. The project design substantially complies with the development standards and guidelines in Chapter 2 of the Specific Plan.*

The Director determines that the findings listed above can be made to support approval of the DDR, allowing the proposed 300 square-foot expansion to the outdoor dining area and design modifications. The proposed design for the outdoor furniture, dining area edge barriers, overhead lighting fixtures with cold temperature bulbs, landscaping, and heaters will be both functional and visually appealing for the overall atmosphere of Downtown. Therefore, staff recommends that the Planning Commission receive and file the Director's approval.

**Administrative Use Permit No. 20-03**

Both the interior and outdoor dining areas will be expanded and require an amendment to the existing Administrative Use Permit to allow the expansion of alcohol service for the existing restaurant.

In the event the Planning Commission desires to review the Director's approval of the administrative use permit, the Planning Commission acts in a quasi-judicial capacity (i.e., applying established standards to applications to determine specific rights under existing law). Before an administrative use permit may be granted, the Director or Commission must find the following findings are met as required by ESMC § 15-22-3:

- 1. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*
- 2. The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*
- 3. The proposed location and use and conditions under which the use would be operated or maintained to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*
- 4. Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and compensated for.*

The Director determined that the findings listed above can be made to support approval for the amendments to the AUP, allowing the on-site sale and consumption of beer, wine and distilled spirits to both indoor and outdoor dining areas for the restaurant. The subject site is in the Grand Avenue District within the Downtown Specific Plan (DSP) Zone, which allows restaurant uses by right. The restaurant currently holds and will continue to operate with a Type 47 ABC License. Food will be available when alcohol is sold. The proposed ancillary alcohol service for the expansion of the existing restaurant is compatible to adjacent commercial uses in this district since restaurants are permitted by right. The approval also includes conditions that protect the City and surrounding users from potentially negative impacts, and any subsequent modifications to the floor plan and areas where alcohol will be served and consumed is subject to review and approval by the Community Development Director. The required findings, conditions of approval, and environmental assessment are provided in the attached Director's Approval Letter dated February 20, 2025. The Director concluded that the project is appropriate for the location and will not operate in a manner that will create unwanted impacts. Therefore, staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that this permit be discussed, and a decision be made by the Planning Commission instead of "received and filed."

**Environmental Review**

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) involving the conversion of a portion of an existing building area to a restaurant and the expansion of an outdoor dining area. Both indoor and outdoor dining area expansions for the restaurant will include alcohol service.

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:**

Maria Baldenegro, Assistant Planner

**REVIEWED BY:**

Eduardo Schonborn, AICP, Planning Manager

**EA-1295, Revision A, AUP 20-03, and DDR 24-01**

**March 13, 2025**

**Page 5 of 5**

**APPROVED BY:**

Michael Allen, AICP, Community Development  
Director

**ATTACHED SUPPORTING DOCUMENTS:**

1. Approval Letter dated February 20, 2025
2. Proposed Outdoor Dining Area Design Improvements
3. Plans



# City of El Segundo

## Community Development Department

February 20, 2025

Matthew Mello  
327 East Second Street #222  
Los Angeles, CA 90012

**Subject:** Revision A to Environmental Assessment No. EA-1295, Downtown Design Review DDR 24-01, and Administrative Use Permit No. AUP 20-03

**Address:** 239-241 Main Street, El Segundo, CA 90245

Dear Mr. Mello:

Your request for an Administrative Use Permit allowing the expansion of the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC License) at Jame Restaurant for both the indoor and outdoor dining area additions as illustrated in building permit No. COM-24-256, is APPROVED in accordance with the El Segundo Downtown Specific Plan and El Segundo Municipal Code Section 15-22-3. The project includes Downtown Design Review approval for the reconfiguration and expansion of outdoor dining area in accordance with the El Segundo Downtown Specific Plan, and is subject to the conditions in the attached Exhibit B. Exhibit A contains a full description of the design modifications for the approved outdoor dining area expansion, environmental determination, and findings in support of the DDR application approval.

The project also includes approval of an AUP for alcohol service and consumption in the dining areas of the restaurant comprised of a total of 1,868 square feet of interior floor area and a total of 497 square feet of outdoor dining area. The approval is subject to the conditions of approval contained in the attached Exhibit B. The associated environmental determination, and required findings supporting the decision approving the AUP are described in Exhibit A.

This determination is scheduled to be "received and filed" by Planning Commission at the March 13, 2025, meeting. Any Planning Commissioner may request that this permit be discussed, and a decision be made by Planning Commission instead of "received and filed."

Should you have any questions, please contact Assistant Planner Maria Baldenegro at (310) 524-2341, or via email at [mbaldenegro@elsegundo.org](mailto:mbaldenegro@elsegundo.org).

Reviewed by:

Eduardo Schonborn, AICP  
Planning Manager

Approved by:

Michael Allen, AICP  
Community Development Director

Exhibit A  
Environmental Determination and Required Findings

**Environmental Assessment:** After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) involving the conversion of a portion of an existing building area to a restaurant and the expansion of an outdoor dining area. Both indoor and outdoor dining area expansions for the restaurant will include alcohol service.

**Project Addresses:** 239-241 Main Street.

**Project Description:** The proposed project is for the reconfiguration and expansion of an existing 197 square-foot outdoor dining area by 300 square feet, resulting in a total of 497 square feet of outdoor dining. The project also includes approval of an AUP for the expansion of alcohol service for on-site consumption in the dining areas of the restaurant comprised of a total of 1,868 square feet of interior floor area, and a total of 497 square feet of outdoor dining area. The proposed design modifications for the expansion of the outdoor dining area are as follows:

239-241 Main Street:

1. A 300 square foot expansion to the existing outdoor dining area located under a covered breezeway/courtyard, resulting in a 497 sf outdoor dining.
2. All weather black chairs, and varnished-top wood tables with all weather black metal base supports.
3. Five new ceiling-mounted heaters each (6-foot by 4-foot) above the tables and chairs.
4. New light fixtures and lightbulbs with a “color temperature” of 2,700 kelvins above the tables and chairs.
5. Freestanding 36-inch tall walnut-stained wood trellises will be placed inside of 18-inch tall walnut-stained wood planters to delineate the proposed new outdoor dining seating area for Jame, which will serve as a barrier separation from the outdoor seating area currently used by the adjacent Japonica Sushi and Ramen restaurant located at 229 Main Street.
6. Faux green foliage material will also be attached to the 36-inch tall walnut-stained wood trellises to simulate a lush green environment for dining.
7. Two palm trees will be installed inside of two existing raised 6-foot by 6-foot brick planters, currently located under the breezeway area.

## **Downtown Specific Plan Consistency:**

The purpose of the design review process is to ensure that new development in the DSP complies with the Outdoor Dining design standards in Chapter 2-8 of the Specific Plan. Pursuant to Table 7-1 in the adopted DSP, an Administrative-level design review process applies to projects involving substantial exterior alterations, such as installation, replacement, or modifications to individual architectural building features, including without limitation, windows, doors, awnings, lighting, siding materials and colors, landscaping and signs, as determined by the Director of Community Development. The proposed design modifications for the expansion of an existing outdoor dining area located under a breezeway/courtyard are in accordance to the Administrative Design Review Process in section 7-5(E)(2)(b), and Table 7-1 for the Downtown Specific Plan (DSP) Zone within the Grand Avenue District. The proposed design modifications for the outdoor dining area expansion meet the following Findings on page 7-6 of the DSP, listed below:

### **Finding 1:**

The project design is consistent with the goals, policies, and objectives of the General Plan and the Specific Plan.

### *Facts in Support of Finding 1:*

The General Plan land use designation of this property is Downtown Specific Plan (DSP) and permits community serving retail, service uses, and offices in a pedestrian-oriented environment. The vision of the Specific Plan is to create a prosperous Downtown with a mix of uses and entertainment options and cohesive elements that connects the community together. The project site is located in the Grand Avenue District of the DSP Zone. The Grand Avenue District serves as a gateway from the west entry to the City of El Segundo Downtown core. The Grand Avenue District is intended to support vibrant Downtown with places for people to live, work, and play and provide community amenities such as publicly accessible open space and enhanced pedestrian access in and around an individual project site. The site is developed with a shopping center that contains two buildings, totaling 51,249 square feet. The existing building has restaurants, a donut shop, a bank, a music store, a clinic, a yoga studio, and a jeweler operating at the site. The proposed outdoor dining is consistent with the DSP goals, policies and objectives, as the project enhances a pedestrian-oriented environment for the area. The outdoor dining will be visible from the street, bringing more pedestrian activity outside the building and closer to the street, thereby enhancing and creating inviting outdoor space and supporting an attractive downtown area.

### **Finding 2:**

The project design substantially complies with the development standards and guidelines in Chapter 2 of the Specific Plan.

*Facts in Support of Finding 2:*

The proposed expansion and design modifications to the existing outdoor dining area for the restaurant will increase the outdoor gathering space for the DSP, and will be accessible to the public. The proposed new box planters with trellises containing new landscaping comply with the pedestrian-oriented streetscape requirements of the DSP by making the outdoor dining area more enjoyable for dining and improving the curb appeal of the site. Additionally, the proposed lighting for the outdoor patio area under the breezeway improves safety and security for pedestrians and bicyclists. The proposed design modifications consisting of additional landscaping and lighting will also make the outdoor dining space more inviting and desirable for the community to enjoy for extended hours throughout the day. Therefore, the design improvements are consistent and substantially comply with the design standards and guidelines of the DSP.

**Administrative Use Permit 20-03:**

As required by El Segundo Municipal Code Section 15-22-3, the following are the findings and facts in support of the approval of the AUP:

Finding 1:

There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

Facts in Support of Finding 1:

The subject site is in the Grand Avenue District within the Downtown Specific Plan (DSP) Zone, and is developed with a multi-tenant shopping center (El Segundo Plaza) where restaurant uses are permitted by right. Both the interior and outdoor dining areas for the restaurant will be expanded and require an amendment to the existing AUP. The project site includes retail, service uses, and other restaurants which are compatible uses in relation to the proposed project.

Finding 2:

The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

Facts in Support of Finding 2:

The existing restaurant is within a multi-tenant shopping center (El Segundo Plaza) in the Grand Avenue District of the Downtown Specific Plan (DSP), which serves as a gateway from the west and to the Downtown Core. The standards for this district allow for flexibility and a mixture of commercial uses serving the residents, local employees, and visitors to the city. The DSP's goals provide consistency and reflect the vision of the General Plan, by facilitating economic development and promoting compatible land uses. The intent of

the DSP is to support a vibrant Downtown with open space that is publicly accessible to pedestrians. The proposed expansion to the existing outdoor dining area at the site is an amenity that supports this goal for the Downtown and is compatible with the other commercial uses operating in the area. The proposed expansion to the sale of alcohol for onsite consumption supports the economic growth and viability of the DSP. Therefore, the project is consistent with the purpose of the Grand Avenue District in the DSP Zone.

#### Finding 3:

The proposed location and use, and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

#### Facts in Support of Finding 3:

The sale of alcohol will be expanded within an existing building for the restaurant and include an increase to the existing outdoor dining area. The restaurant currently holds an active Type 47 ABC License. The permits for the interior tenant improvements of the restaurant have been approved and construction has begun at the site. The proposed request is for the expansion of alcohol service to both the interior and the outdoor dining areas at the restaurant. Alcohol sales will be permitted from 10:00 am to 2:00 am daily and will accompany meals, so the consumption of alcohol for the existing restaurant is not anticipated to become a nuisance. Further, the Police Department staff did not protest the approval for the expansion of alcohol service for the restaurant.

#### Finding 4:

Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

#### Facts in Support of Finding 4:

The proposed expansion of alcohol service for both interior dining floor area and outdoor dining area for a restaurant with an existing on-site sale and on-site consumption of beer, wine and distilled spirits (Type 47 ABC license) will not create any new impacts that would be normally associated with the operation of a restaurant. The restaurant currently offers beer, wine, and distilled spirits for on-site consumption and has not generated negative impacts in the DSP. The proposal includes offering beer, wine and distilled spirits in a larger indoor dining area that has expanded into the abutting tenant space to the south of an existing building and a larger outdoor dining area for the restaurant. The proposed project expansions to dining areas and alcohol service for the restaurant are not anticipated to generate hazards that would require mitigation.

#### Finding 5:

The State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.

Facts in Support of Finding 5:

The Applicant has obtained and must maintain a license from the State of California Department of Alcoholic Beverage Control for the on-site sale and on-site consumption of beer, wine, and distilled spirits for a restaurant (Type 47 ABC License).

Exhibit B  
CONDITIONS OF APPROVAL

The Director of Community Development Department approved Revision A to the layout/floor plan, including the outdoor dining area and an expansion of the indoor dining area per the plans submitted to the City on December 26, 2024. The following conditions are modified by the Director at the approval of Revision A on February 20, 2025. In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Matthew Mello representing Jackson Kalb for Jame Restaurant (“Applicant”) and any successor-in-interest agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Revision A to Environmental Assessment No. EA-1295 and Administrative Use Permit No. AUP 20-03 (“Project Conditions”):

Planning

1. The maximum permitted outdoor dining area for this approval is limited to a total of 497 square feet and must be located under an existing breezeway/courtyard at the property as illustrated in the approved plans dated December 26, 2024, for Revision A to Environmental Assessment No. EA-1295 and Administrative Use Permit No. AUP 20-03.
2. The approved project requires the following new design items per the DSP:
  - a) All weather black chairs, and varnished-top wood tables with all weather black metal base supports are proposed for the 497 square-foot outdoor dining area.
  - b) Five new ceiling-mounted heaters each (6-foot by 4-foot) above the tables and chairs.
  - c) New light fixtures and lightbulbs with a “color temperature” of 2,700 kelvins will be installed above the tables and chairs.
  - d) Sufficient freestanding 36-inch tall walnut-stained wood trellises will be placed inside of 18-inch tall walnut-stained wood planters to delineate the proposed new outdoor dining seating area for Jame, which will serve as a barrier separation from the outdoor seating area currently used by the adjacent Japonica Sushi and Ramen restaurant located at 229 Main Street.
  - e) Faux green foliage material will also be attached to the 36-inch tall walnut-stained wood trellises to simulate a lush green environment for dining.
  - f) Two palm trees will be installed inside of two existing raised 6-foot by 6-foot brick planters, currently located under the breezeway area.
3. All future signage must comply with regulations and development standards described in the DSP.

4. Construction of the project shall comply with the plans submitted for this Project dated December 26, 2024, as approved by the Community Development Director on February 20, 2025. Any modification to the approved project design, colors, materials, and dimensions must be reviewed and approved by the Community Development Director prior to the construction of the modification. The Community Development Director will determine whether Planning Commission review/approval is required for the proposed modification.
5. This approval allows for the expansion of alcohol service to both a combined total of 1,868 square feet of indoor dining area, and a total of 497 square feet of outdoor dining area for Jame Restaurant to operate with a Type 47 ABC License (sale of beer, wine, and distilled spirits for on-site consumption).
6. The sale of beer, wine, and distilled spirits for on-site consumption at the restaurant is limited to 10 am to 2 am daily. Any change to the hours for the sale of alcoholic beverages is subject to review and approval of the Community Development Director.
7. The indoor dining area for the restaurant is limited to 1,868 square feet, and the outdoor dining area is limited to 497 square feet. Food must be available for the indoor and outdoor dining areas during the hours alcohol is sold. Any change to the hours is subject to review and approval by the Community Development Department Director.
8. Any subsequent modification to the project as approved (including change of use and change of occupancy to the building) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.
9. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may require that public hearing be scheduled before the Planning Commission regarding the status of the Administrative Use Permit.
10. The applicant shall obtain and maintain all licenses and comply with all regulations of the Alcoholic Beverage Control (ABC) Act (Business & Professions Code Section 23300) and the regulations promulgated by the Board, including the regulations set forth in 4 Cal. Code of Regs. §§55, *et seq.*
11. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the Type 47 ABC License prior to selling distilled spirits. If the Applicant does not receive such approval from ABC by March 13, 2026, the City's approval shall be null and void.
12. If complaints are received regarding excessive noise, or other nuisances associated with the sale of alcohol (beer, wine, and distilled spirits), the City may,

in its discretion, take action to review the Administrative Use Permit and add conditions or revoke the permit.

13. There shall be no exterior advertising of any kind or type indicating the availability of specific alcoholic beverage products inside the store.
14. The applicant shall obtain the necessary permits and approval from the City for any special events occurring on the premises.

#### Building

15. The Indoor and Outdoor Dining areas for the Restaurant shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC.
16. Building, Electrical, Mechanical and Plumbing Permit approvals must be obtained from the City before starting any construction work at the site.

#### Fire

17. The Indoor and Outdoor Dining areas for the Restaurant shall comply with the California Building and Fire Code requirements, as adopted by the ESMC.

#### Police

18. The sale of beer and wine for on-site consumption must be limited to hours the restaurant is open and food is available. Any modifications to the hours of operation for the sale of beer, wine, and distilled spirits will require review and consideration by the Police Department and the Community Development Department Director.
19. The sale of beer, wine, and distilled spirits for on-site consumption shall be ancillary to the Restaurant and subject to the California Department of Alcoholic Beverage Control regulations.
20. No external signs or window advertising for wine or its availability shall be displayed in such a manner as to be visible from the exterior of the building.
21. All patrons who appear under the age of 30 shall be required to show some form of identification. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
  - a. Valid driver's license
  - b. Valid State identification card
  - c. Valid passport
  - d. Current military identification
  - e. U.S. Government immigrant identification card

22. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. The authorized representative of the owner shall remove from the patron's wallet the identification card or any plastic holder to inspect it from any alterations made to it through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or ID scanning machine, or other electronic device as approved by the Police Department.
23. Glassware used for the service of alcoholic shall be of a shape and size uniquely different from that glassware used for non-alcoholic beverages. Alcoholic beverages shall not be permitted on the premises contained in any other non-alcoholic beverage glassware or container. This includes but is not limited to, teapots, teacups, water glasses and soft drink glasses.
24. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
25. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron.
26. When serving pitchers exceeding 25 ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if they appear to be under the age of 30, if not previously checked at the entrance to the licensed premises.
27. Except for wine bottles, oversized containers or pitchers containing in excess of 25 ounces of an alcoholic beverage shall not be sold to a single patron for their sole consumption.
28. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words which are inherently likely to provoke an immediate violent reaction shall be removed from the premises.
29. High-Definition color cameras shall be installed at all building entrances and select exterior locations as determined by the police department. Cameras shall be capable of clearly capturing a recognizable facial image of patrons and on the exterior areas required by the police department. Cameras at pedestrian entrances shall clearly capture the entire person and a face image. Camera images shall be digitally stored for at least 30 days. Viewing and access to the recording must be made available at any El Segundo Police Officer's request during normal business hours when conducting an investigation of a complaint or criminal activity.
30. Parking lot lights shall remain on during business hours.
31. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.

32. Conditions of approval under an Administrative Use Permit shall be visibly posted in an area accessible to the public along with the City of El Segundo business license.
33. The property owner and applicant (business owner) shall allow access on the premises at any time as deemed necessary by the El Segundo Police Department or Community Development Department personnel for the purpose of inspecting the premises to verify compliance with the Administrative Use Permit.
34. The Administrative Use Permit may be revoked if the business is convicted of selling alcoholic beverages to a minor.
35. The Administrative Use Permit may be modified or revoked by the City should it be determined that the proposed use or conditions under which it was permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained as to constitute a public nuisance.
36. Jackson Kalb representing Jame Restaurant ("Applicant") shall acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.
37. The Applicant Jackson Kalb representing Jame Restaurant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval for the Revision A to Environmental Assessment No. EA-1295, Administrative Use Permit No. AUP 20-03, and Downtown Design Review No. DDR 24-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City's approval Revision A to Environmental Assessment No. EA-1295, Administrative Use Permit No. AUP 20-03, and Downtown Design Review No. DDR 24-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Jackson Kalb representing Jame Restaurant certifies that he has read, understands and agrees to the Project Conditions listed in this document until superseded by another approval letter or rescinded.

---

Jackson Kalb, Applicant  
Jame Restaurant

DSP CHAPTER 2 8.3G  
HEATERS

DSP CHAPTER 2 8.5  
LIGHTING

DSP CHAPTER 2 8.5  
LIGHTING

DSP CHAPTER 2 8.2  
BARRIERS:  
NON-FIXED 36" H  
WOODEN FENCE/  
PLANTERS

NOT IN SCOPE. EXISTING OUTDOOR SEATING AREA PER  
ENVIRONMENTAL ASSESSMENT 1224: AUP 18-03

DSP CHAPTER 2  
8.3F:  
ALL-WEATHER  
WOODEN TABLES

DSP CHAPTER 2 8.3E  
ALL-WEATHER BLACK  
METAL CHAIRS

DSP CHAPTER 2  
8.3F  
ALL-WEATHER  
BLACK METAL  
TABLES

DSP CHAPTER 2  
8.3E  
ALL-WEATHER  
BLACK METAL  
CHAIRS

DSP CHAPTER 2  
8.3E  
ALL-WEATHER  
BLACK METAL  
CHAIRS

DSP CHAPTER 2  
8.3F  
ALL-WEATHER  
BLACK METAL  
TABLES

DSP CHAPTER 2  
8.3E  
ALL-WEATHER  
BLACK METAL  
CHAIRS

**PROJECT INFORMATION**

**LEGAL DESCRIPTION**

SITE ADDRESS : 241 MAIN ST.  
 EL SEGUNDO  
 ZIP CODE : 90245  
 PIN NUMBER : 141B193 569  
 PROPERTY TYPE : COMMERCIAL/INDUSTRIAL  
 REGION/ CLUSTER : 26 / 26681

**PROPERTY BOUNDARY DESCRIPTION**

\*TR=EL SEGUNDO\*LOTS 14 THRU  
 LOT 26 BLK 22

**BUILDING DESCRIPTION**

**BUILDING IMPROVEMENT 1**  
 SQUARE FOOTAGE : 18,500  
 YEAR BUILT / EFFECTIVE YEAR BUILT : 1983 / 1983  
 BEDROOMS / BATHROOMS : 0 / 0  
 UNITS : 0

**BUILDING IMPROVEMENT 2**  
 SQUARE FOOTAGE : 10,634  
 YEAR BUILT / EFFECTIVE YEAR BUILT : 1956 / 1975  
 BEDROOMS / BATHROOMS : 0 / 0  
 UNITS : 0

**BUILDING IMPROVEMENT 3**  
 SQUARE FOOTAGE : 7,840  
 YEAR BUILT / EFFECTIVE YEAR BUILT : 1982 / 1984  
 BEDROOMS / BATHROOMS : 0 / 0  
 UNITS : 0

**BUILDING IMPROVEMENT 4**  
 SQUARE FOOTAGE : 5,629  
 YEAR BUILT / EFFECTIVE YEAR BUILT : 1983 / 1984  
 BEDROOMS / BATHROOMS : 0 / 0  
 UNITS : 1

**BUILDING IMPROVEMENT 5**  
 SQUARE FOOTAGE : 8,646  
 YEAR BUILT / EFFECTIVE YEAR BUILT : 1982 / 1982  
 BEDROOMS / BATHROOMS : 0 / 0  
 UNITS : 0

**PROJECT DETAILS**

TYPE OF USE : RESTAURANT  
 TYPE OF ALCOHOL :  
 HOURS OF OPERATION : 11 A.M. TO 9 P.M. DAILY  
 EXISTING INTERIOR AREA : 2,327 SQ.FT.  
 NEW EXPANSION AREA : 1,976 SQ.FT.  
 EXISTING PATIO : 197 SQ.FT.  
 PROPOSED PATIO : 300 SQ.FT.  
 TOTAL PATIO : 497 SQ.FT.  
 NUMBER OF SEATS (INTERIOR) : 80  
 NUMBER OF SEATS (PATIO) : 28  
 ALCOHOL TASTING : NO  
 TYPE 86 LICENSE RESTRICTIONS :  
 LIVE ENTERTAINMENT : NO  
 DANCING : NO

**PROJECT INFORMATION**

**JAME**

241 MAIN ST.  
 EL SEGUNDO, CA 90245

**SUBMITTALS**

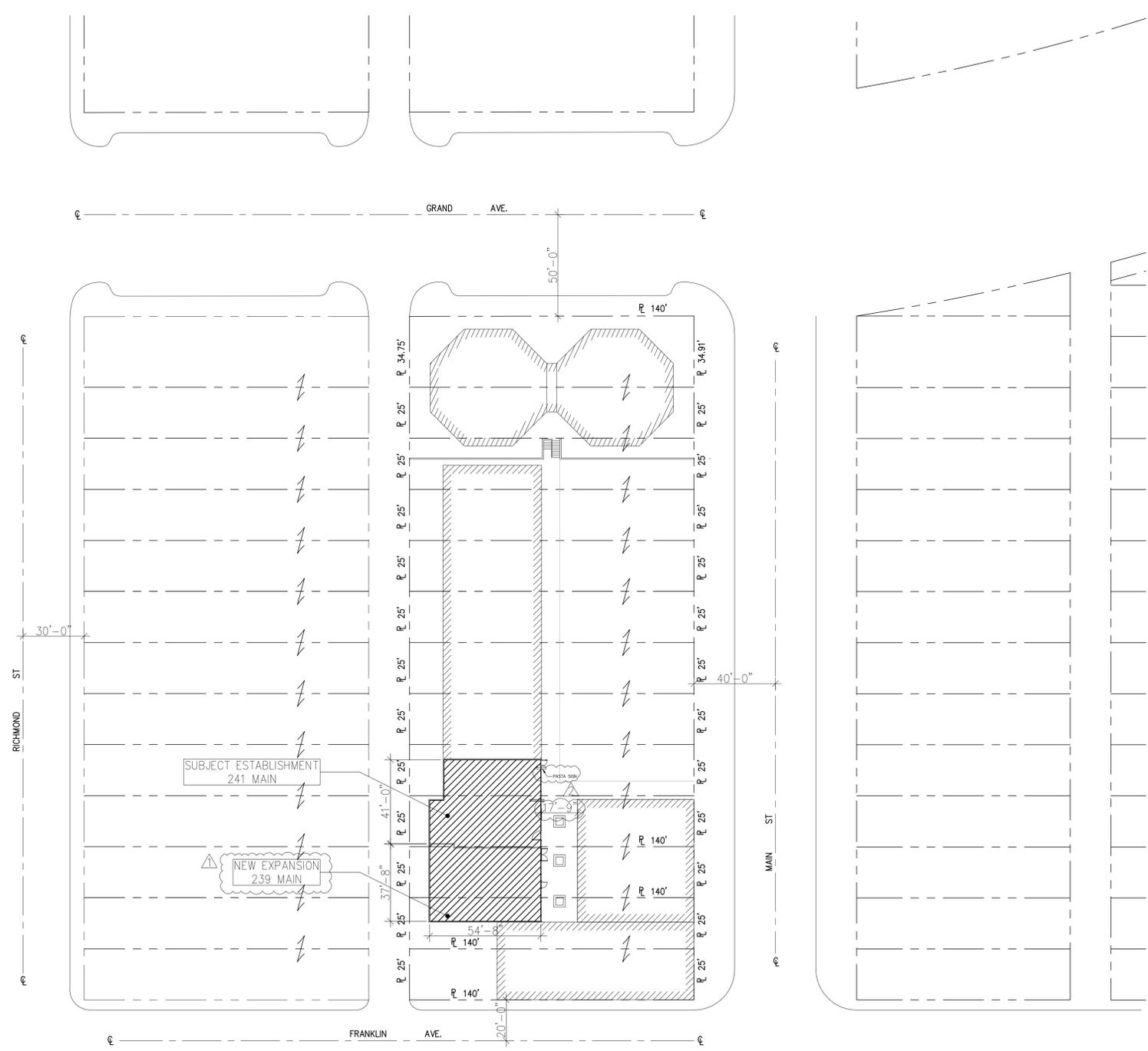
DATE	DESCRIPTION
12/ /2024	APPROVAL
10/1/2024	CORRECTION $\Delta$
8/2/2024	CORRECTION $\Delta$
6/5/2024	DESIGN DEVELOPMENT
5/13/2024	AS-BUILT

**SHEET NAME**

**COVER**

**SHEET NUMBER**

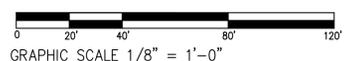
**A-0.0**



**SITE PLAN**

SCALE 1/32" = 1'-0"

EXISTING RESTAURANT AREA : 2,327 SQ.FT.  
 EXPANSION AREA : 1,976 SQ.FT.



(PARKING NO CHANGE)



327 E.2ND ST., #222 LOS ANGELES CALIFORNIA 90012

Submitted to Planning Staff on 12/26/2024

**PROJECT INFORMATION**

**JAME**  
 241 MAIN ST.  
 EL SEGUNDO, CA 90245

**SUBMITTALS**

DATE	DESCRIPTION
12/ /2024	APPROVAL
10/1/2024	CORRECTION
8/2/2024	CORRECTION
6/5/2024	DESIGN DEVELOPMENT
5/13/2024	AS-BUILT

**SHEET NAME**

**PROPOSED FLOOR PLAN**

**SHEET NUMBER**

**A-1.0**

**KEYNOTES**

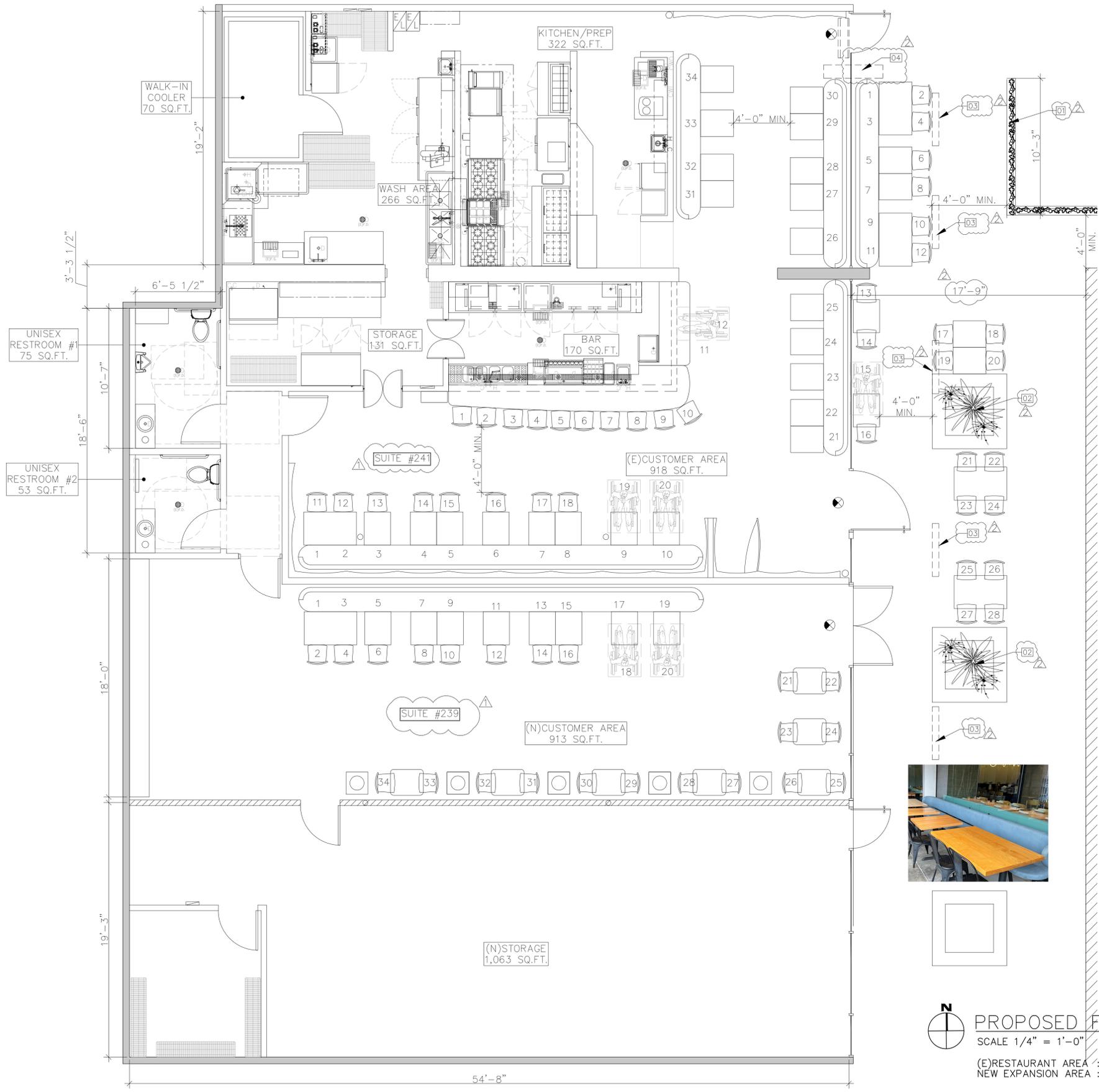
- 3'-0" H BARRIER: WALNUT-STAINED WOOD TRELLIS WITH FAUX GREEN LEAVES ON THE TRELLIS
- 1'-6" H SQUARE BRICK PLANTER BOX WITH PALM TREE
- 5 CEILING MOUNTED HEATERS 6' X 4'
- 8'-10" NEON/ELECTRIC SIGN BUILT ON THE FACADE AND EXTENDS UPWARDS SLIGHTLY PAST THE ROOF LINE. SINGLE-SIDED, 4'-6" DEEP, PROFILE CUT WITH TAB ON TOP AND ARROW ON THE BOTTOM, NEON COPY "PASTA" IN BROWN PAINTED LETTERS AND OFF-WHITE BACKGROUND WITH ICONS OF COCKTAILS BELOW.

**SQUARE FOOTAGE ANALYSIS**

AREA	SQUARE FOOTAGE	NUMBER OF SEATS
(E)CUSTOMER AREA	918	34
BAR SEATING	37	12
BAR	170	-
KITCHEN/PREP	322	-
WASH AREA	266	-
STORAGE	131	-
WALK-IN COOLER	72	-
UNISEX RESTROOM #1	75	-
UNISEX RESTROOM #2	53	-
(N)CUSTOMER AREA	913	34
(N)STORAGE	1063	-
COMMON AREAS	283	-
TOTAL INTERIOR	4303	80
(E)PATIO	197	24
(N)PATIO	300	4
TOTAL PATIO	497	28

**LEGEND**

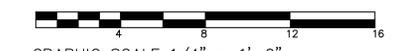
- (E) EXTERIOR WALL
- (E) INTERIOR WALL
- DIE WALL
- EXIT SIGN (BATTERY BACK-UP)



**PROPOSED FLOOR PLAN**

SCALE 1/4" = 1'-0"

(E)RESTAURANT AREA : 2,327 SQ.FT.   
 NEW EXPANSION AREA : 1,976 SQ.FT.



GRAPHIC SCALE 1/4" = 1'-0"



## Planning Commission Agenda Statement

Meeting Date: March 13, 2025

Agenda Heading: NEW BUSINESS

Item Number: C.4

---

### **TITLE:**

2024 General Plan Implementation and Annual Housing Element Progress Reports

### **RECOMMENDATION:**

1. Receive and file the 2024 General Plan Implementation and Annual Housing Element Progress Reports

### **FISCAL IMPACT:**

None.

### **BACKGROUND:**

Government Code Section 65400 requires local governments to submit a General Plan Implementation annual report to the Office of Planning and Research (OPR), and a Housing Element Progress Report to the Department of Housing and Community Development (HCD) by April 1 each year. The Housing Element portion of the report must include specified information related to the number of housing units produced, including the number of affordable units. The Housing Element portion of the report must also describe the actions taken by local governments towards completion of the programs and provide a status on compliance with their housing element deadlines. That report must be considered at an annual public meeting before the legislative body (the City Council) where members of the public are allowed to provide oral testimony and written comments.

Staff completed the City's annual General Plan Implementation and Housing Element Annual Progress Reports for 2024 and is presenting them to the Planning Commission prior to submitting them to the State agencies. The discussion below summarizes each report.

### **DISCUSSION:**

# 2024 General Plan and Housing Element Progress Reports

March 13, 2025

Page 2 of 5

## General Plan Annual Implementation Report

The General Plan Annual Implementation Report includes three main sections: an introduction, updates related to the Community Development Department, and a review of progress made in 2024 on each General Plan Element (See Attachment No. 1).

### Introduction

The Introduction section contains information regarding the state law mandating the annual reports, as well as some background information about El Segundo.

### Community Development Department Update

The Community Development Department Update section describes the Department's function, structure, and its customer service and permit activity for 2024. The Department's customer service and permit activity is summarized in Table No. 1 below.

**TABLE No. 1: Community Development Activity Summary**

Activity Type	Activity Numbers
Public counter visits	1,646
Building permits issued	1,075
Building permit inspections	3,518
Planning entitlement applications	25
Planning Commission meetings	15
Planning Commission application reviews	16
Neighborhood Preservation new cases	428

### General Plan Elements Implementation Update

The General Plan Elements Implementation Update section lists the General Plan Amendments completed since the General Plan adoption in 1992. In 2024, two General Plan Amendments were completed. The first amendment rezoned specific properties into Housing Overlay (H-O) and Mixed-Use Overlay (MU-O), which implemented an action item specified in the Housing Element (Program 6 - Provision of Adequate Sites). The second amendment consisted of a comprehensive update and expansion of the City's Downtown Specific Plan. More detailed information on these two amendments is provided in the Housing Element Annual Progress Report (Attachment No. 2)

## **2024 General Plan and Housing Element Progress Reports**

**March 13, 2025**

**Page 3 of 5**

In addition, this section reviews the implementation of the goals, programs and objectives for all the elements in the General Plan:

1. Land Use
2. Circulation
3. Housing
4. Conservation
5. Public Safety
6. Noise
7. Open Space
8. Air Quality
9. Economic Development
10. Hazardous Materials and Waste Management

The updates on individual General Plan Elements include ongoing activities that the City engages in, individual projects that are in progress or completed, and it lists individual goals or programs completed through 2024.

### **Housing Element Annual Progress Report**

The Housing Element Annual Progress Report has specific reporting requirements that include two main sections. The first section includes the number of building permits and entitlement/planning permits issued during 2024. The second section lists the Housing Element goals and programs.

#### Building Permits and Entitlements

In 2024, the City issued building permits for 28 residential units, 23 of which were for accessory dwelling units (ADUs). None of the ADUs permitted were income restricted. Overall, since the beginning of the current Housing Element planning period the City has issued building permits for 86 residential units.

#### Housing Element Goals and Programs

The Housing Element includes five primary goals and 11 specific programs intended to accomplish the goals. The 11 programs are listed below:

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 (SB 166)
8. Lot Consolidation
9. El Segundo Municipal Code (ESMC) Amendments

## 2024 General Plan and Housing Element Progress Reports

March 13, 2025

Page 4 of 5

10. Community Outreach
11. Fair Housing Program

The Housing Element identifies activities to implement each program along with specific deadlines. Most activities are ongoing or annual activities for the entire planning period (2021-2029), while other activities have specific due dates. Generally, the programs and activities are front-loaded, in that most programs and activities have deadlines in the first 2-4 years of the planning period.

Staff has made progress on and completed most programs and activities. Most notably by the end of 2024, the City completed 11 of 12 zone text amendments identified in Program 9, established the Housing and the Mixed-Use Overlays (Program 6), completed a comprehensive update of the Downtown Specific Plan (Program 6), and conducted multiple community outreach activities and events.

The City has now completed the bulk of the programs with specific deadlines during the Housing Element planning period. In 2025, the City will continue to implement ongoing activities, such as its community outreach program, and will make substantial progress and/or complete the following remaining programs:

- Program 3. Continue to investigate and pursue available funding to facilitate ADU construction, including affordable ADUs.
- Program 4. Finalize written procedures to streamline affordable housing pursuant to SB 35.
- Program 5. Develop an application checklist for SB 9/SB 450 projects (Urban Lot Splits and Two-Unit Residential Developments)
- Program 9. Complete a zone text amendment on residential parking requirements.
- Program 11. Engage a fair housing service provider to conduct outreach and education locally.

Table D in the Housing Element Annual Progress Report (See Attachment No. 2) contains a complete accounting of the progress made on each Housing Element program.

### CONCLUSION

Staff will present the two annual reports to City Council on March 4, 2025 and then submit them to OPR and HCD before the April 1, 2025 deadline.

**2024 General Plan and Housing Element Progress Reports**

**March 13, 2025**

**Page 5 of 5**

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:**

Paul Samaras, AICP, Principal Planner

**REVIEWED BY:**

Eduardo Schonborn, AICP, Planning Manager

**APPROVED BY:**

Michael Allen, AICP, Community Development Director

**ATTACHED SUPPORTING DOCUMENTS:**

1. General Plan Annual Implementation Progress Report
2. Housing Element Annual Progress Report
3. 2021-29 Housing Element

# 2024 General Plan Annual Report

## Community Development Department



**City of El Segundo**  
**350 Main Street, El Segundo, CA**

**March 31, 2025**

# City of El Segundo

350 Main Street  
El Segundo, CA 90245

## City Council

Chris Pimentel, Mayor

Ryan Baldino, Mayor Pro-Tem

Drew Boyles

Lance Giroux

Michelle Keldorf

## City Clerk

Susan Truax

## Planning Commission

Jay Hoeschler, Chairperson

Kevin Maggay, Vice-Chairperson

Mario Inga

Mark Christian

## City Treasurer

Matthew Robinson

# City Staff

## City Administration

Darrell George  
City Manager

## Community Development Department

Michael Allen  
Director of Community Development

Eduardo Schonborn, AICP  
Planning Manager

Neda Lyle  
Building Official

Paul Samaras, AICP  
Principal Planner

Art Ramirez  
Senior Building Inspector

Maria Baldenegro  
Assistant Planner

Robert Diaz  
Building Inspector

Jazmin Farias  
Assistant Planner

Todd Yeaton  
Building Inspector

Venus Wesson  
Senior Administrative Specialist

Tony Perez  
Permit Specialist I

Agnes Ho  
Administrative Analyst

Humberto Rivera  
Administrative Analyst

Estella Cruz  
Neighborhood Preservation  
Officer

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# Introduction



## **Executive Summary**

The purpose of this report is to comply with the requirements of Section 65400(a)(2) of the California Government Code, which requires the City to annually review the General Plan, and that an annual report be submitted to the legislative body, the State Office of Planning and Research, and the State Housing and Community Development office. The annual report must provide information regarding the status of the General Plan and the progress on its implementation, including the progress in meeting its share of regional housing needs.

State law requires that each adopted general plan address a minimum of seven issues (i.e., "elements"). Each element covers a certain aspect of the City's growth and development, and must be consistent with the other elements. The seven mandatory elements include Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety (including Seismic Safety). Additional optional elements may be included, as deemed appropriate by each city, depending on the unusual characteristics or development concerns of the jurisdiction.

This El Segundo General Plan is a long range comprehensive plan that controls and regulates land uses and development in the City. The individual Elements (land use, circulation, housing, conservation, open space, air quality, noise, public safety, hazardous materials and waste management, and economic development) of this General Plan contain policies and programs that guide development in the City.

The El Segundo 2024 General Plan Annual Progress Report is prepared by the Community Development Department in coordination with other City Departments. The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all General Plan elements.

Each element provides a list of actions taken by the City between January 1, 2024 and December 31, 2024. It also reviews other Community Development Department activities.

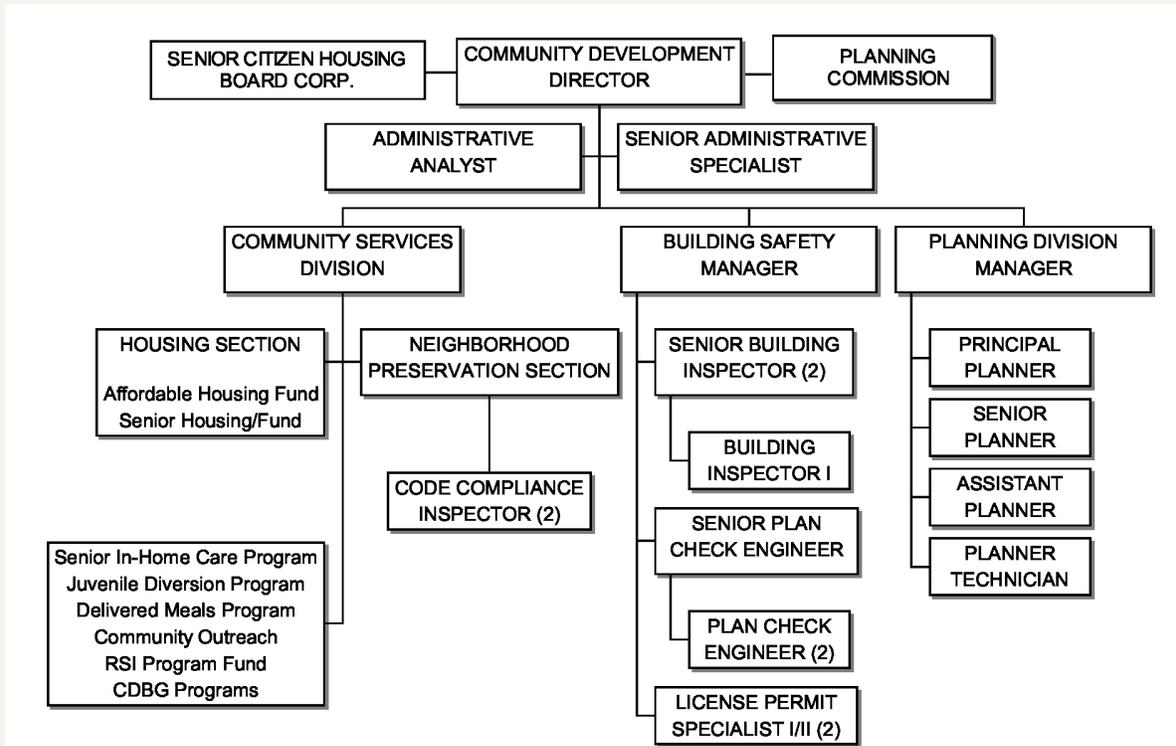
**Background Information**

El Segundo is 5.5 square miles in area, located in the South Bay of Los Angeles County, about 20 miles southwest of downtown Los Angeles. It is bounded by the Los Angeles International Airport to the north; Rosecrans Avenue to the south; Aviation Boulevard to the east; and the Pacific Ocean to the West. Cities bordering El Segundo include Hawthorne, Manhattan Beach, Los Angeles, and the unincorporated community of Del Air. The City of El Segundo is provided regional access by three interstate highways: the I-405 Freeway, the I-105 Freeway, and Pacific Coast Highway. These highways provide access to major employment centers including downtown Los Angeles and employment centers in Orange County, and major employment centers located with El Segundo.

The City of El Segundo has transitioned and matured from its original farming roots, to a major refinery town when the Standard Oil refinery was constructed in 1911, to the home of aerospace, tech and manufacturing companies during the Cold War, transitioning and catering to creative office and startups. It has become the premier city in the southwest part of Los Angeles County, while keeping a charming small town character for its 16,863 residents (Source: US Census Bureau, 2023 American Community Survey).

The issues addressed by the 1992 General Plan work towards achieving the City’s vision by adhering to the values of providing excellent housing, education, employment, and recreation opportunities, plus the mission of providing a safe, convenient, and attractive community for those that live, work, or visit El Segundo.

**Department Organizational Chart**



# Community Development

## Department Accomplishments



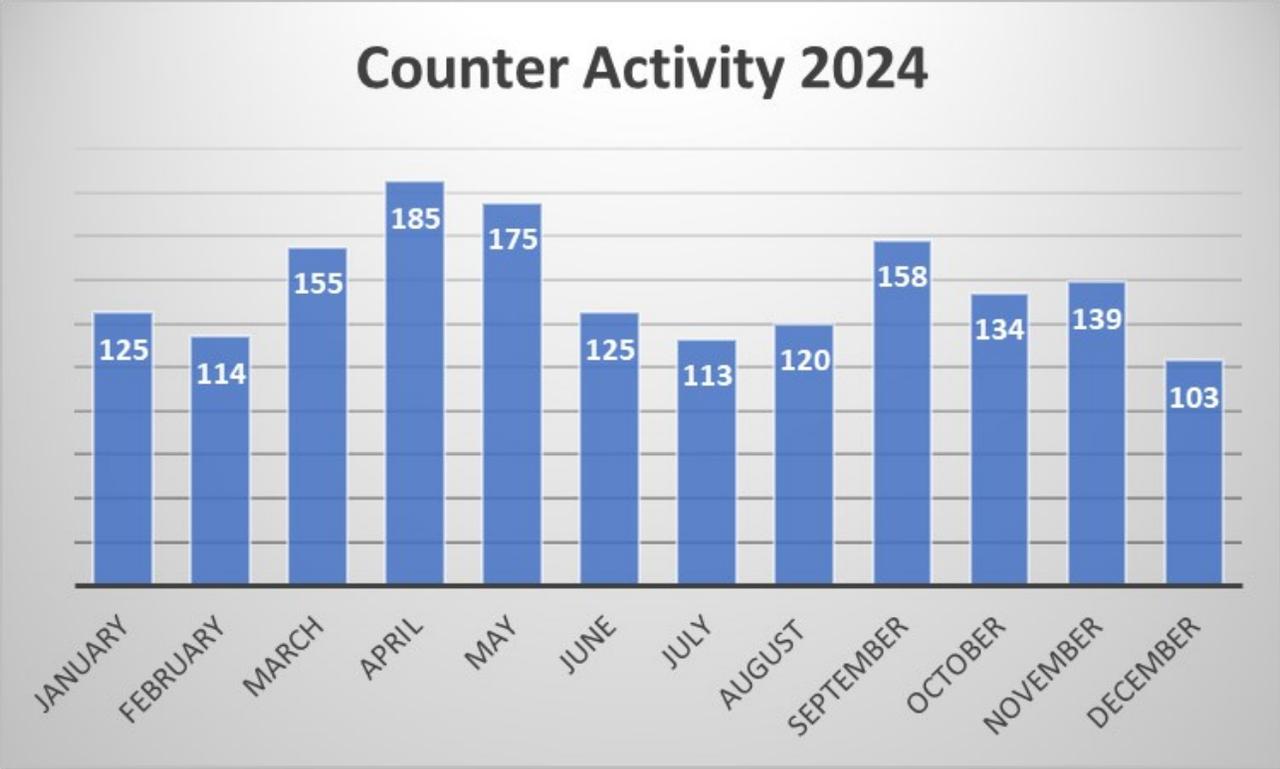
# About the Community Development Department

The Community Development Department serves El Segundo’s residents and businesses by assisting, regulating, and preserving residential and commercial development within the City. The Department strives to maintain the small town atmosphere of El Segundo while enhancing the quality of life of its residents and ensuring the protection of public health, safety, and welfare within the City.

The department is comprised of three divisions that actively interact with the public at the public counter, issue building and use permits, and respond to resident complaints regarding property maintenance, illegal construction and other violations of the Municipal Code.

### Counter Activity

Counter activity represents the number of counter visits by property owners, residents, architects, engineers, contractors, and other members of the public. Records of counter visits are kept and tracked on a monthly basis. Historically, counter activity has been greater during summer, while lower in the winter. In 2024, the total number of counter visits was 1,646. April was the busiest month of counter activity with 185 visits.



# Planning Division

The Planning Division is comprised of four planners tasked to maintain and implement the El Segundo Municipal Code, Zoning Ordinance, General Plan, and prepare other specialized planning documents. The division reviews development requests for conformance with the City's planning policies and standards, conducts environmental review under the provisions of the California Environmental Quality Act (CEQA), and assists in the administration of certain community service (formerly CDBG) programs. The division also provides staff support to the Planning Commission and the Senior Citizen Housing Corporation Board.

The list below outlines the day-to-day planning activities of the Planning Division from January 2024 through December 2024.

- Administering the City's Zoning Code
- Answering public inquiries on the telephone, over the public counter, and via email
- Processing planning applications for the Planning Commission and City Council
- Reviewing and approving business license applications for zoning compliance
- Preparing reports for the City Council
- Reviewing development plans for compliance with City standards (Plan Checks).
- Advanced Planning activities including, Zone Text Amendments, Zone Changes, and General Plan Amendments

## Planning Applications

Planning applications processed in 2024, including Administrative, Planning Commission, and legislative items to the City Council, totaled **25**. Also, Planning staff reviewed business licenses and conducted plan check reviews to ensure the proposed businesses, improvements and new construction comply with the zoning code.

Planning Applications	
Administrative Use Permit	8
Adjustments	0
Amplified Sound Permits	31
Coastal Permits	0
Community Benefit Plan	0
Conditional Use Permits	0
Environmental Assessments	3
Downtown Design Review	5
General Plan Amendments	2
Lot Line Adjustments	0
Master Sign Programs	5
Miscellaneous	0
Parking Demand Study	0
Site Plan Review	0
Special Events	39
Specific Plan/Revision	3
Subdivision	1
Tentative Parcel Maps	0
Variance	0
Zone Text Amendments/Zone Changes	3
Zoning Conformance Letters	13

## Planning Commission

The Planning Commission conducts public hearings on most entitlements, including conditionally permitted uses, variances, etc. On legislative items such as General Plan Amendments (GPA), Amendments to the Zoning Ordinance (ZTA), and Zoning Changes, the Planning Commission acts as an advisory body to the City Council. In 2024, the Planning Commission conducted **15** meetings during which it considered **16** items.

Below is a list of some of the major projects that were considered by the Planning Commission:

- Several amendments to the City’s Zoning Code, including:
  - **Driveway and Curb Cut Standards**
  - **Establish a Housing Overlay and a Mixed-Use Overlay**
  - **Study Session on Residential Parking Requirements**
  - **Study Session on Incubator/Innovation Uses in the Smoky Hollow Specific Plan**
  - **Study Session on Two-Unit Residential Developments and Urban Splits (SB 450)**
- Major development projects and Specific Plan amendments:
  - **Comprehensive Downtown Specific Plan Update**
  - **High-Density Residential Rezoning for RHNA Compliance**
  - **El Segundo South Campus Specific Plan Amendment to Development Standards**
  - **Extension of Site Plan Review for a New 4-story Office Building at 1950-1960 E. Grand Ave.**

## Senior Citizen Housing Corporation Board

The Senior Citizen Housing Corporation Board actively oversees the management, operation and maintenance of Park Vista, a specialty housing facility for seniors. The Board actively works with residents on compliance, financial and legal matters, and also advises on building amenities and programs. The Senior Citizen Housing Corporation Board is a non-profit corporation formed in 1984 for the construction of the low-income housing facility for seniors. The board is in an operating agreement with the City Council, and enlists a management company to operate the facility. The board, comprised of five directors who are all El Segundo residents (per revised bylaws January 25, 2023), serve without compensation, for four-year terms, without term limits. The Board meets on the 4th Wednesday of every month, at 3:30 p.m., at Park Vista, 615 E. Holly Avenue, El Segundo.

# Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks that include issuing permits, processing plan check submittals, and conducting inspections. The Building and Safety Division reviews all plans and permits for compliance with the 2022 California Building Code. New building construction and a majority of tenant improvements require plan check review for Zoning and Building Code compliance. The **2022 California Building Standards Code (California Code of Regulations, Title 24)** was adopted and went into effect on January 1, 2023.

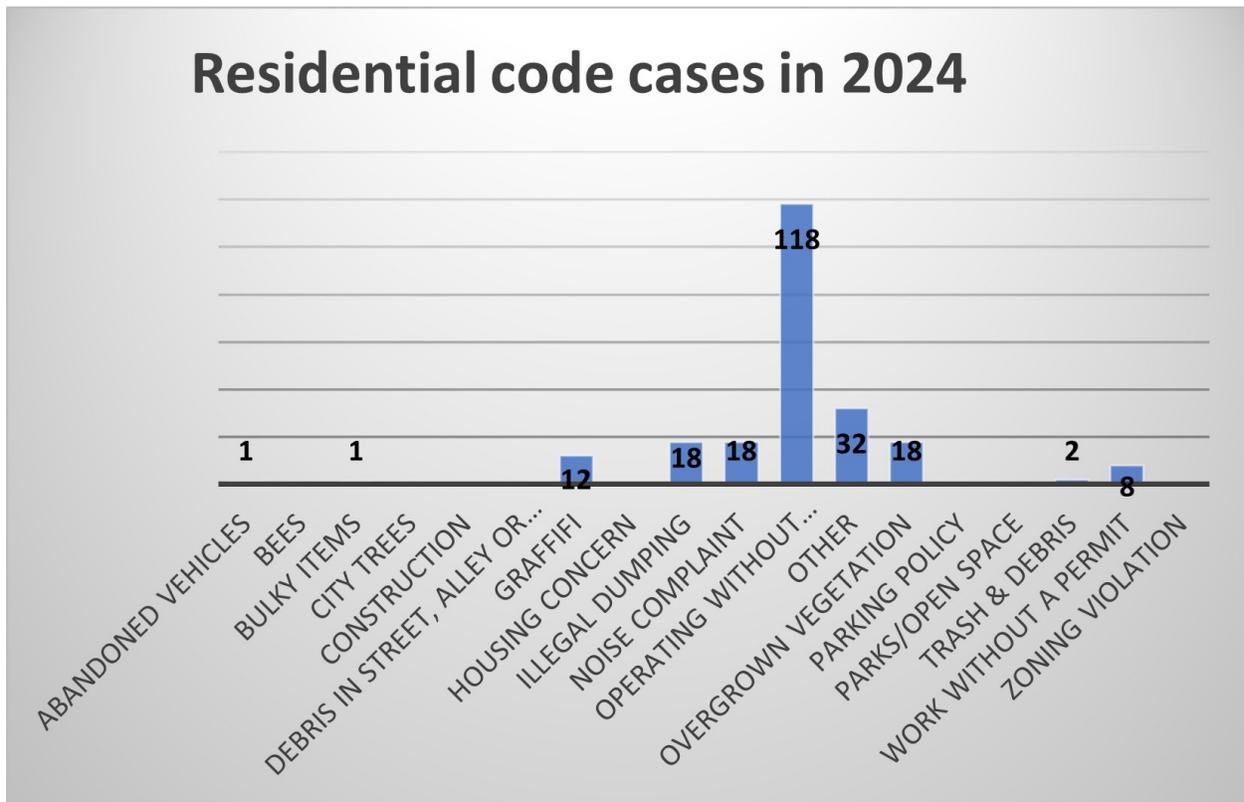
In 2024, the Building and Safety Division issued **1,075 permits**. These permits include all construction-related projects and installation of mechanical and utility equipment. Additionally, Building Safety Inspectors conducted **3,518 inspections** during 2024.



# Neighborhood Preservation (Code Enforcement)

The Neighborhood Preservation Division is comprised of one officer who is responsible for enforcing the El Segundo Municipal Code provisions that relate to residential and business property maintenance standards. Neighborhood Preservation also enforces building, health and safety standards related to environmental protection and neighborhood preservation. The Division works in close cooperation with all City departments and the City Attorney's office to educate the public and gain the willing compliance of violators. In 2025, the Department is anticipated to hire an additional part-time office to enhance the Division's operations.

Neighborhood Preservation activity for the year of 2024 involved approximately 428 new cases for various property violations (i.e. industrial, commercial, and residential). Some of the main types of violations include operating a business without a business license, overgrown vegetation, excessive noise, and graffiti. In addition to conducting property violation inspections, the Neighborhood Preservation Officer conducted inspections on illegal construction and work without permits, and was proactive in issuing administrative citations.



# General Plan

Implementation Progress



## General Plan Amendments

The General Plan has been amended **32** times since its adoption in 1992. These amendments, most in the form of land use designation changes and policy amendments, retain internal consistency which is evaluated as part of each individual amendment action. Local governments are required to keep their General Plan current and internally consistent. Although the General Plan must be kept current, there is no specific requirement that a local government comprehensively update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every eight years. El Segundo last updated its Housing Element in 2022, which was certified in 2024. The following table lists the amendments to the City’s General Plan since 1992.

ADOPTED AMENDMENTS TO THE GENERAL PLAN			
NO.	LOCATION	DESCRIPTION	DATE
EA-362 GPA 95-1 (Ord. 1244)	Southeast corner of Holly and Valley;	Change land use designation, from Residential to Parks; and expanding the Open Space designation of Chevron’s Blue Butterfly Preserve; update GP text for consistency	2/6/1996
EA-405 GPA 97-1 (Ord. 1272)	Various sites throughout city	Change land use designation from open space to Smoky Hollow MU; update GP text for consistency	6/16/1997
EA-408 GPA 97-2 (Ord. 1279)	Southeast corner of Grand and Standard	Change land use designation from Smoky Hollow MU to Downtown Commercial; update GP text for consistency	10/7/1997
EA-419 GPA 97-03 (Ord. 1286)	Various Commercial zones	Establish provisions for the Transfer of Development Rights (TDR)	3/17/1998
EA-447 GPA 98-2 (Ord. 1293)	360 Richmond St.	Change land use designation from Downtown Commercial to Multi-Family Residential	1/19/1999
EA-472 GPA 99-1 (Ord. 1309)	401 Aviation Blvd.	Creation of the 124 <sup>th</sup> Street Specific Plan; change land use designation from Parking to 124 <sup>th</sup> Street SP; update GP text for consistency	8/17/1999
EA-427, 470; GPA 97-4 (Ord. 1314)	700 S. Douglas St.	Creation of the Aviation Specific Plan; change land use designation from Open Space to Aviation Specific Plan; update GP text for consistency	12/7/1999
EA-488 GPA 99-03 (Ord. 1312)	CO Zone	CO Zone Code amendment, expand allowed uses and ; update GP text for consistency	9/7/1999
EA-474 GPA 99-5 (Ord. 1319)	Downtown	Creation of the Downtown Specific Plan; update GP text for consistency	8/1/2000
EA-548 GPA 01-2 (Ord. 1345)	Area bounded by Douglas, Mariposa Nash and Atwood	Creation of the Corporate Campus Specific Plan; update GP text for consistency	1/2/2002
LAFCO 01-13RD	East of Aviation and south of El Segundo	De-annex and annex (exchange) territory between the Cities of El Segundo and Hawthorne	8/13/2003
EA-617 GPA 03-02 (Reso 4329)	401 Aviation Blvd.	Amendment to the 124 <sup>th</sup> Street Specific Plan; update GP text for consistency	10/21/2003

ADOPTED AMENDMENTS TO THE GENERAL PLAN			
NO.	LOCATION	DESCRIPTION	DATE
EA-579 GPA 02-01 (Reso 4386)	Citywide	Circulation Element amendment to the General Plan	9/7/2004
EA-631 GPA 03-04 (Ord. 1382)	Northeast corner of Sepulveda and Rosecrans	Change land use designation from Heavy Industrial to Commercial Center	3/15/2005
EA-645 GPA 04-01 (Ord. 1387, Reso 4441)	Downtown	Expand the boundaries of the Downtown Specific Plan; update GP text for consistency	11/15/2005
EA-722 GPA 07-01 Reso 4611	Citywide	Housing Element update (2006-2014)	9/1/2009
EA-819 GPA 08-02 (Ord. 1432, Reso 4612)	Southeast corner of Imperial and Sepulveda	Change land use from General Commercial to Corporate Office; update GP text for consistency	9/1/2009
EA-852 GPA 09-01 (Ord. 1440, Reso 4641)	Southwest corner of Selby and Imperial	Change land use from General Commercial to Corporate Office; update GP text for consistency	2/2/2010
EA-844 GPA 09-02 (Ord. 1441, Reso 4647)	199 N. Continental Blvd.	Creation of the 199 North Continental Boulevard Specific Plan; update GP text for consistency	4/20/2010
EA-890 GPA 10-03 (Ord. 1469, Reso. 4772)	540 E. Imperial	Creation of the 540 East Imperial Avenue Specific Plan; update GP text for consistency	4/3/2012
EA-959 GPA 12-02 (Ord. 1470, Reso 4779)	222 Kansas St.	Creation of the 222 Kansas Street Specific Plan; update GP text for consistency	9/4/2012
EA-1044 GPA 13-02 (Reso 4864)	Citywide	Housing Element update (2013-2021)	2/4/2014
EA-997 GPA 12-03 Ord. 1494, Reso 4867)	888 N Sepulveda Blvd.	Creation of the 888 North Sepulveda Boulevard Specific Plan; update GP text for consistency	4/15/2014
EA-905 GPA 11-01 Reso 4958	2000-2100 East El Segundo Blvd.	Creation of the El Segundo South Campus Specific Plan; update GP text for consistency	12/15/2015
EA-1218 GPA 18-01 (Ord. 1569, Reso 5090)	Properties with a Corporate Office land use designation	Expanding the permitted uses; update the GP text for consistency	6/19/2018



ADOPTED AMENDMENTS TO THE GENERAL PLAN			
NO.	LOCATION	DESCRIPTION	DATE
EA 1011 (Ord. 1573)	Smoky Hollow	Creation of the Smoky Hollow Specific Plan	11/5/2018
EA-1201 GPA 17-01 (Ord. 1587, Reso 5160)	2021 Rosecrans Av.	Changing land use designation from Commercial Center (C-4) to Urban Mixed-Use South (MU-S)	8/20/2019
EA 1135 GPA 16-01 (Ord. 1592, Reso. 5170)	400 S. Pacific Coast Highway	Creation of The Lakes Specific Plan	11/5/2019
EA-1248 GPA 19-01 (Ord. 1635, Reso. 5319)	575 N. Pacific Coast Highway	Change land use designation from General Commercial (C-3) and Parking (P) to, and creation of, the Pacific Coast Commons Specific Plan (PCCSP)	4/19/2022
EA-1271 GPA 19-04 (Reso 5375)	Citywide	Approval of the 2021-2029 Housing Element	11/10/2022
EA-1344 GPA 23-01	Citywide	Rezoning as part of Housing Element Program 6	5/21/2024
EA-1311 GPA 21-01	Downtown	Comprehensive Update of the Downtown Specific Plan	5/21/2024

## **Chapter 1: Land Use Element**

The Land Use chapter establishes the policies for determining where certain land uses, such as residential, commercial, industrial, are most desirable. The Land Use chapter defines the physical areas in the City serving the needs of residents, businesses, and visitors. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Land Use Element.

**Goal LU1: Maintain El Segundo’s “small town” atmosphere, and provide an attractive place to live and work.**

- ◆ **(Objective LU1-1) Preserve and maintain the City’s low-medium density residential nature, with low building height profile and character, and minimum development standards.**

**Action(s):** Adopted several Zoning Code amendments. Most notably was a 2017 amendment that simplified the R-1 development standards. In addition, in 2023 the City approved an extensive clean-up amendment to the Zoning Code aimed at simplifying the development standards in various zones.

- ◆ **(Objective LU1-2) Prevent deterioration and blight throughout the City.**

**Action(s):** Continued the City’s Neighborhood Preservation (formerly Code Enforcement) program to ensure that structures and properties are maintained to preserve and enhance the visual character and physical quality of residential neighborhoods and non-residential properties.

- ◆ **(Policy LU1-5.1) Encourage active and continuous citizen participation in all phases of the planning program and activities.**

**Action(s):** The City conducts communitywide surveys on customer service and surveys specific to Community Development Department customers. The City conducted four City Hall pop-up events in different residential neighborhoods to solicit community input. In addition, the City conducted a community meeting, posted updates on the City Website, and sent email blasts to thousands of subscribers on the implementation of the 2021-2029 Housing Element.

Completed substantial improvements to the Community Development Department’s webpage to provide new and important documents to the public. Staff uses the website to provide information on a wide range of topics, including long-range planning activities, large development projects, as well as Planning Commission minutes, agendas, and staff reports. This allows public access to information on various development projects and City activities and programs.

- ◆ **(Policy LU1-5.2) Adopt a comprehensive sign ordinance which will regulate the quantity, quality, and location of signs.**

**Action(s):** Updated and adopted a new, citywide sign ordinance in 2017. In 2023, clarified the provisions regarding Master Sign Programs as part of a larger code amendment.

- ◆ **(Objective LU1-4) Preserve and maintain the City's Downtown and historic areas as integral to the City's appearance and function.**

**Action(s):** In 2000, the City adopted the Downtown Specific Plan (DSP), providing land use,

development, and design standards to regulate private and public development in downtown El Segundo. The DSP boundaries were expanded in 2005. More recently, in 2017, the DSP was amended to remove restrictions on residential occupants in the DSP area. In 2024, the City completed a comprehensive update of the DSP and after conducting an extensive community outreach program including community meetings, interviews with DSP stakeholders, a community-wide online survey, a study session with the Planning Commission, a dedicated website, and multiple email updates to thousands of subscribers. The amendment expanded the DSP boundaries and incorporated detailed design guidelines covering height, massing, parking, historic resources, etc.

**Goal LU2: Preserve and enhance the City's cultural heritage and buildings or sites that are of cultural, historical, or architectural importance.**

**Action(s):** In 1986, the City adopted the Smoky Hollow Specific Plan, which has the objective to preserve the area's postwar industrial character, history, authenticity, and fine-grained architectural scale. In 2018, the Smoky Hollow Specific Plan was comprehensively updated to maintain the same overall character, while encouraging adaptive reuse of existing buildings and targeted redevelopment. Furthermore, in 2023 the City completed a historic resources study for the Downtown area as part of the Downtown Specific Plan Update process and, in May 2024, adopted a new Downtown Specific Plan with policies and guidelines regarding the preservation and treatment of potential historic resources. In 2024, the City also initiated a substantial interior remodel of the Urho Saari Swim Stadium (aka "The Plunge"), the City's only designated historic resource. Before initiating the remodel, the City processed an application for a Certificate of Appropriateness and called for in its Historic Preservation Ordinance and completed appropriate environmental review pursuant to State Law (California Environmental Quality Act).

- ◆ **(Objective LU2-2) Encourage the preservation of historical and cultural sites and monuments; and (Program LU2-2.1B) The City shall investigate methods for preserving historical buildings, including overlay zoning districts, historical designations, and national register listings.**

**Action(s):** Adopted a Resolution designating the Urho Saari Swim Stadium (aka "The Plunge") as a cultural/historic resource. Completed a historic resources study for the Downtown area as part of the Downtown Specific Plan Update process. The comprehensive Downtown Specific Plan update completed in May 2024, identified certain properties as potential historic resources and/or potentially contributing toward the creation of a historic district, and established guidelines and permit processes for protecting the identified historic resources.

**Goal LU3: Promote the health, safety, and well being of the people of El Segundo by adopting standards for the proper balance, relationship, and distribution of the residential land uses.**

- ◆ **(Policy LU3-2.2) Multi-family developments will be located only in appropriate places and evaluated carefully to insure that these developments are not detrimental to the existing single-family character.**

**Action(s):** Approval of the DR Horton residential project at the former school site included 34 condominium units within six buildings along Imperial Avenue, consistent with the multi-family development pattern along the street. In 2021, the City initiated a comprehensive update of the Downtown Specific Plan (DSP), which was **completed in May 2024** and is anticipated to accommodate up to 300 new residential units and 354,000 square feet of commercial space. In April 2022, the City adopted a new Pacific Coast Commons Specific Plan and development project along Pacific Coast Highway that permits the construction of a mixed-use project including 11,252 square feet of commercial uses and 263 multi-family residential units including 32 units restricted by covenant for lower income households. In November 2022, the City approved the 2021-2029 Housing Element, which calls for establishment of two overlay districts that will permit high density residential or mixed-use (commercial/residential) development. The Housing Element overlay districts, the recently entitled projects, and projections of future ADU construction result in a total capacity of approximately 1,065 residential units over the course of the eight-year Housing Element planning period. In 2024, the City made progress toward implementing several Housing Element programs and **completed the rezoning of two residential and mixed-use overlays** to allow higher-density residential development. These efforts are described in more detail in the attached Annual Housing Element Progress Report.

**Goal LU4: Provide a stable tax base for the City through development of new commercial uses, primarily within a mixed-use environment, without adversely affecting the viability of Downtown.**

- ♦ **(Objective LU4-1) Promote the development of high quality retail facilities in proximity to major employment centers.**

**Action(s):** Approved a mix of retail and office centers in close proximity to major employment centers and major thoroughfares, including the following:

- ⇒ Corporate Campus specific plan, which includes a hotel/conference center, office (including general office, government office, medical-dental office, and multimedia-related office), retail, light industrial, research and development, a fire station, and recreational uses.
- ⇒ El Segundo South Campus Specific Plan, which includes a mix of office, commercial, light industrial and warehousing uses.
- ⇒ The Point shopping center, which includes a variety of retail, commercial and restaurant uses.
- ⇒ Plaza El Segundo shopping center, which includes a variety of retail, commercial and restaurant uses.
- ⇒ Several new hotels along Pacific Coast Highway and east of PCH, including Aloft Hotel, Fairfield Inn and Suites, Cambria Hotel, Residence Inn by Marriott, Double Tree hotel, Extended Stay America, Courtyard by Marriott, Hilton Garden Inn, and Hyatt Place hotel.
- ⇒ Approved multiple new restaurant, commercial, office and warehouse buildings citywide.
- ⇒ In May 2024, the City completed a comprehensive update of the Downtown Specific Plan (DSP), which is anticipated to accommodate up to 300 new residential units and 354,000 square feet of commercial space, including 130,000 square feet of retail and restaurant space,

200,000 square feet of general office space, and 24,000 square feet of medical office space.

⇒ On September 14, 2023, the City approved a Site Plan Review application for the Beach Cities Media Campus project that includes a 182,654 square-foot office building and a 703-space parking structure located on Rosecrans Avenue, which is a mixed-use commercial corridor.

**(Objective LU4-2) Create an integrated, complimentary, attractive multi-use Downtown to serve as the focal point for the civic, business, educational, and social environment of the community.**

**Action(s):** Adopted a Downtown Specific Plan (2000), and approved several projects consistent with the plan to upgrade and revitalize commercial areas, and approve projects that enhance the low scale architectural profile.

⇒ In 2024, the City completed a comprehensive update of the Downtown Specific Plan (DSP), which is anticipated to accommodate up to 300 new residential units and 354,000 square feet of commercial space, including 130,000 square feet of retail and restaurant space, 200,000 square feet of general office space, and 24,000 square feet of medical office space.

◆ **(Policy LU4-2.7) Investigate development of shuttle service to provide public transportation access to Downtown, as well as future commercial areas.**

**Action(s):** Operated a lunch time shuttle that ran on a continuous route to 17 corporate and downtown locations until 2020, when it halted during the COVID 19 pandemic. In 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. In 2024, the City decided to halt the pilot shuttle service due to low ridership and high costs. The City will instead investigate alternative shuttle service options going forward.

◆ **(Policy LU4-3.3) Develop guidelines and standards for high-rise buildings within the Zoning Code, including height limits which will minimize non-residential encroachment on the nearby residential community by retaining the open and expansive views of the horizon from the existing residences.**

**Action(s):** Adopted development standards allowing greater building heights east of PCH, while limiting non-residential building height on sites abutting residential property.

◆ **(Policy LU4-3.5) Research and development uses shall be allowed within the Corporate Office designation east of Sepulveda Boulevard (now Pacific Coast Highway).**

**Action(s):** Amended the Zoning Code to permit research and development uses in the Corporate Office (CO) zone, and subsequently approved multiple R&D facilities.

◆ **(Policy LU4-4.3) Develop guidelines to ensure a mix of uses, including office, hotel, and commercial in the Urban Mixed-Use designation.**

**Action(s):** Adopted development standards and approved several projects in the Urban Mixed-Use zones that include hotels, commercial, creative office, restaurant, and entertainment uses. Most recently, on September 14, 2023, the City approved the Beach Cities Media Campus project along the

- ◆ **(Policy LU5-4.1) Develop guidelines for permitting the Transfer of Development Rights (TDR's) with clearly identified public benefit objectives.**

**Action(s):** Adopted regulations to allow Transfer of Development Rights from certain non-residential properties west of PCH, to properties east of PCH.

**Goal LU6: Maintain and upgrade the existing excellent parks, recreation, and open space facilities within the City of El Segundo.**

- ◆ **(Policy LU6-1.1) Continue to provide uniform and high quality park and recreational opportunities to all areas of the City, for use by residents and employees.**

**Action(s):** Approved various projects and programs throughout the City, including:

- ⇒ Partnered with the Wiseburn Unified School District, completed the construction of a new aquatics center featuring an Olympic-size competitive swimming pool, a separate warm-water teaching pool, locker rooms and family restrooms, seating for 600 spectators, large full-color LED scoreboard and state-of-the-art timing system.
- ⇒ Maintaining the 15 parks that are conveniently located throughout the City.
- ⇒ Upgrading Acacia Park, including the Acacia pool.
- ⇒ Upgrading Hilltop Park, including Hilltop pool.
- ⇒ Upgrading the Vista Overlook with new landscaping, tables and benches.
- ⇒ Construction of a new skate park.
- ⇒ Adopted the South Campus Specific Plan and entered into a development agreement that ensures access to an existing private park /recreational space for employees of companies within the Specific Plan area.
- ⇒ Renovated the existing golf course at The Lakes, in conjunction with the construction of the Top Golf commercial recreational facility.
- ⇒ In 2024, initiated a substantial renovation of the Urho Saari Swimming Stadium (aka "The Plunge"). The renovation is anticipated to be completed by the end of 2025.

- ◆ **(Policy LU6-1.3) Utilization of utility easements (flood control, power line rights-of-way) for recreational, open space, and beautification purposes should continue and additional possibilities should be explored.**

**Action(s):** Continue to utilize and maintain Southern California Edison properties and easements as opportunities to provide park and open space with trail network.

**Goal LU7: Provide the highest quality public facilities, services, and public infrastructure possible to the community.**

- ♦ **(Policy LU7-1.2) No new development shall be allowed unless adequate public facilities are in place or provided for.**

**Action(s):** Through the permitting and plan check process, development plans are routed to multiple city departments to determine the adequacy of facilities. In cases where an inadequacy is identified, then conditions are included to ensure that facilities are upgraded as part of the development.

- ♦ **(Policy LU7-1.7) Develop standards for Wireless Communication Facilities, to regulate their location and design, to protect the public safety, general welfare and quality of life in the City.**

**Action(s):** In 2022, the City updated the existing standards for wireless communication facilities. The city has also approved several new wireless facilities on existing structures and on new monopoles designed to accommodate the facility. Wireless facilities have been located on both private and public property.

- ♦ **(Policy LU7-3.1) The City shall continue the identification of need for infrastructure maintenance and replacement, and program that maintenance and replacement through the Capital Improvements Program (CIP), which is tied to the City budget.**

**Action(s):** The City's Capital Improvements Program (CIP) is reviewed annually by the Capital Improvement Program Advisory Committee (CIPAC) to prioritize infrastructure maintenance and replacement projects and by the Planning Commission to ensure consistency of the CIP projects with the General Plan.

## **Chapter 2 Circulation Element**

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. Population and economic growth also impact the infrastructure needed to provide utilities and other services for those who live, work, and visit El Segundo. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Circulation Element.

**Goal C1: Provision for a safe, convenient , and cost effective circulation system to serve the present and future circulation needs of the El Segundo community.**

- ◆ **(Policy C1-1.2) Pursue implementation of all Circulation Element policies such that all Master Plan roadways are upgraded and maintained at acceptable levels of service; and (Policy C1-1.11) Ensure that the transition from any Master Plan roadway to another Master Plan roadway at a higher classification operates safely and efficiently, incorporating the appropriate intersection configuration and any turn lanes that are necessary.**

**Action(s):** In 2005, the City established a traffic congestion mitigation fee, which has been used for infrastructure improvements, such as the Douglas Street extension and grade separation project. In 2022, the City adopted an updated traffic mitigation fee to help fund future street and intersection improvements. In 2024, completed a widening project along El Segundo Boulevard starting at Illinois Street to the east City limits. The project included traffic signal upgrades ADA ramp and sidewalk improvements, street rehabilitation, bike lane installation (Class II, Class III, and Class IV), and median landscape improvements.

**(Policy C1-1.3) Provide adequate roadway capacity on all Master Plan roadways.**

**Action(s):** The city continues to identify opportunities to maximize capacity and implement improvements when funding is available.

- ◆ **(Policy C1-1.4) Construct missing roadway links to complete the roadway system designated in the Circulation Element when needed to improve traffic operating conditions and to serve development; and (Policy C1-1.10) Ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways within the City such that efficient operation of the circulation system is maintained at an operating Level of Service of "D" or better.**

**Action(s):** The Douglas Street extension and grade separation project was completed in 2006. In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. In March 2019, the City completed the environmental review process for the Park Place extension and grade separation project, a 1/4-mile gap closure project. In 2024, the City halted its work on this project due to cost and feasibility concerns.

- ◆ **(Policy C1-1.5) Implement roadway and intersection upgrades to full Circulation Element standards when needed to improve traffic operating conditions and to serve development.**

**Action(s):** The City requires roadway and intersection upgrades as a part of the private development process. In addition, the City undertakes roadway and intersection improvements, such as the Douglas Street and the El Segundo Boulevard extension projects.

- ◆ **(Policy C1-1.6) Ensure that planned intersection improvements are constructed as designated in Exhibit C-9 to achieve efficient operation of the circulation system at a Level of Service “D” or better where feasible; and (Policy C1-1.7) Provide adequate intersection capacity to the extent feasible on Major, Secondary, and Collector Arterials to maintain LOS D and to prevent diversion of through traffic into local residential streets.**

**Action(s):** The City continues to make improvements as necessary. Most notably, the following improvements have been implemented or constructed in accordance with the General Plan:

- ⇒ Intersection widening at Aviation and Rosecrans to accommodate dual lefts; added four through lanes; and added a dedicated right turn only lane .
- ⇒ A left-turn pocket added at the intersection of Continental and Grand
- ⇒ A left-turn pocket added at the intersection of PCH and Grand
- ⇒ A dedicated left-turn lane at the intersection of El Segundo and PCH
- ⇒ Nash and Douglas - Converted to two-way operation.
- ⇒ El Segundo Boulevard - Widening (2024)

- ◆ **(Policy C1-1.10) Ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways within the City such that efficient operation of the circulation system is maintained at an operating Level of Service of “D” or better.** In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. This improvement began construction in 2023 and was completed in 2024. Other projects include the completion of the Douglas Street Extension, and the El Segundo Boulevard widening project which was also completed in 2024.

- ◆ **(Policy C1-1.12) Convert Nash Street and Douglas Street from a one-way couplet to a two-way roadway operation between El Segundo Boulevard and Imperial Highway, incorporating appropriate signage, traffic controls, and other modifications to ensure motorist and pedestrian safety and efficient traffic operations.** Completed.

- ◆ **(Policy C1-1.13) Establish and maintain a citywide traffic count program, to ensure the availability of data needed to identify circulation problems and to evaluate potential improvements.**

**Action(s):** The City continues to review development projects and evaluate the potential

environmental and traffic impacts. Mitigation is required when an impact is identified, and the developer is responsible for completing or paying for implementation of the mitigation measure.

- ◆ **(Policy C1-1.15) Pursue and protect adequate right-of-way to accommodate future circulation system improvements; and (Policy C1-1.16) Encourage the widening of substandard streets and alleys to meet City standards wherever feasible.**

**Action(s):** In 2011, the City adopted thresholds and procedures for right-of-way dedications. The City has since been requiring dedications as part of discretionary project approval where warranted and needed in a concerted effort to bring the roadways/rights-of-way to the minimum widths required in the Master Plan of Streets. In 2024, the City initiated a municipal code amendment to update the thresholds for requiring dedications. The amendment is anticipated to be completed in the first quarter of 2025.

- ◆ **(Policy C1-2.1) Develop and maintain a circulation system which shall include a functional hierarchy and classification system of arterial highways that will correlate capacity and service function to specific road design and land use requirements.**

**Action(s):** The updated Circulation Element, adopted in 2004, identifies the hierarchy and classification system of streets in the City. Generally, the system has wider streets with higher capacity in the eastern portion of the City near higher intensity commercial and industrial land uses.

- ◆ **(Policy C1-3.2) Ensure that the development review process incorporates consideration of off-street commercial loading requirements for all new projects.**

**Action(s):** In accordance with the City's zoning regulations, new developments are evaluated to ensure consistency with the loading requirements during the development review process.

- ◆ **(Policy C1-3.3) Require that all new construction on streets or corridors that are designated truck routes have a Traffic Index calculation as stated by the State Department of Transportation in order to provide a roadway structural section that will accommodate the projected truck volumes and weights.**

**Action(s):** The City's Public Works Department requires roadway construction to be completed consistent with the latest edition of the "GreenBook" - Standards Specifications for Public Works Construction. The GreenBook contains roadway specifications that take Truck Routes into account. These specifications are made part of the design requirements for all public works contracts.

**Goal C2: Provide a circulation system that incorporates alternatives to the single-occupant vehicle, to create a balance among travel modes based on travel needs, costs, social values, user acceptance, and air quality considerations.**

- ◆ **(Policy C2-1.1) Encourage the development of pedestrian linkages to and from the Metro Green Line stations to encourage and attract internodal transit/ walking trips; and (Policy C2-1.2) Develop a citywide system of pedestrian walkways, alleviating the conflict between pedestrians,**

**autos, and bicyclists throughout the City.**

**Action(s):** Continually surveying sidewalk conditions citywide, and within 1/2-mile walking distance from the four Metro Green Line Stations to determine conditions and construct/repair as needed based upon the survey results. The El Segundo Boulevard widening project completed in 2024 included ADA ramp and sidewalk improvements along with new bicycle facility installation that have improved pedestrian and cyclist access to the El Segundo Green Line Metro station (C Line).

- ◆ **(Policy C2-1.3) Encourage new developments in the City to participate in the development of the citywide system of pedestrian walkways and require participation funded by the project developer where appropriate; and (Policy C2-1.4) Ensure the installation of sidewalks on all future arterial widening or new construction projects, to establish a continuous and convenient link for pedestrians.**

**Action(s):** Adopted a Right-of-Way Dedications and Improvements Ordinance with procedures and requirements for dedications and improvements for developments during the development process. Adopted a Complete Streets Policy, which requires all roadway construction and modifications to consider and include improvements for all users, including pedestrian. Lastly, requires sidewalk improvements when needed as part of the development process.

The El Segundo Boulevard widening project completed in 2024 included ADA ramp and sidewalk improvements have improved pedestrian circulation along the El Segundo Boulevard corridor.

- ◆ **(Policy C2-1.7) Closely monitor design practices to ensure a clear pedestrian walking area by minimizing obstructions, especially in the vicinity of intersections.**

**Action(s):** The Public Works Department continues to review designs and ensures adequate sidewalk width to accommodate disabled access.

- ◆ **(Policy C2-2.1) Implement the recommendations on the Bicycle Master Plan contained in the Circulation Element, as the availability arises; i.e., through development, private grants, signing of shared routes.; and (Policy C2-2.5) Continue coordination of bicycle route planning and implementation with adjacent jurisdictions and regional agencies.**

**Action(s):** In 2011, the City Council approved the South Bay Bicycle Master Plan (SBBMP) , which modified and added to the bicycle Master Plan in the circulation Element. The SBBMP calls for 1.2 miles of Class 1 Bike Paths, 8.7 miles of Class 2 Bike Lanes, 5 miles of Class 3 Bike Routes, and 6.4 miles of Bike-Friendly Streets. To-date, the City has completed Class 2 Bike lanes along Rosecrans Avenue (approx. 1.1 miles), approximately 5 miles of Class 3 Bike Routes citywide, and a 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between Nast St. and Continental Blvd.). In 2022, the City completed the design and in 2023 began construction of an approximately 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between PCH and Continental Blvd.). In addition, in 2024 the City completed construction of approximately 5.2 miles of Class II Bike Lanes on El Segundo Boulevard (from Aviation Blvd. to PCH), on Douglas Street (between Rosecrans Ave. and Imperial

Hwy.), and on Nash Street (between El Segundo Blvd. and Imperial Hwy.). The City also completed 2.46 miles of Class III facilities, and 0.20 miles of “cycle track” along El Segundo Boulevard. The total combined length of all bikeways completed in 2024 is 7.85 miles. The City will study additional bike lanes and routes over the next three years, coordinating with the City of Manhattan Beach for the bike lanes along Rosecrans Avenue and coordinating with LA Metro on the design and implementation of a bike path along Aviation Boulevard. Progress towards this goal is ongoing.

- ◆ **(Policy C2-2.2) Encourage new development to provide facilities for bicyclists to park and store their bicycles and provide shower and clothes changing facilities at or close to the bicyclist's work destination.**

**Action(s):** Adopted an Ordinance establishing minimum bicycle parking requirements for new developments. In addition, the City implements the California Green Building Code requirements regarding bike parking/storage facilities. Furthermore, Chapter 15-16 (Transportation Demand Management) establishes incentives for development projects to provide showers and lockers.

- ◆ **(Policy C2-2.3) Develop off-street bicycle paths in corridors where appropriate throughout the City.**

**Action(s):** Two bike paths are currently contemplated in the approved SBBMP: 1) 0.5-mile path along El Segundo Boulevard from PCH to the Nash St. Green Line station and 2) 0.7-mile path along Washington Street, from Walnut Avenue to Holly Avenue. Project No. 1 completed construction in 2024. Project No. 2 is to be determined.

- ◆ **(Policy C2-2.4) Encourage the use of bicycles for trips to and from elementary, middle, and high schools in the area as well as parks, libraries, and other public facilities.**

**Action(s):** Completion of the Class 3 Bike Routes in 2019 connected new bikeways directly to El Segundo High School, the El Segundo Library, and near El Segundo Middle School. Future Bike-friendly Street projects will connect directly to El Segundo Middle School and Center Street Elementary.

- ◆ **(Policy C2-2.6) Encourage design of new streets with the potential for Class I or Class II bicycle routes that separate the automobile, bicycle, and pedestrian to the maximum extent feasible.**

- ◆ **Action(s):** As part of the development review process for the South Campus Specific Plan, the City required the developer to extend Nash Street from El Segundo Boulevard south to Hughes Way. This street extension includes a Class 2 Bike Lane. Construction of this project was completed in 2024.

- ◆ **(Policy C2-2.8) Evaluate bikeway system links with the Metro Green Line rail stations and improve access wherever feasible.**

**Action(s):** The adopted SBBMP called for implementation of Class 3 Bike Routes along Nash Street and Mariposa Avenue, which connect to two of the City's Green Line stations (Nash and Mariposa stations). This project was completed in 2019. The SBBMP also calls for Class 2 Bike Lanes along



Mariposa Avenue and Douglas Street, which will connect to the Mariposa and Douglas Street stations. The Bike Lane along Douglas Street began construction in 2023 and was completed in 2024. The Bike Lane along Mariposa Avenue will be part of a future project.

- ◆ **(Policy C2-3.1) Work closely with the Los Angeles County Metropolitan Transportation Authority (MTA), Torrance Municipal Bus Lines, the El Segundo Employers Association (ESEA), and private businesses to expand and improve the public transit service within and adjacent to the City.**

**Action(s):** The City continues to work closely with neighboring jurisdictions and shares in the cost of Beach Cities Transit (BCT) line No. 109.

- ◆ **(Policy C2-3.2) Ensure that transit planning is considered and integrated into all related elements of City planning.**

**Action(s):** On October 18, 2016, the City adopted a "Complete Streets" policy whose core objective is the coordinated planning and development of street infrastructure that allows safe and convenient travel for all users. As a result, transit planning is integrated into all related elements of City planning (private development review, Street improvements, and General Plan amendments). In particular, in May 2024 the City adopted a new Downtown Specific Plan that contains policies regarding the improvement and expansion of transit service to/from the Downtown area.

- ◆ **(Policy C2-3.3) Evaluate and implement feeder bus service through the City where appropriate. Feeder bus service could potentially take commuters from the fixed transit services (rail and bus) in the eastern portion of the City to the industrial and commercial areas to the west. In addition, midday shuttling of workers east of Sepulveda Boulevard to the Downtown retail area should also be maintained; (Policy C2-3.5) Continue the Dial-a-Ride operation and City subsidy to serve all residents of El Segundo, especially the elderly and handicapped; and, (Policy C2-3.6) Continue to support the Downtown Lunchtime shuttle operation.**

**Action(s):** The midday Downtown lunch shuttle ceased operations in 2020 due to the pandemic and the City intends to resume providing this service. On October 2, 2018, the City Council adopted the Smoky Hollow Specific Plan (SHSP) for the office/industrial neighborhood of the City. One of the goals of the SHSP is to expand the El Segundo Lunchtime Shuttle Bus to create a new shuttle route to connect the City's Green Line stations with Smoky Hollow. Additionally, the adopted Downtown Specific Plan (2024) also contains policies regarding expansion of the Lunchtime Shuttle Bus. Furthermore, in August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. The pilot project ended and the shuttle service was halted in 2024, due to low ridership and high costs. The City will instead consider other alternatives to provide similar shuttle service going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

- ◆ **(Policy C2-3.7) Explore the feasibility of using excess government right-of-way, purchased property, or land use arrangements for multiple use of existing facilities, in order to establish or**

**construct park-and-ride services of benefit to El Segundo residents and employees; and, (Policy C2-3.8) encourage the implementation of park-and-ride facilities proximate to the I-405 and I-105 Freeways for shuttle service into El Segundo.**

**Action(s):** The Douglas Green Line station, which was completed in 2006, is served by a Park 'n' Ride lot owned by the City. The Nash Green Line station is served by a Metro parking lot and large private parking lots in the immediate vicinity. The Mariposa station is served by private parking lots in the area. On October 2, 2018, the City Council adopted the Smoky Hollow Specific Plan (SHSP) for the office/industrial neighborhood of the City. One of the goals of the SHSP is to Expand the El Segundo Lunchtime Shuttle Bus to create a new shuttle route to connect the City's Green Line stations with Smoky Hollow. In May 2024, the City adopted a new Downtown Specific Plan which contains The City has and will continue to encourage shuttle services from the Green Line stations in/around the City and the west part of the City. Lastly, the city will continue to encourage additional park-and-ride facilities.

- ◆ **Policy C2-3.8) Encourage the implementation of park and ride facilities proximate to the I405 and I105 freeways for shuttle service into El Segundo.**

**Action(s):** Park and Ride facility construction has been completed. Shuttle Service into El Segundo has not yet began.

- ◆ **Policy C2-3.10) Encourage the MTA to provide bike storage facilities at the Metro Green Line rail stations.**

**Action(s):** The City continues to encourage the MTA to provide bike storage facilities at its Metro Green Line stations. In addition, the City collected a mitigation fee from a private developer for the construction of bike storage facilities at the Mariposa Green Line station and/or provide other related facilities in the vicinity.

- ◆ **(Policy C2-4.2) Continue to increase operational efficiencies of the transportation system by implementing all appropriate Transportation System Management (TSM) measures, including but not limited to improving design standards, upgrading and coordination of traffic control devices, controlling on-street parking, and using sophisticated electronic control methods to supervise the flow of traffic; and (Policy C3-1.7) Require submittal and implementation of a Transportation Management Plan (TMP) for all projects within the Urban Mixed-Use area, and encourage a TMP for all projects within the northeast quadrant.**

**Action(s):** In 1993, the City adopted Employer/Occupant Transportation Systems Management (TSM) requirements, which apply to all businesses or multi-business complexes employing at least 200 persons and to businesses employing less than 200 person at a common location in a multi-tenant complex. Administration and compliance has been difficult to ensure consistently. No new TSM plans have been submitted to the City since 2008.

- ◆ **(Policy C2-5.1) Ensure that Transportation Demand Management (TDM) measures are**

considered during the evaluation of new developments within the City, including but not limited to ridesharing, carpooling and vanpooling, flexible work schedules, telecommuting and car/vanpool preferential parking.

**Action(s):** In 1993, the City adopted Developer Transportation Demand management (TDM) requirements. During the development review process (discretionary and ministerial), staff ensures that new developments comply with the minimum TDM requirements.

**(Goal C3: Develop a balanced General Plan, coordinating the Circulation Element with all other Elements, ensuring that the City's decision making and planning activities are consistent among all City departments.**

- ◆ **(Policy C3-1.1) Require all new development to mitigate project-related impacts on the existing and future circulation system such that all Master Plan roadways and intersections are upgraded and maintained at acceptable levels of service through implementation of all applicable Circulation Element policies. Mitigation measures shall be provided by or paid for by the project developer.**

**Action(s):** Traffic congestion mitigation fees have been collected for new construction and for improvements where the onsite use changes to a higher traffic-generating use. The fees have been used for roadway improvements necessary to implement the traffic circulation improvement plan, including paving, grading roadway substructure, curb and gutter, sidewalks, landscaped medians, etc. In addition, the City continues to require private developers to contribute to or construct street and intersection improvements to mitigate private development traffic impacts.

- ◆ **(Policy C3-1.2) The minimum acceptable level of service (LOS) at an intersection is LOS D. Intersections operating at LOS E or F shall be considered deficient. If traffic caused by a development project is forecast to result in an intersection level of service change from LOS D or better to LOS E or F, then the development impact shall be considered significant. If a development project is forecast to result in the increase of intersection volume/capacity ratio (V/C) of 0.02 or greater at any intersection that is forecast to operate at LOS E or F, the impact shall be considered significant.**

**Action(s):** During the development review process, staff conducts traffic studies evaluating intersection levels of service and delays. Developments that exceed the thresholds in this policy, are required to mitigate the delays to the extent feasible. In addition, in 2022, the City implemented a policy to use Vehicle Miles Travelled (VMT) as the metric for determining transportation impacts pursuant to the California Environmental Quality Act (CEQA).

- ◆ **(Policy C3-1.5) Ensure that transit planning is considered and integrated into all related elements of City planning.**

**Action(s):** The city continuously considers and integrates transit planning. In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. In addition, the plan included the construction of a

bike lane along Nash Street and a bike path along El Segundo Boulevard that will connect to the Nash Street Green Line station. Both of these improvements were completed in 2024. In October 2018, the City adopted the Smoky Hollow Specific Plan, which incorporates strategies to expand bicycle facilities in the plan area and expand the City's lunchtime shuttle services to add to and/or expand the existing shuttle route. Additionally, the adopted Downtown Specific Plan, completed in 2024, also contains policies regarding expansion of the Lunchtime Shuttle Bus. Furthermore, in August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. The pilot project concluded and halted in 2024 due to low ridership and high costs. The City instead will investigate other alternative shuttle service programs going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

- ◆ **(Policy C3-1.8) Require the provision of adequate pedestrian and bicycle access for new development projects through the development review process.**

**Action(s):** During the development review process -whether ministerial or discretionary-staff continues to ensure that adequate pedestrian and bicycle access is provided; that development projects comply with disabled access and bicycle parking facilities, comply with the minimum standards for sidewalks, bicycles facilities (bike lanes, routes, or paths); and, if necessary, that projects dedicate sufficient land along adjacent streets to comply with the Circulation Element's minimum right-of-way width requirements.

- ◆ **(Policy C3-2.2) Ensure that the City's parking codes and zoning ordinances are kept up-to-date.**

**Action(s):** The City's parking standards were comprehensively updated in 2010 and several sections of the ordinance have since been amended to include tandem parking and car lifts. These amendments were made to ensure the City's parking requirements stay current and reflect the latest best practices in parking regulation. In 2022, the City approved the 2021-2029 Housing Element, which includes a program to update the City's residential parking requirements to facilitate the construction of more affordable housing. The revisions to the City's residential parking requirements began in 2023 and will be completed in Q1 2025.

**Goal C4: Ensure that the City remains in compliance with all Federal, State, and Regional regulations, remains consistent with the plans of neighboring jurisdictions and thus remains eligible for all potential transportation improvement programs.**

- ◆ **(Policy C4-1.1) Actively participate in various committees and other planning forums associated with County, Regional, and State Congestion Management Programs.**

**Action(s):** The City continues to participate in various regional committees and planning forums, including monthly meetings of the South Bay Cities Council of Governments Infrastructure Working Group, American Planning Association regional and State conferences. In addition the City participates in the preparation and provides input on the Southern California Association of Governments (SCAG) planning efforts for the region's Sustainable Communities Strategy (SCS) and

- ◆ **(Policy C4-2.1) Ensure that new roadway links are constructed as designated in the Circulation Element and link with existing roadways in neighboring jurisdictions to allow efficient access into and out of the City.**

**Action(s):** City staff continuously ensures that new roadway links are constructed as designated in the Circulation Element and link with existing roadways in neighboring jurisdictions. In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. The Nash Street extension was completed in 2024. In March 2019, the City completed the environmental review process for the Park Place extension and grade separation project, a 1/4-mile gap closure project. In 2024, the City halted the project due to high cost and feasibility concerns.

- ◆ **(Policy C4-2.2) Carefully assess adjacent local agencies' plans to ensure compatibility across political boundaries. This does not imply that such compatibility is a requirement for adoption of the Circulation Element; and (Policy C4-2.4) Encourage cooperation with other governmental agencies to provide adequate vehicular traffic movements on streets and through intersections by means of synchronized signalization.**

**Action(s):** City staff reviews adjacent local agencies plans and environmental documents to ensure compatibility across political boundaries. Further, the City encourages cooperation with other governmental agencies to provide adequate vehicular traffic movements on streets through intersections by means of synchronized signalization.

- ◆ **(Policy C4-2.3) Continuously monitor and evaluate Los Angeles International Airport (LAX) master planning and evaluate the impacts of LAX on the City's Circulation Element.**

**Action(s):** City staff continuously monitors and reviews LAX master planning to evaluate its impacts. In 2017-18, the City engaged a traffic engineering firm to review the design and Environmental review documents associated with the LAX people mover project.

- ◆ **(Policy C4-3.1) Identify and evaluate potential revenue sources for financing circulation system development and improvement projects. Action(s):** Staff annually evaluates potential revenue sources for financing circulation system development and improvement projects. In addition, the City conducted a study and updated its Traffic Mitigation Fee Program in 2022.

- ◆ **(Policy C4-3.2) Update the City's 1996 Traffic Congestion Mitigation Fee Program, to reflect changes in planned improvements requiring funding changing needs and changes in the construction cost index.**

**Action(s):** The City updated its Traffic Mitigation Fee Program in 2022.

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## **Chapter 3 Housing Element**

On November 10, 2022, the City Council adopted the El Segundo 2021-2029 Housing Element. Exhibit A of this report is the City’s Housing Element Annual Progress Report, which reports on progress made on each of program in 2024.

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## **Chapter 4 Conservation Element**

The City of El Segundo, like the rest of southern California, enjoy a temperate climate, access to both beaches and mountains and many other amenities not found in many other parts of the world. The quality of life that the region offers its residents is one of the main reasons the region continues to attract visitors and newcomers. However, southern California is a semi-arid desert environment with limited natural resources. These limited resources, need to be preserved for continued use by existing residents and by future generations. The last several decades have seen periods of extreme drought conditions and periods of normal rainfall activity. The inconsistency in climate and weather patterns make conservation critical. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Conservation Element.

**Goal CN1: Ensure long-term public access to a safe, clean beach environment within and adjacent to the City.**

- ◆ **(Policy CN1-4) The City shall establish policies and procedures for watershed and storm water management.**

**Action(s):** The City of El Segundo is a co-permittee in the Los Angeles County storm drain system permit or “municipal permit” (Order No. R4-2012-0175; NPDES No. CAS004001), which was adopted November 8, 2012 and amended September 11, 2021 (Order R4-2021-0105, NPDES No. CAS004004) by the State Water Board (WQ2015-0075. El Segundo maintains and implements a Standard Urban Stormwater Mitigation Plan (SUSMP); priority projects are required to develop and implement project-specific SUSMPs or Urban Stormwater Mitigation Plans that identify the specific design features and best management practices (BMPs) that will be implemented for the project and are applicable to the project. Lastly, the city requires stormwater pollution prevention plans (SWPPPs) for all construction projects with disturbed areas of 1 acre or greater. The SWPPPs outline best management practices to minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-stormwater management procedures.

**Goal CN2: Assist in the maintenance of a safe and sufficient water supply and distribution system that provides for all the water needs within the community.**

- ◆ **(Policy CN2-1) Periodically evaluate the entire water supply and distribution system to ensure that future water needs will be met.**

**Action(s):** El Segundo is located within the jurisdiction of the West Basin Municipal Water District (West Basin). West Basin relies on the following mix of water resources: 21% groundwater; 65% imported water; 7% recycled water; and 7% conservation efforts. In compliance with legislative requirements, West Basin prepared the West Basin Municipal Water District 2010 Urban Water Management (UWMP). The UWMP was updated in 2020, detailing how West Basin manages their water supplies and demands under all hydrology conditions and demonstrating how West Basin proposes to meet their service area's retail demands over the next 25 years and provide long-term

water reliability. According to the UWMP (Table 4-1, *Historic West Basin Service Area Retail Demand*), the West Basin Service Area reduced its demand by 25% in the last 20 years. The UWMP concluded that West Basin does not anticipate any shortages and will be able to provide reliable water supplies under both single dry year and multiple dry year conditions.

- ◆ **(Policy CN2-3) Investigate creating a new water conservation ordinance to address the demand created by new development; (Policy CN2-6) Encourage the retrofitting of existing systems with water-conserving fixtures and appliances; and, (Policy CN2-8) Encourage the retrofitting of existing landscapes to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy.**

**Action(s):** In 2015, El Segundo adopted the Water Conservation in Landscaping Standards ordinance in compliance with State law, promoting water conservation. The standards promote water conservation while allowing the flexibility in designing healthy, attractive, and cost effective water efficient landscapes. The city continues to ensure that landscaping in all new development projects that are subject to the ordinance comply with the water conservation standards and with the CalGreen codes. Lastly, existing landscape systems being rehabilitated are also subject to the ordinance to ensure retrofitting with water-conserving systems.

- ◆ **(Policy CN2-5) Require new construction and development to install water-conserving fixtures and appliances to reduce the amount of new demand; and, (Policy CN2-7) Require new construction and development to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy**

**Action(s):** During the development review process, the City ensures that new developments comply with the California Energy Code, CalGreen, California Building Code relevant provisions, and the City's Water Conservation in Landscaping Standards ordinance.

- ◆ **(Policy CN2-11) Encourage, whenever appropriate and feasible, development techniques which minimize surface run-off and allow replenishment of soil moisture. Such techniques may include, but not be limited to, the on- site use and retention of storm water, the use of impervious paving material (such as walk-on-bark, pea gravel, and cobble mulches), the preservation of vegetative covers, and efficiently designed and managed irrigation systems.**

**Action(s):** During the development review process, the City ensures that new developments comply with the California Energy Code, CalGreen, California Building Code relevant provisions, and the City's Water Conservation in Landscaping Standards ordinance. Further, the City continued to enforce National Pollutant Discharge Elimination System (NPDES) requirements for new and redevelopment projects with 5,000 square feet or more of new or replacement impervious surfaces, which are generally required to provide infiltration. Larger developments are required to prepare a Standard Urban Stormwater Mitigation Plan and demonstrate no increase in peak runoff as a result of the development through infiltration.

### **Goal CN3: Protect groundwater and coastal waters from contamination.**

**Action(s):** The City of El Segundo is a co-permittee in the Los Angeles County storm drain system permit or “municipal permit” (Order No. R4-2012-0175; NPDES No. CAS004001), which was adopted November 8, 2012 and amended September 11, 2021 (Order R4-2021-0105, NPDES No. CAS004004) by the State Water Board (WQ2015-0075). El Segundo continues to maintain and implement a Standard Urban Stormwater Mitigation Plan (SUSMP); priority projects are required to develop and implement project-specific SUSMPs or Urban Stormwater Mitigation Plans that identify the specific design features and best management practices (BMPs) that will be implemented for the project and are applicable to the project to ensure minimal pollutant discharge that can enter the public drainage system, which outlets to coastal waters. Lastly, the city requires stormwater pollution prevention plans (SWPPPs) for all construction projects with disturbed areas of 1 acre or greater. The SWPPPs outline best management practices to minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-stormwater management procedures.

### **Goal CN4: Protect the rare and endangered El Segundo Blue Butterfly.**

- ◆ **(Policy CN4-2) Protect the coastal habitat of the El Segundo Blue Butterfly; and, (Policy CN4-4) Designate the habitat of the El Segundo Blue Butterfly as open space in the Land Use Element.**

**Action(s):** Wildlife restoration project conducted at Clutter’s bluff. Further, the dunes area and Imperial Avenue slope, which contain sensitive habitat are designated open space in the Land Use map. In addition, in 2022 the City initiated a comprehensive update of the Downtown Specific Plan (DSP). During the public outreach process, the City received input from the community advocating for expansion of the Blue Butterfly habitat to the Downtown area and the Civic Center in particular. A new Downtown Specific Plan was adopted in spring 2024, which included a policy to include Sea Cliff Buckwheat in the landscape design for the Civic Center to provide habitat for the Blue Butterfly.

- ◆ **(Policy CN4-3) Work with Chevron Refinery and appropriate community organizations to monitor the condition of coastal habitat areas of the El Segundo Blue Butterfly.**

**Action(s):** The city coordinated with the local youth organization “Tree Musketeers” to install native landscaping, trees, shrubs, etc. throughout the city, including the coastal areas. In addition, in 2023 and 2024, City staff worked with the Blue Butterfly Conservancy, a nonprofit community organization, to incorporate specific policies regarding the Blue Butterfly in the newly adopted Downtown Specific Plan. The aim of these Specific Plan policies is to expand the habitat areas for the Blue Butterfly.

**Goal CN5: Develop programs to protect, enhance, and increase the amount and quality of the urban landscape to maximize aesthetic and environmental benefits.**

- ◆ **(Policy CN5-1) Preserve the character and quality of existing neighborhood and civic landscapes.**

**Action(s):** Downtown landscape renovation, installation of picnic tables in the civic plaza. In 2022, the City initiated a comprehensive update of the Downtown Specific Plan (DSP), which was completed in spring 2024. The updated Specific Plan incorporates goals for improving the public realm including modifications to street and sidewalk configuration to increase pedestrian and bicycle activity, planting of more native plants, and providing more gathering and outdoor seating areas.

- ◆ **(Policy CN5-3) Survey existing street trees and other specimen trees throughout the community. Identify those with historic or visual significance.**

**Action(s):** The Parks Division continues to maintain an inventory of all city street trees and monitors the health of the trees.

- ◆ **(Policy CN5-5) Establish a street tree program, including a computer-aided inventory, which identifies appropriate varieties, required sizes and spacing, maintenance and replacement standards, and planting schedules.**

- ◆ **Action(s):** Adopted a Master Street Tree Plan, and incorporated street tree policies in the Municipal Code.

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## **Chapter 5 Public Safety Element**

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The aim of the City is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as urban fire, flooding, mudslides, earthquakes, and hazardous incidents. The Public Safety Element addresses hazards associated with geology and seismicity, flooding, fire, and petroleum storage. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Public Safety Element.

**Goal PS1: Protect the public health and safety and minimize the social and economic impacts associated with geologic hazards.**

- ◆ **(Objective PS1-1) It is the objective of the City of El Segundo to reduce exposure to potentially hazardous geological conditions through land use planning and project review.**

**Action(s):** Through the permitting and plan check process, continued to enforce the building code, which includes detailed geologic review requirements. For larger development projects requiring environmental documentation, reviewed applicable studies to ensure that impacts were minimized through the use of proper construction techniques, especially in areas with expansive soils.

**Goal PS2: Minimize injury and loss of life, property damage, and social, cultural and economic impacts caused by earthquake hazards**

- ◆ **(Objective PS2-1) It is the objective of the City of El Segundo that the City promote effective response to seismic disasters and maintenance of structurally safe facilities.**

**Action(s):** Through the permitting and plan check process, continued to enforce the building code, which includes detailed seismic requirements. The city continues to consult with the Department of Conservation's geologic hazards maps to identify liquefaction and landslide zones within the city and the Alquist-Priolo maps for earthquake fault zones when engineering structures to minimize hazardous conditions based on the most current seismic design standards. Lastly, the City's Fire Department conducts annual inspections of all apartment buildings and buildings containing hazardous materials to ensure proper safety protocols are in place. In addition, in 2024, the City promoted the State' Earthquake Brace + Bolt retrofit program to assist El Segundo residents obtain funding for seismic retrofits.

- ◆ **(Policy PS2-1.1) Continue to cooperate with and support federal, state, and county agencies in the development and enforcement of regional and local health and safety laws and environmental controls.**

**Action(s):** The City continues to prepare a new emergency preparedness plan in collaboration with Federal, State and regional agencies. Conducted emergency preparedness exercises to ensure proper training for emergency operations center staff.

- ◆ **(Policy PS2-1.3) Insure adequate public safety and the preservation and reuse of historic buildings by continuing to enforce requirements for structural strengthening of older brick and masonry buildings.**

**Action(s):** Approved several voluntary seismic upgrades for brick and masonry buildings. The city updated the local building code requirements to improve code requirements and ensure safety.

**Goal PS3: Reduce threats to public health and safety from hazardous materials, especially threats induced by earthquakes and accidental leaks and spills.**

- ◆ **(Policy PS3-1.4) Continue to encourage source reduction, substitution, and recycling.**

**Action(s):** Continued to co-sponsor household hazardous waste roundups. Updated the municipal code to require businesses to reduce waste and prepare a plan for the purpose.

- ◆ **(Policy PS3-1.5) Encourage improved, timely communications between businesses and emergency response agencies regarding hazardous materials prior to and during incidents.**

**Action(s):** Continue to require staff training of the business community regarding hazardous materials and hazardous waste, and conduct follow up inspections. Staff training is conducted by the City's Fire Department.

- ◆ **(Objective AQ13-1) Reduce the amount of solid waste by 25 percent by 1994, and 50 percent by 2000; and (Policy AQ13-1.1) It is the policy of the City of El Segundo that the City continue to implement the programs proposed in the City's Solid Waste Management Plan, concurrent with California Assembly Bill 939, to achieve a 25 percent reduction in residential solid waste requiring disposal by 1995, and a 50 percent reduction by the year 2000.**

**Action(s):** In accordance with CalGreen requirements, the city complies and enforces the requirements for 65% recycling of construction debris. The City continually requires evidence of recycling from contractors to ensure proper recycling and disposal of debris.

**Goal PS6: Protect public health, safety, and welfare from natural and man-made flood and inundation hazards. Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.**

- ◆ **(Objective PS6-1) It is the objective of the City of El Segundo that the City minimize threats to public safety and protect property from wildland and urban fires.**

**Action(s):** The City annually maintains the open brush area along Imperial Highway.

- ◆ **(Policy PS6-1.2) Continue efforts to reduce fire hazards associated with older buildings, high-rise buildings, and fire-prone industrial facilities, and maintain adequate fire protection in all areas of the City.**

**Action(s):** The City continued its annual inspections of protection systems and devices in multifamily and high-rise buildings; continued its public education through the school system; provided fire extinguisher training for the commercial and industrial community; and provided senior fire safety.

**Goal PS7: Protect public health, safety, and welfare, and minimize loss of life, injury, property damage, and disruption of vital services, resulting from earthquakes, hazardous material incidents, and other natural and man-made disasters.**

- ◆ **(Objective PS7 -1) It is the objective of the City of El Segundo to Improve the preparedness of the City for emergency situations.**

**Action(s):** The City continues to require the installation of shut-off valves in new and remodeled developments. Continues to conduct weekly water pressure testing. Attended several public events and provided an information booth to distribute educational materials regarding emergency preparedness.

- ◆ **(Program PS7-1.4A) The City shall support, encourage, and assist in establishing community programs which volunteer to assist police, fire, and civil defense personnel after a disaster.**

**Action(s):** Established a volunteer citizens academy to educate the public and provide CPR training, emergency preparedness, and proper use of fire extinguishers. Established neighborhood watch programs, and continue to support local block captains in making a safer community.

- ◆ **(Program PS7-1.6A) The City shall, in cooperation with the telephone company and industrial facilities, establish an Emergency Notification System providing quick, no-cost readily accessible service for reporting fires and other emergencies by the general public.**

**Action(s):** The City continues use of the Nixle notification system, which allows the public to register to receive emergency notifications. Maintains an Everbridge system, which automatically contact all businesses in the city with emergency notification. Lastly, the city continues to maintain a Facebook page and other social media accounts to disseminate emergency information, in addition to information regarding city events.

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## **Chapter 6 Noise Element**

Noise can be defined as unwanted sound that is loud, disagreeable, or unexpected. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. The most critical impact of noise exposure is hearing loss, but other effects are speech interference, sleep interference and annoyance. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Noise Element.

**Goal N1: Encourage a high quality environment within all parts of the City of El Segundo where the public's health, safety, and welfare are not adversely affected by excessive noise.**

- ◆ **(Policy N1-1.1) Continue to work for the elimination of adverse noise sources, especially from Los Angeles International Airport West Imperial Terminal, and from helicopter and aircraft flyovers; (Program N1-1.1A) The City shall implement the Airport Abatement Policy and Program (City Council Resolution No. 3691, adopted May 21, 1991, or any future revisions thereto) in its efforts to minimize noise impacts caused by LAX; (Policy N1-1.9) Require review of all new development projects in the City for conformance with California Airport Noise Regulations and California Noise Insulation Standards (CCR Title 24) to ensure interior noise will not exceed acceptable levels; and, (Program N1-1.9A) All new habitable residential construction in areas of the City with an annual CNEL of 60 dBA or higher shall include all mitigation measures necessary to reduce interior noise levels to minimum state standards. Post construction acoustical analysis shall be performed to demonstrate compliance.**

**Action(s):** Based on federal and state guidelines, the City established land use standards for noise, which are set forth in ESMC Title 7, Chapter 2, Noise and Vibration. The standard established for commercial and industrial property is 8dBA above ambient noise level, while the standard for residential property is 5dBA above the ambient noise level. When the 2016 California Building Code was adopted, additional standards were adopted requiring new residences or additions to comply with the minimum noise insulation performance standards to demonstrate that the design will ensure that internal noise levels due to LAX aircraft noise not exceed 45dB CNEL. During the building plan check process, adherence to the Building Code and the amendments contained in the relevant section of the Municipal Code is required for properties that are within the designated area.

- ◆ **(Policy N1-1.2) Play an active role in the planning process associated with preparation of the Los Angeles International Airport Master Plan.**

**Action(s):** During the preparation of the Los Angeles International Airport Master Plan, the City consistently provided comments and recommendations to minimize noise impacts. Subsequently, the City has continually reached out to ensure enforcement of the Master Plan.

- ◆ **(Program N1-1.3C) Encourage the City of Los Angeles Department of Airports to pay the additional costs for new residential construction to provide acoustical treatment to mitigate noise impacts to a level that meets land use compatibility standards; and, (Policy N1-1.10) Continue to develop and implement City programs to incorporate noise reduction measures into existing residential development where interior noise levels exceed acceptable standards.**

**Action(s):** The Residential Sound Insulation (RSI) program was established as a result of a settlement, which used funds from Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) to treat homes from the effects of noise from LAX. The program was established in 1993, and ultimately treated 1,905 homes for adverse effects of noise from operations at LAX. As of May 2018, LAWA and FAA ceased reimbursements to the city for RSI administrative expenditures, thereby discontinuing the program. In 2022, LAWA decided to resume the RSI program under its direct control. The program did resume in 2023 and the first homes in El Segundo to be treated under the resumed program have been selected. The City closely coordinated with LAWA in the outreach process in Q4 2023 to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began to treat homes and the City issued 96 permits for sound insulation projects.

- ◆ **(Program N1-2.1A) Address noise impacts in all environmental documents for discretionary approval projects, to insure that noise sources meet City Noise Ordinance standards. These sources may include: mechanical or electrical equipment, truck loading areas, or outdoor speaker systems; (Program N1-2.1B) The City shall establish criteria for determining the type and size of projects that should submit a construction-related noise mitigation plan. Noise mitigation plans shall be submitted to the City Engineer for his review and approval prior to issuance of a grading permit. The plan must display the location of construction equipment and how this noise will be mitigated. These mitigation measures may involve noise suppression equipment and/or the use of temporary barriers; and, (Program N1-3.3C) When appropriate, the City shall allocate noise impact mitigation costs to the agency or party responsible for the noise incompatibility.**

**Action(s):** During the development review process, staff conducts environmental assessments pursuant to the California Environmental Quality Act (CEQA), which may include noise assessments. Developments that are determined to have significant impacts based on the established thresholds are required to mitigate the impacts to a less-than-significant level to the extent feasible. All mitigation measures are incorporated into the conditions of approval and into a mitigation monitoring and reporting program. The costs associated with monitoring and implementing are borne by the developer or applicant.

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## **Chapter 7 Open Space and Recreation Element**

Open space areas are important not only to provide recreational activities for residents but also as a visual break from the built environment. El Segundo is primarily an industrial and suburban residential environment with little undeveloped land and a limited amount of open space. The City's major open space and recreation resources are public parks and recreational facilities; thus, these resources need to be protected, and whenever possible additional resources created for recreation, beautification, and maintenance of the small town atmosphere and quality of life in the community. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Open Space and Recreation Element.

**Goal OS1: Provide and maintain high quality open space and recreational facilities that meet the needs of the existing and future residents and employees within the City of El Segundo.**

- ◆ **(Policy OS1-1.3) Adopt and implement a Quimby Act Dedication Ordinance and a Zoning Amendment requiring new residential subdivisions and multi-family residential projects to include land dedication or in-lieu fee payments for active and passive public open space facilities to serve the additional growth; and, (Policy OS1-1.5) Conduct a park user study for all public park facilities in order to obtain the necessary data to make findings for the adoption and collection of park impact fees. Collect park impact fees for all new development projects, residential and non-residential, for open space acquisition, maintenance, and improvement.**

**Action(s):** A Public Facilities Impact Fee Study was first prepared in 2010 and updated in 2022, which assessed the needs and costs for additional capital facilities improvements. As a result, the City Council adopted a Resolution for the collection of development impact fees for police, fire, library, parks, and other facilities. The City continues to collect such fees during the development review process, which are used to support activities, maintenance and upgrades to the city's parks and recreation facilities.

- ◆ **(Policy OS1-1.4) Continue to work with the El Segundo Unified School District in the utilization of school property for public open space and recreational use by maintaining and renewing the effective Joint Powers Agreement between the City and the School District.**

**Action(s):** The City renewed its agreement with the El Segundo Unified School District for a 10-year term, which will expire in 2022. In January of 2019, the City also entered into a joint use agreement with the Wiseburn Unified School District for use of the Aquatics Center for 25 years. In January 2019, the City entered into a joint use agreement with the El Segundo Unified School District for use of the Aquatics Center for 10 years. Additionally, in August 2019, the City entered into a joint use agreement with El Segundo Unified School District for the use of the shared parking lot at Richmond Street School and Field for 10 years.

- ◆ **(Policy OS1-1.10) Support and encourage the operation, upkeep, and public use of the existing golf course and driving range facility.**  
**Action(s):** The City entered into a Ground Lease Agreement and Golf Course Management Agreement with Topgolf/Centercal, ensuring continued operations of the 9-hole course and public access to the driving range.
  
- ◆ **(Objective OS1-2) Preserve existing, and support acquisition of additional, private park and recreation facilities to foster recognition of their value as community recreation and open space resources.**  
**Action(s):** The City of El Segundo and Raytheon are working in partnership to allow public access to the Raytheon Employee Park.
  
- ◆ **(Policy OS1-2.7) Support and encourage upkeep, public recreational use, and access to the shoreline area.**
- ◆ **Action(s):** In partnership with LA County and Chevron, a lifeguard station was constructed.
  
- ◆ **(Policy OS1-2.8) Encourage the creation of active and passive open space areas within non-residential developments east of Sepulveda Boulevard.**  
**Action(s):** The City of El Segundo and Raytheon are working in partnership to allow public access to the Raytheon Employee Park.
  
- ◆ **(Policy OS1-3.1) Continue use of the Joslyn Adult Center, the George E. Gordon Clubhouse, and the Teen Center facilities, for recreational activities that are provided by the City's Recreation and Parks Department.** Ongoing
  
- ◆ **(Policy OS1-4.2) Continue to expand landscaping and recreational use along the Southern California Edison right-of-way where feasible.**  
**Action(s):** Entered into a long-term lease with Southern California Edison for the use of the utility right-of-way for Constitution, Washington, Freedom and Independence Parks. Washington Park Playground renovation was completed in Spring 2020.

◆ **(Policy OS1-5.3) Continue to support programs for the protection of the El Segundo Blue Butterfly.**

**Action(s):** Wildlife restoration project conducted at Clutter’s bluff. Further, the dunes area and Imperial slope, which contain sensitive habitat are designated open space in the Land Use map. The city coordinated with the local youth organization “Tree Musketeers” to install native landscaping, trees, shrubs, etc. throughout the city, including the coastal areas. In addition, in 2022 the City initiated a comprehensive update of the Downtown Specific Plan (DSP), which was completed in 2024. During the public outreach process, the City received input from the community advocating for expansion of the Blue Butterfly habitat to the Downtown area and the Civic Center in particular. As a result, the adopted Downtown Specific Plan has a policy to include Sea Cliff Buckwheat in the landscape design for the Civic Center to provide habitat for the Blue Butterfly.

## **Chapter 8 Air Quality Element**

Due to El Segundo's coastal location, it is protected from the worst of the Basin's air pollution problem. Daily onshore sea breeze, which is the predominant wind, is a primary factor in maintaining cool temperatures and clean air circulation, and generally prevents warmer inland temperatures and air pollution from permeating El Segundo, except under certain seasonal conditions such as the offshore Santa Ana winds. The purpose of this Element is to address problems of maximum air pollution levels; reduce the health and economic impacts of air pollution; compliance with the Air Quality Management Plan; and increase awareness of our responsibility for air quality. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Air Quality Element.

**Goal AQ1: Person work trip reduction for private employees.**

**Goal AQ3: Vehicle work trip reduction for private employees.**

- ◆ **(Policy AQ1-1.1) It is the policy of the City of El Segundo that the City encourage businesses to adopt alternative work schedules and prepare guidelines to assist local businesses in the implementation of alternative work schedule programs; (Policy AQ1-1.3) It is the policy of the City of El Segundo that Transportation System Management (TSM) plans provide a 30 percent reduction in vehicle ridership or the equivalent Average Vehicle Ridership (AVR) per commute vehicle; and, (Policy AQ3-1.1) It is the policy of the City of El Segundo that the City continue to require employers in existing congested areas of the City and developers of large new developments to adopt Transportation System Management (TSM) plans and provide incentives for the provision of transit support facilities.**

**Action(s):** In 1993, the City adopted Developer Transportation Demand Management (TDM) and Employer/Occupant Transportation Systems Management (TSM) regulations. These regulations encourage and require businesses to: a) provide facilities that encourage and accommodate use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single occupant motor vehicle trips; and b) require major employers and occupants to develop and implement TSM programs to encourage and accommodate ridesharing and the other single occupant motor vehicle trip alternatives. The City continues to monitor and implement the ordinances through the development review process.

- ◆ **(Policy AQ3-1.3) It is the policy of the City of El Segundo to cooperate with efforts to expand bus, rail, and other forms of transit within the Los Angeles region.**

**Action(s):** The City continues to cooperate with LA Metro and regional agencies on the expansion of the light rail network, including the Green Line (Crenshaw Corridor) extension north, to Los Angeles, and south to Redondo Beach and Torrance. The City also works closely with neighboring jurisdictions and continues to share in the cost of Beach Cities Transit line No. 109.

#### **Goal AQ2: Person work trip reduction for local government employees.**

- ◆ **(Policy AQ2-1.1) It is the policy of the City of El Segundo that a study be conducted to implement alternative work schedules and work-at-home programs for City employees that will maximize the potential for increasing employee productivity.**

**Action(s):** The City had a 9/80 schedule from 2008 to 2012. In 2012, the City adopted a 4/10 schedule. The City has since reverted to a 9/80 schedule starting in 2018. In 2020 and 2021, the City implemented a work-at-home program for a substantial portion of employees. In 2022, the City resumed its previous in-person operations. In 2023, the City implemented a 4/10 schedule on a trial basis for management and executive employees. At the conclusion of the trial, the City instituted the 4/10 schedule permanently for management and executive employees and permitted all other employees to request the 4/10, subject to discretion of their Department management, as an alternative to the 9/80 schedule.

#### **Goal AQ4: Reduce motorized transportation.**

- ◆ **(Objective AQ4-10) Promote non-motorized transportation; and (Policy AQ4-1.1) It is the policy of the City of El Segundo that the City actively encourage the development and maintenance of a high quality network of pedestrian and bicycle routes, linked to key locations, in order to promote non-motorized transportation.**

**Action(s):** To-date, the City has completed Class 2 Bike lanes along Rosecrans Avenue (approx. 1.1 miles), approximately 5 miles of Class 3 Bike Routes citywide, and a 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between Nast St. and Continental Blvd.). In 2022, the City completed the design and in 2023 began construction of an approximately 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between PCH and Continental Blvd.). In addition, in 2024, the City completed construction of approximately 5.2 miles of Class II Bike Lanes on El Segundo Boulevard (from Aviation Blvd. to PCH), on Douglas Street (between Rosecrans Ave. and Imperial Hwy.), and on Nash Street (between El Segundo Blvd. and Imperial Hwy.). This The City anticipates completing additional bike lanes and routes over the next four years, coordinating with the City of Manhattan Beach for the bike lanes along Rosecrans Avenue and coordinating with LA Metro on the design and implementation of a bike path along Aviation Boulevard.

#### **Goal AQ5: Vehicle work and non-work trip reduction.**

- ◆ **(Policy AQ5-1.1) It is the policy of the City of El Segundo that the City discourage the use of single-occupant vehicles in congested areas of the City by changing or modifying the availability and cost of parking.**

**Action(s):** The City controls the availability of parking through parking time limits at locations in the Downtown and Smoky Hollow neighborhoods. Although the City does not charge for parking on the street and in City parking lots throughout the city, the City implemented a three preferential parking zones in residential neighborhoods immediately east of Pacific Coast

highway and south of Imperial Avenue. The third preferential parking district was established in 2024. Households in all three zones qualify for up to three resident parking permits and up to two guest parking permits. Lastly, in 2018, the City adopted the Smoky Hollow Specific Plan, which has a goal of implementing a Parking Benefits District.

- ◆ **(Policy AQ5-1.2) It is the policy of the City of El Segundo that the City actively encourage the enhancement of transit performance and availability and establish developer fees to offset the costs of transit improvements required as a result of new developments.**

**Action(s):** The City worked closely with neighboring jurisdictions and continues to share in the cost of Beach Cities Transit line No. 109. Also, in 2018, the City adopted the Smoky Hollow Specific Plan. The Specific Plan goals include increased coordination with transit operators (Metro and Beach Cities Transit). In addition, the Specific Plan envisions expanding the existing city Lunchtime Shuttle to create a new shuttle route for peak hours between the Mariposa and/or El Segundo Green Line Stations and Smoky Hollow. Additionally, the new Downtown Specific Plan, adopted in 2024, also contains policies regarding expansion of the Lunchtime Shuttle Bus. Furthermore, in August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. The pilot project was halted in 2024 due to low ridership and high costs. The City will instead investigate alternative shuttle service options going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

**Goal AQ6: Reduction in peak-period truck travel and number and severity of truck-involved accidents.**

- ◆ **(Objective AQ6-1) Pass the necessary ordinances and memorandums of understanding to divert truck traffic during peak traffic periods.**

**Action(s):** Although no ordinance or memorandum has been adopted, the City's General Plan Circulation Element designates specific streets as truck routes. In accordance with the Circulation Element, the Public Works Department ensures that development projects identify the designated streets in their haul routes, and that said routes are utilized during construction activity.

**Goal AQ7: Reduce vehicle emissions through traffic flow improvements.**

- ◆ **(Policy AQ7-2.1) It is the policy of the City of El Segundo to improve channelization at high-volume intersections identified with assistance from SCAG.**

**Action(s):** During the review process of qualified development projects, the City reviews traffic studies to determine the impacts of specific projects on traffic flow and delays. When warranted by the traffic analysis, channelization improvements are required as a condition of approval for new developments. For city-initiated and funded improvements to arterial streets, channelization (addition of dedicated turn lanes) is utilized to improve traffic flow.

### **Goal AQ8: Reduction in tailpipe emissions from local government vehicle fleets.**

- ◆ **(Policy AQ8-1.1) It is the policy of the City of El Segundo that the City support legislation for the use and ownership of clean fuel vehicles.**

**Action(s):** In 2017, the City installed two charging points for electric vehicles at two street parking spaces. The city continues to identify sites for additional charging points.

- ◆ **(Policy AQ8-1.3) It is the policy of the City of El Segundo that the City invest in clean fuel systems on new City fleet vehicles.**

**Action(s):** The City invests in hybrid electric and fully electric vehicles for the Community Development and Public Works vehicles. In 2023, the City procured its first fully electric vehicle, which is used by the Neighborhood Preservation Officer. In 2024, the City purchased two fully electric vehicles for use by Community Development Department inspectors.

### **Goal AQ9: Reduction in length of vehicle trips.**

- ◆ **(Policy AQ9-1.2) It is the policy of the City of El Segundo that the City participate in subregional efforts with other cities or agencies to develop mutually beneficial approaches to improving the balance of jobs and housing.**

**Action(s):** The City coordinated with the South Bay Cities Council of Governments (SBCCOG) on transportation and planning/housing issues, such as bike sharing programs, e-scooters, and the South Bay Slow Speed Local Travel Network (LTN) .

- ◆ **(Policy AQ9-1.3) It is the policy of the City of El Segundo that the City actively encourage the establishment of a shuttle bus system to transport employees and El Segundo residents between the east and west sides of the City.**

**Action(s):** The City operated a lunchtime shuttle that transports people from the east part of town to the city's downtown (west). Those operations had ceased temporarily during the COVID pandemic. In August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. In 2024, the pilot project was halted due to low ridership and high costs. The City will instead investigated alternative shuttle service options going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

In addition, the City adopted the Smoky Hollow Specific Plan (2018), which aims to expand the shuttle routes and times. Furthermore, the adopted new Downtown Specific Plan, completed in May 2024, also contains policies regarding expansion of the Lunchtime Shuttle Bus.

**Goal AQ10: Reduction in particulate emissions from paved and unpaved roads, parking lots, and road and building construction.**

- ◆ **(Policy AQ10-1.1) It is the policy of the City of El Segundo that an ordinance be adopted requiring the paving or use of alternative particulate control methods on roads with low levels of vehicle traffic and on dirt roads and parking lots located on industrialized properties such as Chevron and Edison.**

**Action(s):** In 2010, the City adopted an Ordinance implementing minimum paving requirements for driveways and parking areas. The ordinance also allows for alternative paving materials provided they are equivalent to the required asphalt and/or concrete material.

- ◆ **(Policy AQ10-1.2) It is the policy of the City of El Segundo to adopt incentives, regulations, and/or procedures to prohibit the use of building materials and methods which generate excessive pollutants; and, (Policy AQ10-1.3) It is the policy of the City of El Segundo that all new development projects meet or exceed requirements of the South Coast Air Quality Management District for reducing PMI 0 standards.**

**Action(s):** During the development review process, the City ensures that new developments comply with the California Energy Code, CalGreen, and California Building Code relevant provisions. In accordance with CEQA, air quality assessments were prepared to determine impacts upon air quality, and appropriate mitigation measures included to minimize impacts, especially as a result from construction vehicles and construction activity.

**Goal AQ11: Reduce emissions associated with government energy consumption.**

- ◆ **(Policy AQ11-1.1) It is the policy of the City of El Segundo that a study be prepared to initiate implementation of a program for retrofitting City buildings with a full range of energy conservation measures.**

**Action(s):** The City commenced an assessment of all City buildings and facilities, which was completed by summer 2019. During the implementation process, any construction and/or maintenance would comply with applicable energy efficiency requirement in the California Energy Code and California Building Code.

**Goal AQ12: Reduction in residential, commercial, and industrial energy consumption.**

- ◆ **(Policy AQ12-1.1) It is the policy of the City of El Segundo that an ordinance be adopted requiring all new swimming pool water heater systems to utilize solar, electric, or low NOx gas-fired water heaters, and/or pool covers; and (Policy AQ12-1.2) It is the policy of the City of El Segundo that the City encourage the incorporation of energy conservation features in the design of new projects and the installation of conservation devices in existing developments.**

**Action(s):** During the development review process, the City ensures that new developments comply with the California Energy Code and California Building Code relevant provisions.

- ◆ **(Policy AQ12-1.3) It is the policy of the City of El Segundo to provide incentives and/or regulations to reduce emissions from residential and commercial water heating.**

**Action(s):** The City adopted resolution in August 2013, to participate in the Western Riverside Council of Governments PACE program. This program provides a mechanism to finance energy efficiency, renewable energy, and water conservation upgrades to residential and commercial facilities.

**Goal AQ13: Increase recycling of solid waste and use of recycled materials by glass and paper manufacturers.**

- ◆ **(Objective AQ13-1) Reduce the amount of solid waste by 25 percent by 1994, and 50 percent by 2000; and (Policy AQ13-1.1) It is the policy of the City of El Segundo that the City continue to implement the programs proposed in the City's Solid Waste Management Plan, concurrent with California Assembly Bill 939, to achieve a 25 percent reduction in residential solid waste requiring disposal by 1995, and a 50 percent reduction by the year 2000.**

**Action(s):** In accordance with CalGreen requirements, the City complies and enforces the requirements for 65% recycling of construction debris. The City continually requires evidence of recycling from contractors to ensure proper recycling and disposal of debris.

**Goal AQ15: Prevent exposure of people, animals, and other living organisms to unhealthful levels of air pollution.**

- ◆ **(Policy AQ15-1.2) It is the policy of the City of El Segundo to coordinate with the SCAQMD to ensure that all elements of the AQMP regarding reduction of all air pollutant emissions are being met and are being enforced.**

**Action(s):** During the development review process, the City ensures that new developments comply with CEQA, the California Energy Code, and California Building Code relevant provisions.

- ◆ **(Policy AQ15-1.4) It is the policy of the City of El Segundo to continue working with the City of Los Angeles to eliminate odor problems from the Hyperion Treatment Plant; this will include the continuation of the Mitigation Monitoring Implementation Plan.**

**Action(s):** The City coordinates with the Hyperion Treatment Plant on an ongoing basis to reduce and eliminate odor problems. In 2021 through 2023, the City has coordinated intensively with the Hyperion Treatment Plant and AQMD to address a sewage spill and ongoing operational problems at the Plant. As a result of successful City of El Segundo lobbying, the State legislature passed, and on October 10, 2023 the governor signed into law, Assembly Bill 1216, which requires wastewater treatment plants to conduct regular monitoring of various volatile organic compounds (VOCs) and other specified pollutants.

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## **Chapter 9 Economic Development Element**

A strong community owes much to the spirit and involvement of its residents. However, community pride and civic-mindedness are not enough for a city to provide all necessary and desired services to maintain the local quality of life. A city needs a variety of employment, retail, manufacturing and other uses that arise from technological advancements to create balance, make it a desirable place to live, and to enhance its image. El Segundo is an employment-led community, in that El Segundo's development has been led by employment rather than population growth. As such, the Economic Development Element is concerned with the economic health of the commercial and industrial uses in the city. It focuses on the expansion and maintenance of El Segundo's economic base and on the enhancement of the City's business climate. Thus, the goals and policies direct city activities toward maximizing the city's economic development potential. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Economic Development Element.

**Goal ED1: To create in El Segundo a strong, healthy economic community in which all diverse stakeholders may benefit.**

- ◆ **(Objective ED1-1) To build support and cooperation among the City of El Segundo and its business and residential communities for the mutual benefits derived from the maintenance and expansion of El Segundo's economic base; (Policy ED1-1.1) Maintain economic development as one of the City's and the business and residential communities' top priorities; and, (Policy ED1-2) Focus short-run economic development efforts on business retention and focus longer-run efforts on the diversification of El Segundo's economic base in order to meet quality of life goals.**

**Action(s):** The City has hired an economic development coordinator to assist with promoting the city, and working closely with the Economic Development Advisory Council (EDAC). The city has partnered with the business community, EDAC and Chamber of Commerce to launch various websites to encourage business attraction and business retention, promote the city as a destination for hospitality and tourism. An economic development Senior Management Analyst has also been hired to conduct business outreach and update the El Segundo Business website (<https://www.elsegundobusiness.com>), city newsletter, and other media for the local business community. The City has been maintaining and updating both the El Segundo Business website and Destination El Segundo, while developing a content strategy for websites and social media, and promoting more in-house marketing strategies. The City coordinates an annual champions of business event to promote business attraction and retention.

**Goal ED2: To provide a supportive and economically profitable environment as the foundation of a strong local business community.**

- ◆ **(Objective ED2-1) To strengthen the partnerships between local government, the residential community, and El Segundo's business community; and, (Policy ED2-1.1) Take steps to maintain public sector support of the business community, including large and small businesses, and the residential community.**

**Action(s):** The City has updated the Smoky Hollow Specific Plan (2018) and recently comprehensively updated the Downtown Specific Plan (2024) to support the needs of the business and residential communities. City Departments also continue to work toward improved customer service by maintaining the on-line business license application, building permit, and payments processes, which enable customers to conduct business and transactions more efficiently. The newly launched El Segundo Business website provides information on available properties for lease and for sale.

- ◆ **(Policy ED2-1.4) Continue to invest in infrastructure that encourages commercial and industrial development.**

**Action(s):** The approved Smoky Hollow Specific Plan and the Downtown Specific Plan are designed to promote investment and development in the city, provide alternative parking compliance through an in-lieu program to collect revenue for the beautification of streets and create additional public parking opportunities. Further, the City has initiated the process to update the General Plan Land Use Element starting in 2025. One of the primary objectives of the update is to develop land use policies and regulations that enhance commercial and industrial development opportunities.

## **Chapter 10 Hazardous Material and Waste Management Element**

El Segundo possesses a strong, diversified economic base that includes a variety of industrial and commercial businesses. This base, while vital to the economic health of the City, also represents a potential source of problems from improper management of hazardous materials and waste.

The consequences of hazardous material and waste mismanagement throughout the nation are well documented and are reflected in polluted ground and surface water, soil, and air. Improper disposal has been associated with elevated levels of toxics in humans, aquatic species, and livestock. Illegal dumping of hazardous waste along roadsides or in open fields has resulted in explosions, fires, contaminated ground water, and air pollution. Prudent management is critical to the protection of public health, the environment, and the economy. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Hazardous Material and Waste Management Element.

**Goal HM1: Protect health and safety of citizens and businesses within El Segundo and neighboring communities.**

- ◆ **(Objective HM1-1) Make the County and City Hazardous Waste Management Plans available for review through the City Planning Division; (Objective HM1-2) Continue to promote development of public education programs on hazardous materials safety and emergency preparedness; and, (Policy HM1-2.2) Assist the County, as appropriate, in the dissemination of information and educational programs to the public and industry.**

**Action(s):** The City's website provides informational materials and links regarding household hazardous waste to educate the public about these hazards and proper disposal techniques. The City also posts information on location of recycling facilities in the area for recyclable materials in addition to hazardous items such as paint, solvents, household chemicals, and e-waste. This information is also available at the public counters and advertised in the local newspaper. The City has also cosponsored household waste recycling events. Lastly, the City continuously monitors and updates the emergency operations plan, hazard mitigation plan, tsunami operations plan, and the facility safety/evacuation plan.

**Goal HM2: Minimize risks to the citizens and businesses of El Segundo from hazardous materials and wastes, while acknowledging the role of industrial users in the City.**

- ◆ **(Objective HM2-1) Maintain and update a comprehensive emergency plan consisting of measures to be taken during and after hazardous materials spills.**

**Action(s):** The City has emergency plans in place for various emergencies and scenarios, including chemical spills and tsunami evacuation routes. The City's Fire Department has mutual aid agreements with the Chevron Fire Department, as well as other nearby municipalities. Lastly, City personnel is trained annually in providing emergency support during catastrophic events.

**Goal HM3: Ensure compliance with State laws regarding hazardous materials and waste management.**

- ◆ **(Policy HM3-1.2) Review existing City Zoning Code to determine if stricter permitting procedures, hazardous materials and waste transportation, and other safety considerations are necessary to meet recent changes in Hazardous Material Suppression standards.**

**Action(s):** A permit process has been created whereby the Police Department issues permits for the transportation of hazardous materials, and coordinates with the City's Fire Department. Through the development and environmental review process, the City requires project proponents to conduct Phase 1 environmental site assessments (ESAs) to identify potential impacts, including contamination from the project and contaminant exposure to the public. Appropriate mitigation measures are required to ensure that risk is mitigated.

**Goal HM5: Assist in meeting State and County goals to reduce hazardous waste generation to the maximum extent possible.**

**Action(s):** The City released a request to waste haulers to serve the resident's waste management needs, including diverting and separating recyclables, green waste and trash. The City entered into a new contract in the first quarter of 2019 for trash and recycling services. Further, as part of the construction process, contractors are required to provide the City evidence that demolition debris and hazardous waste are properly disposed.

## Coastal Specific Plan

Certified in 1982, the El Segundo Local Coastal Program provides specific development guidelines for all land located seaward of Vista Del Mar. The Coastal Zone Specific Plan divides the City's Coastal Zone into three land use areas. These are: the Power Plant Area, the Marine Terminal Area, and the Shoreline Area. The purpose of this Specific Plan is to implement relevant Coastal Act policy provisions and defines the permitted land uses for each area. Much of the City's Coastal Zone is comprised of coastal dependent energy facilities, and the City's Specific Plan is intended to protect and guide orderly development of these industrial uses. In 2022, the City processed one new Coastal Development Permit application to permit the demolition of two boiler units at the El Segundo Generating Station (ESGS) as part of the decommissioning process of the two units. No new Coastal Development Permit applications were processed in 2023 and 2024.

**Please Start Here**

General Information	
Jurisdiction Name	El Segundo
Reporting Calendar Year	2024
Contact Information	
First Name	Michael
Last Name	Allen
Title	Community Development Director
Email	mallen@elsegundo.org
Phone	3105242345
Mailing Address	
Street Address	350 Main Street
City	El SEgundo
Zipcode	90245

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p><b>Please save your file as Jurisdictionname2024 (no spaces).</b> Example: the city of San Luis Obispo would save their file as SanLuisObispo2024</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none"><li><b>1. Online Annual Progress Reporting System - Please see the link to the online system to the left.</b> This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i></li><li><b>2. Email -</b> If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</li></ol>

<b>Jurisdiction</b>	El Segundo	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		28
<b>Total Units</b>		<b>28</b>

Note: Units serving extremely low-income households are included in the very low-income

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	0	5	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	23	4
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>0</b>	<b>28</b>	<b>4</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	27	28
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	43
Number of Proposed Units in All Applications Received:	44
Total Housing Units Approved:	13
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of</b>	<b>Units</b>
Ministerial	43	44
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	64
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	El Segundo
Reporting Year	2024
Planning Period	6th Cycle

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "\*" indicates an optional field  
Cells in gray contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ADU,MH)	Tenure R=Rentor O=Owner	Date Application Submitted (see instructions)	Very Low-Income/Deed Restricted	Very Low-Income/Non Deed Restricted	Low-Income/Deed Restricted	Low-Income/Non Deed Restricted	Moderate-Income/Deed Restricted	Moderate-Income/Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision's application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below																							
	4139-02-025	1535 E Elm Ave		BLD-24-4	ADU	R	1/4/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4133-028-016	801 BUNGALOW DR. Unit A		BLD-24-7	ADU	R	1/8/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4136-009-004	526 WHITING ST		BLD-24-36	SFD	O	1/21/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4136-009-004	526 WHITING ST		BLD-24-39	ADU	R	1/30/2024							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-033-010	948 CYPRESS ST. Unit A		BLD-24-44	ADU	R	1/31/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4133-012-014	508 E WALNUT AVE		BLD-24-51	ADU	R	2/6/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4135-032-011	400 BUNGALOW DR		BLD-24-67	ADU	R	2/20/24							1	1	1		NONE	No	N/A	Pending	Ministerial	
		754 CALIFORNIA ST			SFD	O								1	1	1		NONE	No	N/A	Approved	Ministerial	
	4139-019-021	1427 E ELM AVE		BLD-24-78	ADU	R	3/5/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-022-023	533 W MARIPOSA AVE		BLD-24-83	ADU	R	3/7/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4136-001-022	527 ARENA ST. Unit 112		BLD-24-90	ADU	R	3/13/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4133-005-006	215 VIRGINIA ST		BLD-24-101	ADU	R	3/19/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4136-022-013	1049 E ACACIA AVE		BLD-24-103	ADU	R	3/20/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4133-032-014	521 W PALM AVE		BLD-24-106	ADU	R	3/21/24							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4132-005-028	921 EUCALYPTUS DR		BLD-24-119	ADU	R	3/31/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4132-021-009	500 EUCALYPTUS DR. Unit A		BLD-24-132	ADU	R	4/8/24							1	1	1		NONE	No	N/A	Pending	Ministerial	
	4133-005-023	721 BAYONNE ST		BLD-24-146	SFD	O	4/16/2024							1	1			NONE	No	N/A	Approved	Ministerial	
	4132-005-023	409 W ACACIA AVE		BLD-24-177	ADU	R	5/3/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-001-006	1633 E MAPLE AVE		BLD-24-186	ADU	R	5/13/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-017-014	538 PENN ST		BLD-24-187	ADU	R	5/13/24							2	2			NONE	No	N/A	Pending	Ministerial	
	4133-019-003	921 LOMA VISTA ST		BLD-24-230	ADU	R	6/18/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4131-002-029	322 LOMA VISTA ST		BLD-24-246	ADU	R	6/28/24							1	1			NONE	No	N/A	Approved	Ministerial	
	4136-020-010	754 CALIFORNIA ST		BLD-24-248	ADU	R	7/2/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4139-019-021	1424 E SYCAMORE AVE		BLD-24-252	SFD	O	7/4/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-016-037	1424 E SYCAMORE AVE. Unit A		BLD-24-254	ADU	R	7/8/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-016-037	680 W PALM AVE		BLD-24-255	ADU	R	7/8/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4131-016-070	622 EUCALYPTUS DR		BLD-24-292	ADU	R	7/30/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4133-004-002	649 W SYCAMORE AVE		BLD-24-302	SFD	O	8/12/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4133-003-020	418 W PALM AVE. Unit A		BLD-24-304	ADU	R	8/15/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4136-002-006	231 SHELTON ST		BLD-24-308	ADU	R	8/21/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4135-011-020	1204 E MARIPOSA AVE		BLD-24-310	SFD	O	8/22/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-026-001	126 W WALNUT AVE		BLD-24-316	ADU	R	8/28/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-015-015	501 W WALNUT AVE		BLD-24-327	ADU	R	8/29/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-002-042	525 W OAK AVE		BLD-24-347	ADU	R	9/17/24							1	1	1		NONE	No	N/A	Approved	Ministerial	
	4132-011-012	538 LOMA VISTA ST		BLD-24-376	ADU	R	10/4/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4136-010-002	925 PEPPER ST. Unit A		BLD-24-389	ADU	R	10/14/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-019-023	217 E WALNUT AVE		BLD-24-413	ADU	R	10/26/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4132-021-021	1620 E MAPLE AVE. UNIT 24		BLD-24-420	ADU	R	10/31/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 24		BLD-24-435	ADU	R	11/12/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 25		BLD-24-452	ADU	R	11/21/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 26		BLD-24-454	ADU	R	11/23/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 27		BLD-24-456	ADU	R	11/26/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4139-018-010	1620 E MAPLE AVE. UNIT 28		BLD-24-457	ADU	R	11/26/24							1	1			NONE	No	N/A	Pending	Ministerial	
	4131-011-011	311 LOMA VISTA ST		BLD-24-464	ADU	R	11/28/24							1	1			NONE	No	N/A	Pending	Ministerial	



**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7							8	9
Current APN	Street Address	Project Name <sup>+</sup>	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	0	0	0	0	28		28
4133-012-019	507 E SYCAMORE AVE, Unit A								1		1
4133-008-011	628 SHELDON ST								1	2/1/2024 2/26/2024	1
4133-028-016	801 BUNGALOW DR, Unit A								1	3/6/2024	1
4132-016-033	203 W WALNUT AVE								1	3/25/2024	1
4133-010-009	523 E OAK AVE								1	4/3/2024	1
4133-010-009	523 E OAK AVE, Unit A								1	4/3/2024	1
4133-005-006	527 ARENA ST, Unit 1/2								1	4/16/2024	1
4132-033-010	948 CYPRESS ST, Unit A								1	4/22/2024	1
4133-009-012	510 E PALM AVE								1	4/24/2024	1
4133-005-023	500 EUCALYPTUS DR, Unit A								1	5/6/2024	1
4132-003-029	840 LOMA VISTA ST, Unit A								1	5/9/2024	1
4139-018-020	719 INDIANA CT								2	5/17/2024	2
4135-004-016	417 STANDARD ST								1	6/18/2024	1
4135-004-016	415 STANDARD ST								1	6/18/2024	1
4139-019-021	754 CALIFORNIA ST								1	7/18/2024	1
4139-019-021	754 CALIFORNIA ST, Unit A								1	7/23/2024	1
4139-019-006	1506 E MAPLE AVE, Unit A								1	8/5/2024	1
4139-019-006	1506 E. MAPLE AVE								1	8/5/2024	1
4136-001-022	533 W MARIPOSA AVE								1	8/6/2024	1
4132-005-028	521 W PALM AVE								1	8/19/2024	1
4133-019-003	538 PENN ST								1	9/5/2024	1
4139-022-025	1535 E ELM AVE								1	10/4/2024	1



**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name <sup>+</sup>	10							Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted				
			0	0	0	0	0	0	0	4		4
4133-012-019	507 E SYCAMORE AVE, Unit A											0
4133-008-011	628 SHELDON ST											0
4133-028-016	801 BUNGALOW DR, Unit A									1	6/12/2024	1
4132-016-033	203 W WALNUT AVE											0
4133-010-009	523 E OAK AVE											0
4133-010-009	523 E OAK AVE, Unit A											0
4133-005-006	527 ARENA ST, Unit 1/2											0
4132-033-010	948 CYPRESS ST, Unit A											0
4133-009-012	510 E PALM AVE											0
4133-005-023	500 EUCALYPTUS DR, Unit A									1	5/20/2024	1
4132-003-029	840 LOMA VISTA ST, Unit A											0
4139-018-020	719 INDIANA CT											0
4135-004-016	417 STANDARD ST											0
4135-004-016	415 STANDARD ST											0
4139-019-021	754 CALIFORNIA ST											0
4139-019-021	754 CALIFORNIA ST, Unit A											0
4139-019-006	1506 E MAPLE AVE, Unit A											0
4139-019-006	1506 E. MAPLE AVE											0
4136-001-022	533 W MARIPOSA AVE											0
4132-005-028	521 W PALM AVE											0
4133-019-003	538 PENN ST											0



Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			13	14	15	16		17	18		19	20			21				22	23	24
Current APN	Street Address	Project Name	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)					
			0							5											
4133-012-019	507 E SYCAMORE AVE, Unit A		0	NONE	Y																
4133-008-011	628 SHELDON ST		0	NONE	Y																
4133-028-016	801 BUNGALOW DR, Unit A		0	NONE	Y																
4132-016-033	203 W WALNUT AVE		0	NONE	Y																
4133-010-009	523 E OAK AVE		0	NONE	Y				1	Demolished	O										
4133-010-009	523 E OAK AVE, Unit A		0	NONE	Y																
4133-005-006	527 ARENA ST, Unit 12		0	NONE	Y																
4132-033-010	948 CYPRESS ST, Unit A		0	NONE	Y																
4133-009-012	510 E PALM AVE		0	NONE	Y																
4133-005-023	500 EUCALYPTUS DR, Unit A		0	NONE	Y																
4132-003-029	840 LOMA VISTA ST, Unit A		0	NONE	Y																
4139-018-020	719 INDIANA CT		0	NONE	Y																
4135-004-016	417 STANDARD ST		0	NONE	Y				1	Demolished	O										
4135-004-016	415 STANDARD ST		0	NONE	Y				1	Demolished	O										
4139-019-021	754 CALIFORNIA ST		0	NONE	Y				1	Demolished	O										
4139-019-021	754 CALIFORNIA ST, Unit A		0	NONE	Y																
4139-019-006	1506 E MAPLE AVE, Unit A		0	NONE	Y																
4139-019-006	1506 E MAPLE AVE		0	NONE	Y				1	Demolished	O										
4136-001-022	533 W MARIPOSA AVE		0	NONE	Y																
4132-005-028	521 W PALM AVE		0	NONE	Y																
4133-019-003	538 PENN ST		0	NONE	Y																
4139-022-025	1535 E ELM AVE		0	NONE	Y																
4131-002-029	921 LOMA VISTA ST		0	NONE	Y																
4131-016-070	690 W PALM AVE		0	NONE	Y																
4132-002-042	501 W WALNUT AVE		0	NONE	Y																
4139-021-044	1208 E MAPLE AVE		0	NONE	Y																
4131-003-005	841 LOMA VISTA ST, Unit A		0	NONE	Y																
4136-009-008	508 WHITING ST, UNIT A		0	NONE	Y																
4136-020-023	341 WHITING ST		0	NONE	Y																

Jurisdiction	El Segundo	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	189	-	-	-	-	-	-	-	-	-	-	-	189
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	88	-	-	-	-	-	-	-	-	-	-	-	88
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	84	-	-	-	-	-	-	-	-	-	-	-	84
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		131	5	1	30	22	28	-	-	-	-	-	86	45
Total RHNA		492												
Total Units			5	1	30	22	28	-	-	-	-	-	86	406
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
Extremely low-Income Need													Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		95		-	-	-	-	-	-	-	-	-	-	95

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted



**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Residential Sound Insulation (RSI)	Beginning in 2023 and annually thereafter, coordinate with LAWA to assist in outreaching to eligible owners in El Segundo. Assist 200 households annually.	Annually	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications.
2. Code Compliance Inspection Program	Continue to conduct inspections on a complaint basis through the City's Community Development Department and Neighborhood Preservation Officer	Ongoing	In 2024, the Neighborhood Preservation Officer conducted inspections at 228 residential properties in response to complaints. The typical complaints included illegal construction, noise, overgrown vegetation, housing concerns, and other zoning violations.
3. Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction by the end of 2023, with the goal of achieving 120 ADUs in eight years. Incentives include pre-approved plans and creating an ADU calculator to estimate costs of development in El Segundo. The City is also participating in a REAP-funded project administered by the South Bay Council of Governments to accelerate ADU production.	By the end of 2023	REAP. In progress: The City of El Segundo is participating in a South Bay Cities COG, Regional Early Action Planning grant-funded, project to accelerate ADU production. The SBCCOG is engaged in a multifaceted research and planning project that includes mapping, economic analysis, policy assessment, infrastructure impacts, surveys of applicants and tenants, best practices, and forecasting of ADU development in the South Bay. An RFP for this project can be found at <a href="https://southbaycities.org">https://southbaycities.org</a> TOOLS. Completed: In Q4 2023, the City completed and posted an ADU handout on the City's Housing Division webpage. The handout includes ADU development standards and an application submittal checklist. INCENTIVES. Completed: The City developed (in Q4 2024) and launched a pre-approved plans program (in Q1 2025). As architects submit plans for pre-approval and the City pre-approves them, they will be posted on the City website. In addition, the City developed its own ADU calculator to assist property owners and developers estimate the costs of developing ADUs. Information on the pre-approved ADU program and the ADU fee calculator can be found on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>
Accessory Dwelling Units (ADU)	In 2022, update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	By the end of 2022	Completed. In Q2 of 2023, the City posted ADU-related information and resources on the City's Housing Division webpage. The ADU information can be found at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources">https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources</a> The information on this webpage will be reviewed on an ongoing basis and updated as needed.
Accessory Dwelling Units (ADU)	Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.	IN 2022 AND ANNUALLY	In progress. In 2023, the City investigated and posted information on its Housing Division webpage regarding funding opportunities through HCD and CalHFA. In 2024, the City promoted this information through its community outreach efforts. In addition, the City also participates in the REAP funded, SBCCOG project to accelerate ADU production, as mentioned above.
Accessory Dwelling Units (ADU)	Monitor ADU construction trends in 2024 to determine if adjustments to incentives and tools are necessary to meet the City's projected goal. Make necessary adjustments to incentives and tools within six months.	IN 2024 AND ADJUST INCENTIVES WITHIN SIX MONTHS	Completed. The City maintains a database (ADU log) that tracks: - Number of ADUs applied, permitted, and completed each year - Property address and APN - Permit numbers - Applicant Name - Description (attached/detached, one/two story) - Size In Q4 2024, the City evaluated its incentives for ADU construction and determined that no adjustments were necessary, because the ADU construction activity exceeded the Housing Element projections. The City will annually evaluate and, if necessary, adjust its incentives for ADU construction
4. Inclusionary Housing Ordinance and Affordable Housing Strategy	Pending on the outcomes and recommendations of the feasibility study, establish the Inclusionary Housing program by 2025.	By the end of 2024	Completed. The feasibility study concluded that an inclusionary housing ordinance was not feasible at current densities in the Multiple-Family Residential (R-3) zone. On March 1, 2022, City Council directed staff to study the appropriate densities that would facilitate redevelopment in the City's R-3 zone while considering SB 330 (Housing Crisis Act). The results of this additional feasibility study are reflected in the densities proposed for the Housing and Mixed-Use Overlays, which were implemented in May 2024 (See program 6)
Inclusionary Housing Ordinance and Affordable Housing Strategy	Adopt Final Affordable Housing Strategic Plan by summer 2023 and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	By summer 2023	Adoption Completed. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session. On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting. On December 19, 2023, the City Council adopted the Affordable Housing Strategy and established implementation priorities. Implementation Ongoing. On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG, and on January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. Implementation of the Affordable Housing Strategic Plan will be ongoing throughout the Housing Element planning period. The adopted Affordable Housing Strategy can be found on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing">https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing</a>
Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35 by the end of 2022.	By the end of 2022	In progress. In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. The pre-application form and related procedures will be finalized and posted on its website in Q2 2025.

Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	Ongoing	<p>On March 7, 2023, the City Council adopted three ordinances to establish regulations for: a) State Density Bonus applications, Transitional and Supportive Housing, and Micro-Units. These ordinances include incentives for the provision of affordable housing.</p> <p>On May 7, 2024, the City Council adopted an ordinance (No. 1657 amending the municipal code for the following purposes:</p> <ol style="list-style-type: none"> <li>1. Updated the City's subdivision regulations to allow ministerial approval of residential 10-lot subdivisions</li> <li>2. Increased the maximum permitted density of the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre</li> <li>3. Established objective development standards for high density housing developments the new Housing and Mixed-Use Overlay zones (see program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011.</li> <li>4. Amended the Site Plan Review Findings of approval to streamline the development review process and provide more certainty of the outcome.</li> </ol>
5. Urban Lot Split	By summer 2023, develop checklist for SB 9 application.	By summer 2023	<p>In progress. On March 1, 2022, the City Council adopted Ordinance 1633 establishing standards for urban lot splits.</p> <p>In March 2022, the City completed a handout visually describing the new development standards for urban lot splits in Ordinance 1633.</p> <p>In Q2 2023, the City posted a development standards handout on the City website and is in the process of developing an application checklist that will be posted on the website in Q2 2025.</p> <p>In Q4 2024, the City initiated a municipal code amendment to update the its SB 9 (two-unit residential and urban lot split) regulations to ensure consistency with SB 450, which was signed into law in September 2024.</p> <p>In December 2024, the City's Planning Commission conducted a study session a provided direction to staff for amendments to the City's SB 9 regulations.</p> <p>In Q2 2025, the City anticipated to adopt an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. The SB 9/SB 450 application checklist (currently in development) will be updated in the same timeframe in Q2 2025.</p>
6. Provision of Adequate Sites	By October 15, 2022, rezone adequate sites to accommodate the 29-unit RHNA shortfall carry over from the 5th cycle Housing Element. Approval of a rezone in April 2022 to accommodate the Pacific Coast Commons project results in the provision of 263 units, including 32 lower income units (29 low income and 3 very low income).	By October 15, 2022	Completed. On March 15, 2022, the City Council adopted Resolution 5319 and on April 19, 2022, it adopted Ordinance 1635 approving a Zone Change, General Plan Amendment, Subdivision, and Site Plan Review to create the Pacific Coast Commons Specific Plan (PCCSP) and approve the development of 263 residential units. The 263 units include 6 market-rate condominiums, 225 market-rate apartments, 29 low income apartments, and 3 very low income apartments. The City anticipates construction to begin at the earliest in Q3 of 2025.
Provision of Adequate Sites	By summer 2023, rezone adequate sites as Mixed Use Overlay and Housing Overlay for the 6th cycle RHNA shortfall of 279 units (184 very low income, 18 low income, and 77 moderate income units).	By summer 2023	Completed. In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.
Provision of Adequate Sites	By Summer 2023, develop objective design standards for residential development consistent with SB 330 in conjunction with the establishment of Mixed Use Overlay and Housing Overlay.	By summer 2023	Completed. In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.
Provision of Adequate Sites	By October 15, 2023, amend the ESMC to provide by right approval of projects on rezoned sites for lower income RHNA if the project provides 20 percent of the units as affordable housing for lower income households.	By October 2023	Completed. In May 2024, the City Council adopted Ordinance No. 1657 to establish the Mixed Use and Housing Overlays identified in Program 6 of the Housing Element. The Ordinance incorporated a provision of by-right approval of projects on the rezoned sites if the projects provide 20 percent of the units as affordable housing for lower income households.
Provision of Adequate Sites	By October 15, 2024, update Downtown Specific Plan and Smoky Hollow Specific Plan to increase housing capacity by 300 units.	By October 15, 2024	<p>Downtown Specific Plan Update. Completed. In May 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units.</p> <p>Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City has initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited live/work or mixed-use housing development opportunities in the Smoky Hollow area. In Q3 and Q4 2024, the City released and RfP and conducted interviews of planning consulting firms that will assist the City complete the Land Use Element update. The selection of a planning firm is scheduled in February 2025 and the update will initiate by Q2 2025. The City anticipates completing the Land Use Element update in Q1 2027.</p>
7. Monitoring of No Net Loss (SB 166)	By October 15, 2022, develop a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary	By October 15, 2022	Completed. In Q2 2023, the City developed a database to track and update its Sites Inventory capacity.
Monitoring of No Net Loss (SB 166)	Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.	Ongoing	In progress. No activity to report in 2023 and 2024.
8. Lot Consolidation	Continue to facilitate the redevelopment of underutilized sites by annually contacting the development community through various outreach methods, such as promoting opportunities and incentives on the City's website, meeting with developers, and participating in local forums (City forums, Chamber of Commerce, or local real estate brokers' events).	Annually/ongoing	<p>In progress. In spring 2022, as part of the Housing Element Update outreach efforts, the City conducted two series of stakeholder interviews, including property owners, real estate professionals, the Chamber of Commerce, and developers to obtain their input and discuss potential redevelopment sites.</p> <p>On October 10, 2024, the City conducted its annual community meeting where staff presented information regarding its Housing Element Sites Inventory, amendments to the Municipal Code that facilitate redevelopment of underutilized sites, regulations and incentives for construction of Accessory Dwelling Units, SB 9 Single-family Lot Splits, and resources available on the City's Housing Division and Planning Division webpages. The community meeting was advertized in the local newspaper, in social media and city website postings, email bulletins sent to over 1000 Housing Element subscribers, including developers and real estate brokers, and flyers handed out at the City's weekly farmers market.</p> <p>In addition to its annual community meeting, in 2024, the City also conducted four pop-up events (held on a quarterly basis) where staff promoted its Housing Division webpage and Housing Element webpage, including various housing regulations and incentives.</p>

Lot Consolidation	By October 15, 2024, develop strategies to encourage the development and consolidation of small lots, specifically for affordable housing.	By October 15, 2024	Completed. In 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the City's Multiple-Family Residential (R-3) zone to increase the maximum density to 30 dwelling units per acre. Previously the R-3 zone permitted a lower maximum density for lots greater than 15,000 square feet than lots 15,000 square feet or smaller. As a result, the adoption of Ordinance No. 1657 removed a significant disincentive for lot consolidation. Ongoing. In 2025, the City will continue to develop strategies to encourage consolidation of small lots.
9. El Segundo Municipal Code (ESMC) Amendments	Density Bonus	By the end of 2023	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a density bonus ordinance. On April 28, 2022, the City held a study session with the Planning Commission on the subject. On June 23, 2022, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of a density bonus ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1645.
El Segundo Municipal Code (ESMC) Amendments	Transitional and Supportive Housing	By the end of 2023	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a transitional and supportive housing ordinance. On April 28, 2022, the City held a study session with the Planning Commission on the subject. On June 23, 2022, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of a transitional and supportive housing ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1646.
El Segundo Municipal Code (ESMC) Amendments	Single Room Occupancy (SRO) or Micro-Unit Housing	By the end of 2023	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a micro-unit ordinance. On April 28, 2022, the Planning Commission held a study session on the subject. On June 23, 2022, the Planning Commission held a second study session on the subject. The Planning Commission formed a subcommittee that worked with staff in Q3 and Q4 2022 to develop an ordinance. On January 12, 2023, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of the ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1647.
El Segundo Municipal Code (ESMC) Amendments	Residential Care Facilities for Seven or More	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Residential Care Facilities in the City's residential zones.
El Segundo Municipal Code (ESMC) Amendments	Emergency Shelters	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 updating the emergency shelter standards to make them objective and consistent with State Law.
El Segundo Municipal Code (ESMC) Amendments	Low Barrier Navigation Center (LBNC)	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them.
El Segundo Municipal Code (ESMC) Amendments	Employee Housing	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit employee housing in the City's residential zones.
El Segundo Municipal Code (ESMC) Amendments	Reasonable Accommodation	By the end of 2023	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities
El Segundo Municipal Code (ESMC) Amendments	R-3 Zone	By the end of 2023	Completed. In May 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre.
El Segundo Municipal Code (ESMC) Amendments	Parking Requirements	By the end of 2023	In progress. In May 2024, the City adopted Ordinance No. 1657 establishing the Mixed-Use and Housing Overlays and corresponding objective development standards. The development standards include reduced parking requirements for residential uses in the Overlay districts. In addition to the Overlay rezoning, the City is working on updating the parking requirements for multiple-family residential uses in the City's Multi-Family Residential zone and other zones citywide. In August 2024, the City's Planning Commission held a study session during which is gave staff direction on adopting a parking requirement with a sliding scale based on the number of bedrooms per unit. City staff has drafted an ordinance at the end of 2024, which is scheduled for a Planning Commission public hearing in February 2025. Adoption of the Ordinance is anticipated in Q1 of 2025.
El Segundo Municipal Code (ESMC) Amendments	Senior Housing	By the end of 2023	Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to permit senior housing facilities by-right in the City's Multi-family residential (R-3) zone.
El Segundo Municipal Code (ESMC) Amendments	Findings for Site Plan Review	By the end of 2023	Completed. In May 2024, the City adopted Ordinance No. 1657 to amend the findings of approval for Site Plan Review applications. The adopted findings are intended to be more objective and ensure more certainty in the outcome of Site Plan Review applications.
10. Community Outreach	Conduct annual consultation meetings with the Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	Annually	On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 23, 2024, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. The above events were advertized in the local newspaper, in social media and city website postings, and in targeted email bulletins to Housing Element update subscribers. In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.
Community Outreach	Conduct a community outreach program	Annually with APR	In 2024, the City held several events and gave presentations to the community as part of its outreach program, including: - On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. - On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. - On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance. - In 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible. - On October 10, 2024, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation.

11. Fair Housing Program State and Federal Laws	Use local annual CDBG funds to separately contract with a fair housing service provider to conduct outreach and education locally. This service will be additional to the City's participation in the Los Angeles Urban County program.	Beginning FY 2023/24 and annually thereafter	In November 2023, the City reached out to the Los Angeles County Development Authority and the Housing Rights Center regarding the potential of conducting fair housing-related outreach and education locally. The City's CDBG fund allocation has been committed for the years 2022-2023 and 2023-2024 for other programs and services. However, in 2025, the City will consider either utilizing outreach services through the Los Angeles Urban County program or using non-CDBG funding to engage in fair housing outreach and education locally.
Fair Housing Program AFFH: Regional Efforts	Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market.	Annually	In 2024, the City participated in the Los Angeles County Development Authority (LACDA) Los Angeles Urban County program and the Housing Rights Center which provides fair housing services in the County and the City of El Segundo.
Fair Housing Program AFFH: Regional Efforts	Participate in the update of the five-year update of the Regional Analysis of Impediments (AI) to Fair Housing Choice. The last regional AI was adopted in 2018.	2023	In 2023, staff participated in the Los Angeles County Development Authority annual community survey for the Annual Action Plan. In 2024, City staff posted links on the City Housing webpage and promoted the LACDA annual survey in its outreach efforts to increase community participation in future Annual Surveys.
Fair Housing Program AFFH: Interest List	Develop interest list for update on fair housing and affordable housing projects and contact interest list with updates.	By the end of 2022	Completed in Q2 2023. The City updated its Housing Division webpage to allow the public to sign up for a variety of housing related updates. <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>
Fair Housing Program Fair Housing Outreach	Update City website with affordable housing projects and resources	Semi-annually	In progress. In 2022, the City approved entitlements for a mixed-use commercial/residential project (Pacific Coast Commons) that includes 231 market-rate and 32 affordable residential units. The project description was posted on the City website on its 'active projects' webpage. <a href="https://www.elsegundo.org/government/departments/community-development/planning-division/active-projects">https://www.elsegundo.org/government/departments/community-development/planning-division/active-projects</a> In Q2 2023, the City updated its Housing Division webpage to include affordable housing resources. In 2024, the City continued to update its Housing Division webpage to include affordable housing resources, including information on ADU construction, SB 9 regulations, and affordable housing projects. In 2024, the City received a new development application for a commercial/residential mixed-use project on one of the housing Element inventory sites within the new Mixed-Use Overlay zone. The project includes 75 market-rate units and 4 affordable units. The project description for this project was also posted on the City website on its Housing Division and its 'active projects' webpages.
Fair Housing Program Fair Housing Outreach	Include fair housing information on the City's website, including up-to-date fair housing laws, services, and information on filing discrimination complaints.	By January 2023	Completed. In Q2 2023, the City updated its Housing Division webpage to include affordable housing projects and resources, as well as fair housing information. <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>
Fair Housing Program Fair Housing Outreach	Utilize non-traditional media (i.e., social media, City website) in outreach and education efforts in addition to print media and notices.	2021-2029	Ongoing. In 2021 and 2022, in conjunction with the Housing Element Update process, the City conducted an extensive community outreach program. The City conducted community meetings virtually and in-person and gave a presentation to the local Rotary Club. In addition, the City used a dedicated website, social media postings, thousands of emails, directed mailings, and public notices in the local newspaper. In 2024, the City utilized social media and City website postings, ads in the local weekly newspaper, to promote housing related events and to disseminate fair housing related information. Notably, the City utilized its local TV and YouTube Channel to broadcast the annual community meeting held on October 10, 2024. In addition, in 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible.
Fair Housing Program Fair Housing Outreach	Continue advertising and providing programs related to fair housing including the Home Delivered Meals program, Senior In-Home Care program, and Juvenile Diversion program.	2021-2029	In 2024, the City of El Segundo implemented three public service projects, each designed to assist service recipients with improving individual well-being and maintaining independence. The public service projects are Senior In-Home Care, Home Delivered Meals, and Juvenile Diversion. Each public service project has been in operation for twenty years or more. These projects will continue in 2025. Information, referral and outreach for these three projects is mostly accomplished through word-of-mouth or by direct contact with the service provider. Each public service project is described briefly below. 1. Senior In-Home Care provides in-home services to El Segundo elderly and severely handicapped shut-ins. Services are rendered through a qualified home health care agency on an as-needed basis. Approximately 25 eligible clients receive a total of 500 in-home visits annually. 2. Juvenile Diversion offers counseling and referral assistance to children and adolescents considered to be "at risk" for physical and/or emotional abuse. The City contracts with the South Bay Children's Health Center, a private non-profit organization that offers trained counselors to assist both the juvenile and the family. Approximately 350 hours of counseling services are provided annually to approximately 40 eligible El Segundo youth and their families. 3. Home Delivered Meals provides nourishing, balanced at-home meal service to residents who are senior citizens, severely handicapped persons, or convalescent shut-ins. The City contracts with St. Vincent's Meals on Wheels, a non-profit service organization that prepares the meals for the program recipients. Home Delivered Meals allows service recipients to continue to reside in their homes without food insecurity. The program's clients receive one hot meal Monday-Friday and a frozen meal for Saturdays. Approximately 5,000 to 6,000 meals are delivered annually.
Program 4: Affordable Housing Strategy	Conduct community outreach with an emphasis on outreaching to special needs populations and households impacted by disproportionate needs in the northern and eastern areas of the City.	By end of 2023	Completed and Ongoing. On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance. In 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible. - On October 10, 2024, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. Outreach for these event is done primarily through distributing physical flyers to residents in the surrounding neighborhood. In addition, the event is advertised in the City's monthly electronic newsletter that is sent to 720 subscribers.

Program 10: Community Outreach	Conduct consultation meetings with the City's new Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	Annually beginning 2023	Completed. In 2024, the City held several events and gave presentations to the community as part of its outreach program, including: On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance. The El Segundo Rotary Club is a nonprofit service volunteer organization that focuses on fundraising for education and youth clubs, such as the Boy Scouts, Mychal's Learning Center, POTATOES Robotics Club, ESHS Interact Club, and provides financial assistance, mentonship, and other resources.
Program 10: Community Outreach	Conduct community outreach as part of the Annual Progress Report process.	Annually beginning 2023	In 2024, the City held several events and gave presentations to the community as part of its outreach program, including: On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance. In addition, in 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible. All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input n the City's Annual Housing Element Progress Report. Furthermore, in 2024, City staff presented its draft Annual Progress Report to both the Planning Commission and City Council at public meetings prior to submitting it to HCD.
Program 3: Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction.	By end of 2023	In progress. In Q4 2023, the City developed and posted an ADU handout on its Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a> The handout includes ADU development standards and an application submittal checklist. In Q4 2024, the City developed an online ADU fee calculator to assist property owners and developers interested in building ADUs to estimate the potential City fees involved in ADU construction. In Q4 2024, the City contacted local architects and design professionals to invite them to participate in the City's upcoming pre-approved ADU plan program. The City also began building a webpage for its pre-approved ADU plan program. The program is anticipated to be launched in Q1 2025.
Program 3: Accessory Dwelling Units (ADU)	Update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	In 2022	Completed and Ongoing. In Q2 2023, the City posted ADU information on its Housing Division webpage, including links to City's zoning map, ADU zoning regulations, and CalHFA's grant program. In 2025 and going forward, the City will periodically review its available funding opportunities and updates its website ADU resources.
Program 3: Accessory Dwelling Units (ADU)	Pursue available funding to facilitate ADU construction, including affordable ADUs.	IN 2022 AND ANNUALLY	Ongoing. In 2023 and 2024, the City investigated funding opportunities through HCD and CalHFA and posted links regarding these grant opportunities on its Housing Division webpage. In 2025, the City will continue to investigate and pursue funding opportunities through HCD and CalHFA and promoting those oppportunities in the community through its public outreach efforts.
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	2021-2029	On March 7, 2023, the City Council adopted three ordinances to establish regulations for: a) State Density Bonus applications, Transitional and Supportive Housing, and Micro-Units. These ordinances include incentives for the provision of affordable housing. In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective stnadards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form (using the HCD's template) and written application procedures. The pre-application form and related procedures will be finalized and posted on its website in Q2 2025.
Program 5: Urban Lot Split	Develop checklist to implement SB 9 (Urban Lot Split) through an administrative process.	Develop checklist by summer 2023	In progress. On March 1, 2022, the City Council adopted Ordinance 1633 establishing a standards for urban lot splits. In March 2022, the City Council completed a handout visually describing the urban lot split development standards in Ordinance 1633. In Q2 2023, the City developed a handout explaining the the urban lot split development standards and posted it along with other resources on the City's Housing Division webpage. In Q4 2024, the City initiated a municipal code amendment to update the its SB 9 (two-unit residential and urban lot split) regulations to ensure consistency with SB 450, which was signed into law in September 2024. In December 2024, the City's Planning Commission conducted a study session and provided direction to staff for amendments to the City's SB 9 regulations. In Q2 2025, the City is anticipated to adopt an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. The SB 9/SB 450 application checklist (currently in development) will be updated in the same timeframe in Q2 2025.
Program 6: Provision of Adequate Sites	Rezone adequate sites to accommodate the 29-unit RHNA shortfall carry over from the 5th cycle Housing Element.	By October 15, 2022	Completed. On March 15, 2022, the City Council adopted Resolution 5319 and on April 19, 2022, it adopted Ordinance 1635 approving a Zone Change, General Plan Amendment, Subdivision, and Site Plan Review to create the Pacific Coast Commons Specific Plan (PCCSP) and approve the development of 263 residential units. The 263 units include 6 market-rate condominiums, 225 market-rate apartments, 29 low income apartments, and 3 very low income apartments. The City anticipates construction to begin at the earliest in Q4 of 2025.
Program 6: Provision of Adequate Sites	Rezone adequate sites for the 6th cycle RHNA shortfall.	By October 15, 2024	Completed. In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.

Program 6: Provision of Adequate Sites	Incorporate additional housing opportunities in the Downtown Specific Plan and Smoky Hollow Specific Plan updates.	By October 15, 2024	<p>Downtown Specific Plan Update. Completed. In May 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units.</p> <p>Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City has initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited live/work or mixed-use housing development opportunities in the Smoky Hollow area. In Q3 and Q4 2024, the City released and RfP and conducted interviews of planning consulting firms that will assist the City complete the Land Use Element update. The selection of a planning firm is scheduled in February 2025 and the update will initiate by Q2 2025. The City anticipates completing the Land Use Element update in Q1 2027.</p>
AFFH: Public Improvements in Areas with Housing Element Sites	Prioritize the City's annual budget of approximately \$200,000 on sidewalk repairs and pedestrian ramp improvements for locations in the Housing Element sites inventory.	Annual budget process	In 2024, the City prioritized sidewalk repairs and pedestrian ramp improvements for locations in the northwest quadrant of the City which contains 100 percent of the Housing Element sites inventory. The City budgeted \$250,000 in FY2024-2025 on these types of improvements and as of January 1, 2025 (mid-year) has expended \$175,000.
Program 1: Residential Sound Insulation	Coordinate with LAWA to assist in outreach to owners eligible for the Residential Sound Insulation Program (RSI).	In 2023 and annually thereafter	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications.
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operation.	2021-2029	<p>In progress. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session.</p> <p>On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting.</p> <p>On December 19, 2023, the City Council adopted a revised Affordable Housing Strategy. The Affordable Housing Strategy contains actions and priorities for facilitating affordable housing construction that were developed in conjunction with the City's affordable housing services consultant, which is also an affordable housing developer/provider.</p> <p>On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy.</p> <p>On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process.</p> <p>In Q4 2024, the City had three working meetings with RSG, and on January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation.</p> <p>As part of the ongoing implementation of the Affordable Housing Strategy, the City will engage with affordable housing consultants and providers.</p>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish the Inclusionary Housing program.	By 2025	<p>Completed alternative program. On March 1, 2022, staff presented the results of a feasibility study to the City Council. The study showed that an inclusionary housing ordinance would not feasibly increase affordable housing production while meeting SB 330 requirements to preserve existing affordable units. The Council directed staff to instead study the feasibility of implementing a high-density residential overlay in the City's R-3 Multiple-Family Residential zone. That study concluded that a high-density housing overlay would be more feasible in increasing the construction of affordable housing. Program 6 of the Housing Element includes a rezoning effort to establish two high-density residential overlays: the Housing Overlay and the Mixed-Use Overlay.</p> <p>In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6. Since the adoption of the new overlays, the City received a development application for a 79-unit mixed-use project, including affordable units. The City has also received a lot of inquiries for development on other Overlay sites.</p>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Adopt Final Affordable Housing Strategic Plan and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	By Summer 2023	<p>Adoption completed.</p> <p>On December 19, 2023, the City Council adopted a revised Affordable Housing Strategy. The Affordable Housing Strategy contains actions and priorities for facilitating affordable housing construction that were developed in conjunction with an affordable housing services consultant (Many Mansions), which was also an affordable housing developer/provider.</p> <p>Implementation ongoing.</p> <p>On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy.</p> <p>On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process.</p> <p>In Q4 2024, the City had three working meetings with RSG, and on January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation.</p>
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35.	By end of 2022	<p>In progress. In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011.</p> <p>In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. The pre-application form and related procedures will be finalized and posted on its website in Q2 2025.</p>
Program 9: El Segundo Municipal Code Amendments	Amend the Zoning Code to comply with State laws related to low barrier navigation centers, emergency shelters, transitional housing, supportive housing, employee housing, reasonable accommodation, and residential care facilities.	By end of 2023	<p>Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to:</p> <ul style="list-style-type: none"> <li>- permit Residential Care Facilities in the City's residential zones.</li> <li>- update the emergency shelter standards to make them objective and consistent with State Law.</li> <li>- permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them.</li> <li>- permit employee housing in the City's residential zones.</li> <li>- establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities.</li> </ul> <p>In addition, on March 7, 2023, the City Council adopted Ordinance No. 1646 permitting transitional and supportive housing in the City's residential zones.</p>

AFFH: Mobility	Collaborate with other jurisdictions to create a new countywide source of affordable housing – South Bay Affordable Housing Trust.	By October 2022	<p>In progress. In 2022, the City collaborated with the South Bay Cities COG (SBCCOG) and advocated for the passage of SB 1444, which authorizes the creation of the South Bay Affordable Housing Trust. The City participated in multiple meetings of the SBCCOG Executive Board and meetings with state legislators. SB 1444 was passed by the legislature and signed into law by the Governor. It became effective on January 1, 2023.</p> <p>The South Bay Regional Housing Trust would be a funding mechanism for affordable housing in participating cities. It would secure state/federal grants and earmarks that would then be used to provide low-interest loans to developers building affordable housing. The housing trust would be governed by a Board of Directors, appointed by the SBCCOG, and would consist of elected officials from the participating cities as well as two housing/homelessness experts.</p> <p>In 2023, the City and the SBCCOG solicited REAP 2.0 grant funding from SCAG to hire a consultant to assist with the formation and implementation of the South Bay Affordable Housing Trust. The SBCCOG was awarded \$585,000 of REAP 2.0 money, of which \$240,000 identified for the Housing Trust project. However, due to the State's budget deficit, SCAG had to suspend the grant program in mid 2023. It is possible that the grant program will be reinstated later. The City will continue to watch these developments closely during 2025.</p>
AFFH: Displacement	Retain city fair housing service providers to conduct additional outreach and education.	Establish city program by the end of FY 2023	<p>In progress. In Q4 2023, the City contacted LACDA and a fair housing service provider to investigate the feasibility of retaining their services directly. While that effort did not proceed further, in 2024, the City participated in the Los Angeles County Development Authority (LACDA) Los Angeles Urban County program and the Housing Rights Center which provides fair housing services in the County and the City of El Segundo.</p> <p>In 2025, the City will continue to contact LACDA and other fair housing services providers to supplement the City's community outreach and education efforts. Anticipated completion in 2025.</p>
AFFH: Displacement	Focus fair housing outreach and education in areas with high displacement risk, specifically where renters, including overpaying renters, are most concentrated.	Establish city program by the end of FY 2023	<p>In 2024, the City held several events and gave presentations to the community as part of its overall outreach program, including:</p> <ul style="list-style-type: none"> <li>- On February 8, 2024, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts.</li> <li>- On March 13, 2024, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts.</li> <li>- On October 23, 2024, City staff gave a presentation to the Senior Housing Corporation Board and received input from the Board and members of the public in attendance.</li> <li>- In 2024, the City held four quarterly City Hall pop-up events/block parties in residential neighborhoods. At the events, City staff presented information and answered questions regarding the Community Development Department services, residential development trends, and the Housing Element implementation status. These events are held quarterly in different City neighborhoods to reach as many residents and population groups as possible.</li> <li>- On October 10, 2024, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation.</li> </ul> <p>All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input on the overall implementation of the City's Housing Element.</p>
AFFH: Displacement	<p>Expand outreach and education on recent State laws (SB 329 and SB 222) supporting source of income protection for publicly assisted low income households (HCVs).</p> <p>Include a fair housing factsheet with ADU and SB 9 application packets.</p>	By October 2023	<p>In progress. In Q4 2023, the City posted the text of SB 329 and SB 222 on the City's Housing Division webpage and consistently promoted the webpage in its outreach efforts and presentations in Q4 2023. In 2024, the City will continue to include SB 329 and SB 222 along with other Fair Housing information in its outreach efforts.</p> <p>In Q4 2023, the City completed and posted an ADU application handout on the City's Housing Division webpage at: <a href="https://www.elsegundo.org/government/departments/community-development/housing-division">https://www.elsegundo.org/government/departments/community-development/housing-division</a>.</p> <p>The handout contains a summary of ADU development standards, an application submittal checklist, and references to fair housing services, programs, and laws advertised on the City website and available to El Segundo's residents.</p> <p>In addition, a fair housing factsheet for ADU and SB 9 application packets will be completed in Q2 2025.</p>



Jurisdiction	El Segundo	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









<b>Jurisdiction</b>	El Segundo	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**  
**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
Notes		

Jurisdiction	El Segundo
Reporting Year	2024 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$ 65,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Grant Application	\$6,500.00	\$6,500.00	Completed	None	
Project Management	\$13,500.00	\$20,000.00	Completed	None	
Project Kick-off, meetings, research	\$5,000.00	\$25,000.00	Completed	None	
Feasibility Analysis	\$18,000.00	\$40,218.75	Completed	None	
Community Engagement	\$5,000.00	\$0.00	Completed	None	
Policies and Recommendations	\$7,000.00	\$0.00	Completed	None	
Ordinance	\$5,000.00	\$0.00	Completed	None	
Adoption: Public Hearings	\$5,000.00	\$0.00	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>0</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		28
<b>Total Units</b>		<b>28</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		4
<b>Total Units</b>		<b>4</b>



# **CITY OF EL SEGUNDO HOUSING ELEMENT UPDATE**

November 2022

**Community Development Department**  
350 Main Street  
El Segundo, CA 90245 (310) 524-2350

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# 1. INTRODUCTION

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The City of El Segundo was incorporated in 1917 and is located in the South Bay Region of Los Angeles County, approximately 20 miles southwest of downtown Los Angeles (see Figure 1-1). The City occupies an area of 5.46 square miles, and is home to 16,777 residents according to 2020 Department of Finance (DOF) estimates. The City is bordered on the north by the Los Angeles International Airport; on the west by the Pacific Ocean; to the south by the city of Manhattan Beach; and to the east by the 405 Freeway. These barriers isolate El Segundo's residential and downtown communities from other South Bay communities. Figure 1-1 depicts El Segundo's regional location and City boundaries respectively.

According to DOF estimates, there were a total of 7,463 dwelling units in the City in 2020. All of the residential population is located west of Pacific Coast Highway on approximately 532.8 acres of land. The office/industrial/commercial areas east of Pacific Coast Highway include a broad range of businesses including aerospace, computer related companies, and travel related companies; several of these are Fortune 500 companies.

The City's stock of 7,463 dwelling units is characterized by a relatively even balance between single and multi-family residences; 2020 DOF estimates document a majority of the City's dwelling units (55.7%) are renter-occupied. Similar to other communities in the South Bay area, home prices have increased dramatically since adoption of the current Housing Element making both owner occupied and rental housing units less affordable. However, compared with neighboring jurisdictions, El Segundo still provides a range of housing opportunities to the varied income levels of residents in the community.

This 2021-2029 Housing Element of El Segundo's General Plan sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing.

Figure 1-1: Regional Location Map

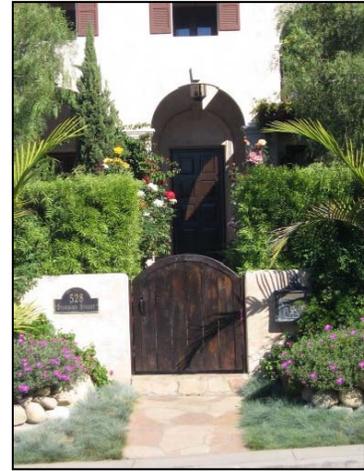


## **A. CALIFORNIA STATE HOUSING ELEMENT LAW**

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California State Housing Element Law (Government Code §§ 65580, *et seq.*) establishes the requirements for Housing Elements of the General Plan. Specifically, Government Code § 65588 requires that local governments periodically review and revise the Housing Element of their General Plans according to a statutory timeline.

El Segundo's Housing Element was last updated in 2013 for the 2013-2021 planning period and as part of the fifth update cycle for jurisdictions within the Southern California Association of Governments (“SCAG”) region. The Element sets forth a strategy to address the City’s identified housing needs, including specific implementing programs and activities. This sixth cycle update of the Housing Element is an eight-year plan, extending from October 15, 2021 to October 15, 2029. Other General Plan elements typically address a 10- to 20-year planning horizon.



### **1. Regional Housing Needs Assessment**

In accordance with Government Code § 65584, projected housing needs for each city and county in the Southern California region are prepared by SCAG under a process known as the Regional Housing Needs Assessment (RHNA). RHNA allocates regional housing needs by income level among member jurisdictions.

California law established the planning period for the current RHNA from June 30, 2021 to October 15, 2029. SCAG’s allocation for El Segundo is 492 units. The 492 housing units for El Segundo are out of the anticipated total construction need of 1,341,928 units in the SCAG region (812,060 of which are in the Los Angeles County). The allocation of 492 units for El Segundo is broken down into the four categories as follows: 189 very low income households, 88 low income households, 84 moderate income households, and 131 above moderate income households.

## **B. ORGANIZATION OF THE HOUSING ELEMENT**

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The Housing Element sets forth housing goals and policies for El Segundo to address the City’s existing and projected needs. Specific housing programs to implement these goals and policies will be identified in the Housing Program section of the updated document. The updated El Segundo Housing Element will be comprised of the following major components:

1. An assessment of past housing achievements.
2. An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock.
3. An updated evaluation of housing need.
4. Preparation of an inventory of potential housing sites in the community.

- a. An examination of governmental and non-governmental constraints on the production, maintenance, and affordability of housing.
  - b. Preparation of a Housing Program to address El Segundo's identified housing needs, including housing goals, policies and programs.
5. An assessment of fair housing.

## C. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

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The City of El Segundo General Plan is comprised of the following ten elements: 1) Land Use; 2) Economic Development; 3) Circulation; 4) Housing; 5) Open Space and Recreation; 6) Conservation; 7) Air Quality; 8) Noise; 9) Public Safety; and 10) Hazardous Materials and Waste Management. The Housing Element complements the other General Plan elements. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure internal consistency is maintained. Pursuant to California law, the City will be updating the Safety Element to address recent changes regarding high fire hazards and severe weather conditions.



## D. PUBLIC PARTICIPATION

---

Government Code § 65583 (c)(7) states that, “[t]he local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

As part of this Housing Element update, the City conducted multiple outreach activities to solicit public input. These included:

- April 13, 2021 - Community meeting to obtain input on housing needs and suggestions for programs and policies
- City webpage on Housing Element Update (<https://www.elsegundo.org/housing-element>)
- Community Survey through Mentimeter
- YouTube Video regarding Housing Element Update (<https://youtu.be/SC9DJxxGQq8>)
- Social media postings (Facebook, Twitter, Instagram, YouTube, and City website)
- June 14, 2021 – Joint Planning Commission and City Council meeting to discuss the selection of sites for RHNA

- September 30, 2021 – Planning Commission meeting to discuss the Draft Housing Element
- February 1, 2022 – City Council meeting to consider and adopt the Housing Element

The City submitted the adopted Housing Element for HCD review on February 7, 2022 and received HCD’s review letter on April 8, 2022. Additional revisions are necessary to address HCD comments. In response to HCD comments, the City made additional revisions to the adopted Housing Element, including revising its strategy for meeting the Regional Housing Needs Assessment. Revisions were made available for public review for seven days prior to the October 27, 2022 meeting (see below).

- October 27, 2022 – Planning Commission public hearing to consider and make a recommendation on the revised Housing Element
- November 15, 2022 – City Council to review and re-adopt the revised Housing Element

All meetings were advertised through social media, postcards to agencies and organizations that serve low and moderate income and special needs residents, local businesses, nonprofit organizations, and religious facilities. Notices of meetings were also published in El Segundo Herald. The Housing Element responded to public comments by continuing to adjust the sites inventory after each public meeting.

## **E. SOURCES OF INFORMATION**

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The Housing Element needs assessment is based primarily on the sources listed below:

1. SCAG Certified 2014-2018 American Community Survey data (5-year estimates)
2. 2015-2019 ACS data (5-year estimates)
3. City of El Segundo Municipal Code, Title 15 (Zoning Regulations), 2020
4. SCAG Regional Housing Needs Assessment, 2020
5. Comprehensive Housing Affordability Strategy (CHAS) data (based on the 2013-2017 ACS), 2020.
6. California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data Viewer, 2021.

## 2. COMMUNITY PROFILE

Assuring the availability of adequate housing for all social and economic sectors of the present and future population is an important goal for El Segundo. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of El Segundo in an effort to determine the specific housing needs of the City and its residents.

### A. POPULATION

#### 1. Population Growth Trends

The 2000 Census reported that the City of El Segundo’s population was 16,033 persons, marking a population increase of over five percent since the 1990 Census. This growth rate was slightly less than the seven percent for Los Angeles County as a whole. Cities surrounding El Segundo, such as Manhattan Beach and Redondo Beach, experienced growth patterns similar to El Segundo, with decreases in population in the 1970s and modest increases in the 1980s. The 2010 Census reported that the population of El Segundo had increased to 16,654, representing an increase in the population of approximately four percent for the ten-year period from 2000 to 2010.



As of 2020, the Department of Finance (DOF) determined that the City's population numbered 16,777, an increase of less than one percent in the ten years since the 2010 U.S. Census. This rate of growth is lower than the rate of growth for Los Angeles County and in the middle of the spectrum in comparison to El Segundo’s adjacent communities as shown in Table 2-1.

Table 2-1: Population Growth Trends

Jurisdiction	2000	2010	2020	Change	
				2000-2010	2010-2020
<b>El Segundo</b>	<b>16,033</b>	<b>16,654</b>	<b>16,777</b>	<b>3.90%</b>	<b>0.74%</b>
Hawthorne	84,112	84,293	86,903	0.20%	3.10%
Hermosa Beach	18,556	19,506	19,614	5.10%	0.55%
Inglewood	112,580	109,673	111,971	-2.60%	2.10%
Manhattan Beach	33,852	35,135	35,250	3.80%	0.33%
Redondo Beach	63,261	66,748	66,994	5.50%	0.37%
Los Angeles County	9,519,338	9,818,605	10,172,951	3.10%	3.61%

Source: 2000 and 2010 U.S. Census; DOF E-1 Population Estimates, January 2020.

## 2. Age Characteristics

Age distribution is an important indicator in determining the future demand of certain types of housing. Traditional assumptions indicate that the young adult population (20 to 34 years old) has a trend of choosing apartments, low to moderate cost condominiums, and smaller single-family units. The adult population (35 to 65 years old) is the primary market for moderate to high-end apartments, condominiums, and larger single-family homes. This age group traditionally has higher incomes and larger household sizes. The senior population (65 years and older) generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. Table 2-2 shows the age distribution of the population of the City of El Segundo from 2000 to 2018, and the proportionate age distribution of all Los Angeles County residents in 2018.

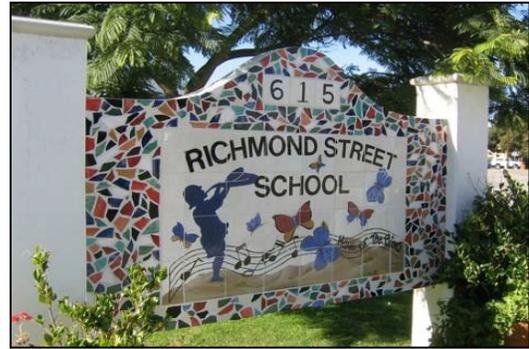
**Table 2-2: El Segundo Age Distribution**

Age Group	2000		2010		2018		
	Persons	% of Total	Persons	% of Total	Persons	% of Total	LA County % of Total
Under 5	956	6.0%	831	5.0%	1,274	7.6%	6.2%
5-9	1,069	6.6%	920	5.5%	1002	5.9%	6.0%
10-14	1,037	6.4%	1,180	7.1%	1,047	6.2%	6.2%
15-19	856	5.3%	1,140	6.8%	978	5.8%	6.5%
20-24	715	4.4%	768	4.6%	701	4.2%	7.3%
25-34	2,855	18.0%	2,511	15.1%	2,435	14.4%	15.9%
35-44	3,348	21.8%	2,671	16.0%	2,505	14.9%	13.8%
45-54	2,444	15.2%	3,076	18.5%	2,829	16.7%	13.6%
55-64	990	6.9%	1,879	11.3%	2,128	12.6%	11.7%
65-74	794	4.9%	888	5.3%	1,185	7.0%	7.2%
75+	735	4.5%	790	4.7%	766	4.5%	5.6%
<b>Total</b>	<b>16,033</b>	<b>100.0%</b>	<b>16,654</b>	<b>100.0%</b>	<b>16,850</b>	<b>100.0%</b>	<b>100.0%</b>
Median Age	36.4		39.2		38.7		36.2

Source: 2000 and 2010 Census; ACS 2014-2018 (5-Year Estimates), Table S0101.

As shown in Table 2-2, the 2018 American Community Survey (ACS) indicated median age in El Segundo of 38.7 years is slightly higher than the County median age of 36.2 years. While the City has seen a drop in the young adult (age 25-34) and mid-adult (age 35-44) populations, the City witnessed proportional and numeric growth during the last 20 years in its older-adult populations (age 45-64). These increases are likely attributed to the previous existing young adult populations continuing to live in El Segundo. Additionally, the City encourages housing options that allow residents to remain in the community as they age.

These characteristics of an employment center with comparatively modest housing costs have resulted in stable neighborhoods and a tightening of the housing market in El Segundo. El Segundo is a predominantly renter-occupied community, with approximately 56 percent of all households occupied by renters (Table 2-3). Associated with growth in the young and mid-adult populations, this may be an indication of the potential need for increasing first-time homebuyer opportunities in the City.



Between 2010 and 2018, there was a 30 percent increase in the City’s early school age population (age 0-9 years) and decrease of nearly 13 percent in population for children ages 10 to 19. This trend typically reflects a population with younger families. Enrollment statistics provided by the California Department of Education for the El Segundo Unified School District are provided in Table 2-3. Table 2-4 provides enrollment data at Vistamar School.

**Table 2-3: School Enrollment by Grade - El Segundo Unified School District**

Grade	2015	2016	2017	2018	2019	2020
K	237	264	284	260	256	304
1	219	181	222	236	211	219
2	219	225	188	226	228	204
3	238	217	241	198	222	228
4	213	241	232	254	297	228
5	235	219	252	239	255	211
6	278	286	252	284	278	283
7	263	287	278	268	280	277
8	276	262	291	274	267	279
9	300	334	317	329	318	325
10	318	298	319	316	321	326
11	345	314	287	315	301	320
12	336	343	306	275	319	298
<b>Total</b>	<b>3,477</b>	<b>3,471</b>	<b>3,469</b>	<b>3,474</b>	<b>3,453</b>	<b>3,502</b>
Source: California Department of Education, 2020.						

**Table 2-4: School Enrollment by Grade – Vistamar School**

Grade	2013	2020
9	53	56
10	69	69
11	81	77
12	59	67
<b>Total</b>	<b>262</b>	<b>269</b>

Source: Vistamar School, 2013; California Department of Education, 2020.

### 3. Race and Ethnicity

Table 2-5 shows the changes in the racial/ethnic composition of El Segundo between 2000 and 2018. There were several dramatic shifts in the years between 2000 and 2018. The most notable of these changes were increases in the Other/Two or More Races and Black populations, although these groups represent just about 13.3 percent of the City’s total population. El Segundo’s ethnic composition continues to be predominately White at 64.0 percent of the population. However, this represents a decrease from 2000 when the White population comprised 79.7 percent of the population total.

**Table 2-5: El Segundo Racial and Ethnic Change 2000 to 2018**

Race/Ethnicity	2000		2010		2018		Change 2000-2010		Change 2010-2018	
	Persons	% of Total	Persons	% of Total	Persons	% of Total	#	%	#	%
White (Non-Hispanic)	12,356	79.7%	11,515	69.1%	10,780	64.0%	-841	-6.8%	-735	-6.4%
Hispanic/Latino	1,765	11.4%	2,609	15.7%	2,178	12.9%	844	47.8%	-431	-16.5%
Asian/Pac. Islldr. (Non-Hispanic)	1,052	6.8%	1,457	8.7%	1,638	9.7%	405	38.5%	181	12.4%
Black (Non-Hispanic)	181	1.2%	321	1.9%	628	3.7%	140	77.3%	307	95.6%
Am. Indian (Non-Hispanic)	52	0.3%	40	0.2%	21	0.1%	-12	-23.1%	-19	-47.5%
Other/Two or More Races (Non-Hispanic)	87	0.6%	712	4.3%	1,605	9.5%	625	718.1%	893	125.4%
<b>Total</b>	<b>15,493</b>	<b>100.0%</b>	<b>16,654</b>	<b>100.0%</b>	<b>16,850</b>	<b>100.0%</b>	<b>1,161</b>	<b>7.5%</b>	<b>196</b>	<b>1.2%</b>

Source: 2000, and 2010 U.S. Census; ACS 2014-2018 (5-Year Estimates), Table DP05.

El Segundo’s ethnic make-up does not reflect the racial diversification that is occurring elsewhere in Los Angeles County. A greater proportion of the City’s residents are White, compared to 26.3 percent of the County, while persons from the Hispanic and Black groups comprise a smaller proportion of the City’s population than they do County-wide (48.5 percent Hispanic and 7.9 percent Black). The distribution of the American Indian population is nearly equal to that of the County (0.2 percent American Indian) but the Other Races/Two or More Races population of 9.5 percent is higher than the countywide population of 2.5 percent.

## 4. Employment

As shown in Table 2-6, the 2014-2018 American Community Survey (ACS) reports that there were 9,801 El Segundo residents in the labor force, representing a labor force participation rate of 73.5 percent of persons ages of 16 and over. A majority of the City's residents are employed in management, business, science, and arts occupations (55.7 percent) or in sales and office occupations (20.6 percent). The unemployment rate reported in the ACS was 8.0 percent, compared to the countywide unemployment rate of 6.8 percent.

A general measure of the balance of a community's employment opportunities with the needs of its residents is through a “jobs-housing balance” test. A balanced community would have a match between employment and housing opportunities so that most of the residents could also work in the community. Comparing the number of jobs in El Segundo in 2020 (over 70,000) to the 2018 ACS population estimates (16,850) indicates a high job-population ratio of approximately 4.2:1.<sup>1</sup> This is reflective of the large employment base in El Segundo. Large employers include the Chevron Refinery as well as major aerospace corporations such as the Aerospace Corporation, Boeing Corporation and Raytheon. In addition, El Segundo is a community whose daytime population far exceeds the nighttime population due to the large employment base in the City. The City’s large employment base relative to the small number of housing units indicate that there may be a need to continually seek ways to add housing in the community. According to SCAG, the City’s employment base was estimated at 48,300 in 2016 and is projected to reach 52,400 by 2045.<sup>2</sup>

**Table 2-6: Jobs Held by El Segundo Residents**

Job Category	Number	Percent
Management, Business, Science, and Arts	5,005	55.7%
Service Occupations	926	10.3%
Sales and Office Occupations	1,851	20.6%
Natural Resources, Construction, and Maintenance Occupations	508	5.6%
Production, Transportation, and Material Moving Occupations	703	7.8%
<b>Total Employed Persons</b>	<b>8,993</b>	<b>100.0%</b>
Total Persons in Labor Force (16 years and over)	9,801	--
Source: ACS 2014-2018 (5-Year Estimates), Table DP03.		

<sup>1</sup> El Segundo Chamber of Commerce Community & Business Directory, 2020.

<sup>2</sup> Southern California Association of Governments (SCAG) Demographics and Growth Forecast, 2020.

## B. HOUSEHOLD CHARACTERISTICS

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large-family households or female-headed households.

### 1. Household Composition and Size

The Bureau of the Census defines a “household” as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a city are important indicators of the type of housing needed in that community.

Table 2-7 below describes the household characteristics for El Segundo. According to the 2014-2018 ACS, there were 6,639 households in the City of El Segundo, about 62.4 percent of which were family households. This proportion is less than that of Los Angeles County, where 66.8 percent of all households consisted of families. Single-person households represent the second largest household group in the City, comprising about 29.6 percent of all households. The remaining 8.0 percent of households fall into the unrelated non-family household category, which consist of unrelated persons living together.



Table 2-7: El Segundo Household Characteristics

Household Type	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
Total Population	16,033	100.0%	16,654	100.0%	16,850	100.0%
In Group Quarters	23	0.1%	66	0.4%	36	0.2%
Total Households	7,060	100.0%	7,085	100.0%	6,639	100.0%
Average Household Size	2.27		2.34		2.53	
Families	3,908	55.3%	4,105	57.9%	4,145	62.4%
Single Households	2,420	34.2%	2,254	31.8%	1,963	29.6%
Unrelated Non-Family Households	732	10.3%	726	10.2%	752	8.0%

Source: 2000 and 2010 U.S. Census; ACS 2014-2018 (5-Year Estimates), Tables DP02 and B09019.

Household size is an important indicator of a source of population growth. A city’s average household size can depend on household trends such as a trend towards larger families will increase the city’s average household size over time while, average household size will often decline in communities where the population is aging.

Between 2010 and 2018, the average persons per household in El Segundo increased slightly from 2.34 to 2.53 persons per household. The average household size in the City is significantly less than

the estimates for the County of Los Angeles (3.00 persons per household in 2018) and is fairly comparable with the relatively small average household sizes of all of El Segundo’s neighboring communities. Average household size in nearby cities is shown in Table 2-8.

**Table 2-8: Average Household Size**

City	Persons Per Household
<b>El Segundo</b>	<b>2.53</b>
Hawthorne	2.96
Hermosa Beach	2.19
Inglewood	2.96
Manhattan Beach	2.63
Redondo Beach	2.45
Los Angeles County	3.00
Source: ACS 2014-2018 (5-Year Estimates), Table DP02.	

## 2. Overcrowding

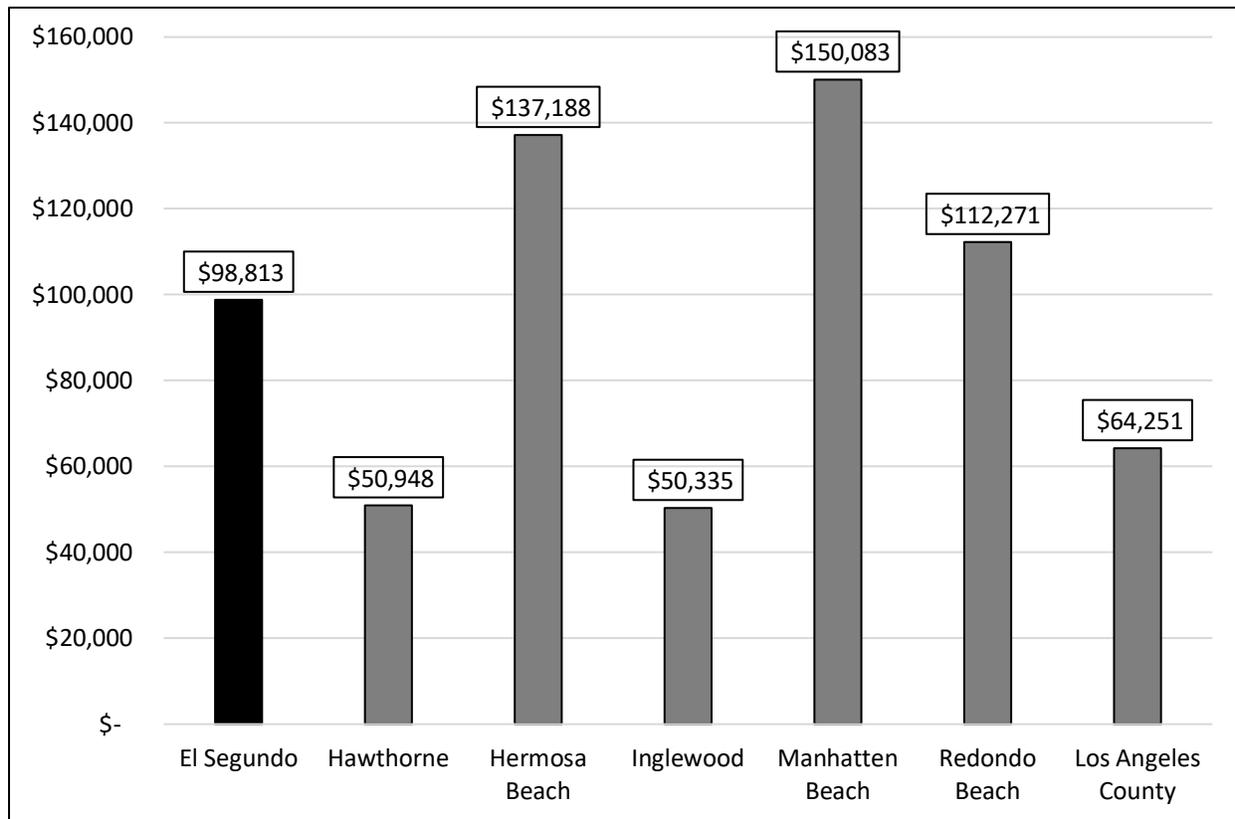
The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding in households results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

According to the 2014-2018 ACS, 3.1 percent (207 households) of households in El Segundo were living in overcrowded conditions, compared to 11.4 percent Countywide. Approximately 1.4 percent of households in the City were considered severely overcrowded. Overcrowding among renter-households was more prevalent than among owner-households. Of the total 207 overcrowded households, 136 were renter-occupied households. In contrast, of the total overcrowded households, only 34.3 were owner-occupied households. The ACS indicates that 96.9 percent of the households in El Segundo have less than 1.00 person per room; therefore, overcrowding of households does not appear to be a primary issue for the City.

## 3. Household Income and Income Distribution

Income is a major factor in evaluating the affordability of housing in a community. According to the 2014-2018 ACS the median household income in El Segundo was \$98,813 per year, which is significantly more than the County median household income of \$64,251 per year. In comparison with its neighbors, the median household income in El Segundo was higher than that of Hawthorne and Inglewood; somewhat lower than Redondo Beach; and significantly lower than Hermosa Beach and Manhattan Beach. Figure 2-1 shows that El Segundo’s median household income was nearly double that of neighboring communities Hawthorne and Inglewood but lower than that of neighboring beach communities.

**Figure 2-1: Median Household Income – 2018**



Source: ACS 2014-2018 (5-Year Estimates), Table S1901.

To facilitate the analysis of income distribution among households in communities, the Health and Safety Code groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – 0 to 30 percent AMI
- Very Low Income – 31 to 50 percent of the AMI
- Low Income – 51 to 80 percent of the AMI
- Moderate Income – 81 to 120 percent of the AMI
- Above Moderate Income – above 120 percent of the AMI

The ACS does not collect information on the number of households belonging to each of the income categories described above. However, the Southern California Association of Governments (SCAG), in preparing the Regional Housing Needs Assessment (RHNA), has developed income distribution data for its member jurisdictions (Table 2-9). As shown below, between 2014 and 2018, approximately 25 percent of the City’s households earned lower incomes, while approximately 16 percent earned moderate incomes. During this same period, Los Angeles County as a whole had a higher proportion of lower income households (41 percent).

**Table 2-9: Income Distribution – 2018**

Income Group	El Segundo	L.A. County
Very Low Income	13%	26%
Low Income	12%	15%
Moderate Income	15%	16%
Above Moderate	61%	43%
Total	100%	100%

Source: SCAG RHNA Calculator, March 2021, based on 2014-2018 ACS.

#### **4. Housing Affordability and Overpayment**

The HUD Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households in El Segundo. Detailed CHAS data based on the 2013-2017 ACS data is displayed in (Table 2-10). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (44.3 percent) compared to owner-households (35.5 percent).
- Large family renter-households had the highest level of cost burden regardless of income level (49.7 percent).
- Very low income and low-income households had the highest incidence of housing problems (79.7 percent and 72.3 percent, respectively).

**Table 2-10: Housing Assistance Needs of Lower Income Households – 2017**

Household by Type, Income, and Housing Problem	Renters				Owners				Total
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
<b>Extremely Low (0-30% HAMFI)</b>	85	150	50	455	50	40	0	105	560
% with any housing problem	--	--	--	78.0%	--	--	--	38.1%	70.5%
% with cost burden >30%	35.3%	80.0%	100.0%	75.8%	28.0%	25.0%	0.0%	38.1%	68.8%
% with cost burden > 50%	0.0%	80.0%	100.0%	64.8%	8.0%	25.0%	0.0%	28.6%	58.0%
<b>Very Low Income (31-50% HAMFI)</b>	50	280	4	400	165	15	25	215	615
% with any housing problem	--	--	--	93.8%	--	--	--	53.5%	79.7%
% with cost burden >30%	60.0%	100.0%	100.0%	93.8%	50.9%	100.0%	100.0%	53.5%	78.9%
% with cost burden >50%	30.0%	78.6%	100.0%	75.0%	32.7%	100.0%	100.0%	48.8%	65.9%
<b>Low Income (51-80% HAMFI)</b>	95	260	0	575	105	25	15	165	740
% with any housing problem	--	--	--	76.5%	--	--	--	57.6%	72.3%
% with cost burden >30%	52.6%	82.7%	0.0%	73.9%	37.1%	80.0%	100.0%	54.6%	70.3%
% with cost burden > 50%	0.0%	0.0%	0.0%	7.8%	13.3%	80.0%	100.0%	39.4%	14.9%
<b>Moderate Income (81-100% HAMFI)</b>	125	105	20	460	65	110	35	260	720
% with any housing problem	--	--	--	46.7%	--	--	--	59.6%	51.4%
% with cost burden >30%	28.0%	9.5%	0.0%	39.1%	36.9%	54.6%	71.4%	59.6%	45.9%
% with cost burden > 50%	0.0%	9.5%	0.0%	2.2%	30.8%	36.4%	71.4%	38.5%	15.3%
<b>Above Moderate Income (100%+ HAMFI)</b>	105	925	75	1,790	455	1,305	155	2,215	4,005
% with any housing problem	--	--	--	14.0%	--	--	--	14.7%	14.4%
% with cost burden >30%	0.0%	6.0%	26.7%	5.0%	4.4%	13.7%	9.7%	14.0%	10.0%
% with cost burden > 50%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.9%	0.5%
<b>Total Households</b>	460	1,720	149	3,680	840	1,495	230	2,960	6,640
% with any housing problem	--	--	--	44.3%	--	--	--	24.5%	35.5%
% with cost burden >30%	31.5%	39.5%	49.7%	38.5%	21.6%	19.0%	34.8%	24.0%	31.9%
% with cost burden > 50%	3.3%	20.4%	36.2%	17.7%	11.0%	6.0%	28.4%	10.8%	14.6%

Note: This table presents the percent of households with housing problems by tenure, income, and household type. For example, 78.0 percent of the extremely low income renter-households had housing problems compared to 38.1 percent of the extremely low income owner-households with housing problems. Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Elderly Households = 1- to 2-person households with elderly persons aged 62+

Small Families = 2- to 4-person family households

Large Families = 5+ person family households

Other non-family households are not included in this table.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2013-2017 ACS data.

## 5. Special Needs Groups

Certain segments of the population may have particular difficulties in finding decent, affordable housing due to their special needs. These special needs groups, as defined by State housing element law, include the elderly, disabled persons, large households, female-headed households, farm workers, extremely low-income households and the homeless. In addition, military households are a group with special housing needs in El Segundo. Table 2-11 summarizes the numbers of households/persons in each of these special needs groups in the City of El Segundo.

**Table 2-11: El Segundo Special Needs Groups**

Special Needs Groups	Number of Households or Persons	Owners		Renters		Percent of Total Households/ Persons
		No.	%	No.	%	
Households that Include at Least One Senior (person age 65 or over)	1,448	--	--	--	--	21.8%
Senior-Headed Households	1,277	877	68.7%	400	31.3%	19.2%
Senior Living Alone	461	232	50.3%	229	49.7%	6.9%
Persons with Disabilities	1,306	--	--	--	--	7.8%
Large Households*	390	226	57.9%	164	42.1%	5.8%
Single-Parent Households	417	--	--	--	--	6.3%
Female-Headed Households with Children (no husband present)	318	--	--	--	--	4.8%
Farmworkers**	12	--	--	--	--	0.1%
Armed Forces***	29	--	--	--	--	0.2%
People Living in Poverty	1,306	--	--	--	--	7.8%
Homeless	47	--	--	--	--	0.3%

Notes:  
 \*=ACS 2012-2016 (5-Year Estimates), Table B25009. ACS 2014-2018 (5-Year Estimates) data not available.  
 \*\*=All farming, fishing, and forestry occupations.  
 \*\*\*= Percentage of population 16 years and over.  
 -- = Data not available.

Single-Parent Households: A single-parent household is headed by either a male or female householder, no spouse present but have children under the age of 18.  
 Female Headed Households with Children: A single parent household whose householder is a female.  
 Sources: ACS 2014-2018 (5-Year Estimates), Tables DP02, DP03, S2501, S2502, and S1701; Los Angeles Homeless Services Authority (LAHSA), 2020 Homeless Count by Community/City.

## **SENIORS**

The ACS shows that roughly 19.2 percent of the City's households were headed by elderly persons age 65 and above. Of these approximately 1,277 households, 461 consisted of elderly persons living alone (Table 2-11). Members of this subpopulation of the elderly may have special needs for assistance with finances, household maintenance, and other routine activities. This is particularly true of persons aged 75 and older who are more likely to be among the “frail elderly.”

The 2014-2018 ACS also indicates that there were at least 158 persons age 65 and over living below the poverty level. This indicates that there may be a need for additional affordable senior housing. CHAS data shown in Table 2-10 indicates that housing problems were an issue for elderly both renter and owner lower income households, with 60.0 percent of very low income renter and 50.9 percent of very low income owner households experiencing a housing cost burden. In all income categories, more elderly renter-households (31.5 percent) experienced a housing cost burden than owner-households (21.6 percent).

## **Resources**

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, one adult day care facility with a capacity to serve 40 persons and two adult residential facilities with a capacity to serve 10 persons are also located in the City. Senior residents also have access to various classes, programs, activities, and services, such as transportation and outreach coordination, at the Joslyn Community Center.

Park Vista is a 97-unit senior housing project for seniors capable of independent living. Rents are restricted to levels of affordable to very low income households, and occupancy is limited to El Segundo residents with incomes that fall below moderate income levels. Discussions with management at Park Vista indicate that there is a need for further affordable senior housing facilities as there are extensive waiting lists for such facilities in the City with an approximate waiting time of one and a half to two years. Additionally, management at Park Vista indicated that there is a need for assisted living facilities in the City.

## **PERSONS WITH DISABILITIES**

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in Table 2-12, the 2014-2018 ACS indicates that approximately 7.8 percent of El Segundo's population has some form of work or mobility/self-care difficulty.

Cognitive difficulties were the most common amongst residents under 65 years of age. Of the disabled population aged 65 years and older, ambulatory and independent living difficulties were the most common. The ACS estimates that 357 residents aged 65 years and older experience a hearing or vision difficulty, compared to only 258 residents under 65 years old.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of disabled persons would be within the federal Housing Choice Voucher Program (commonly known as Section 8) [Title 24 of the Housing

and Urban Development Act Part 982] income limits, especially those households not in the labor force. Furthermore, most lower income disabled persons are likely to require housing assistance.

Their housing need is further compounded by design and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

There are no zoning or building regulations or special approval procedures that unfairly inhibit or discourage the development of housing for disabled persons. The City’s Community Development Department implements the provisions of the California Building Code and the regulations of the Americans with Disabilities Act (ADA) in their routine application and enforcement of building code requirements.

**Table 2-12: El Segundo Disability Status of Non-Institutional Persons**

Disability Type	Less than 65 Years Old	Percent of Total Population*	65+ Years Old	Percent of Total Population*
With a hearing difficulty	167	0.99%	235	1.40%
With a vision difficulty	91	0.54%	122	0.73%
With a cognitive difficulty	363	2.16%	153	0.91%
With an ambulatory difficulty	178	1.06%	295	1.75%
With a self-care difficulty	41	0.24%	88	0.52%
With an independent living difficulty	164	0.98%	238	1.42%
<b>Total with disability</b>	<b>746</b>	<b>4.44%</b>	<b>560</b>	<b>3.33%</b>
* = Noninstitutionalized population. Note: Some residents have more than one disability.				
Source: ACS 2014-2018 (5-Year Estimates), Table S1810.				

**Persons with Developmental Disabilities**

A recent change in California law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by Welfare and Institutions Code § 4512, “developmental disability” means

“a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. [I]his term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature.”<sup>3</sup>

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<sup>3</sup> Welfare and Institutions Code § 4512 as amended by SB 816, effective January 1, 2014.

This definition also reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 253 persons in the City of El Segundo with developmental disabilities, based on the 2014-2018 ACS population. According to the State's Department of Developmental Services, as of June 2020, the Westside Regional Center, serving the Los Angeles region from Malibu to El Segundo, served 7,834 residents with developmental disabilities. Most of these individuals were residing in a private home and 66 percent of these persons with developmental disabilities were under the age of 21.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

### **Resources**

Housing options for persons with disabilities include three community care facilities. Combined, these facilities offer a capacity of 50 beds. Residents with disabilities can also benefit from a range of services offered by various agencies throughout Los Angeles County and South Bay region, such as, the Westside Regional Center, Ability First, Team of Advocates for Special Kids, and the Disabled Resources Center.

### **LARGE HOUSEHOLDS**

According to the 2012-2016 ACS, only 5.8 percent of all households in the City of El Segundo consisted of large households (Table 2-11). In contrast to many communities where large households consist predominately of renters, 58.0 percent of all large households in El Segundo were owner-households.

Large households are defined as those with five or more members. A large family household is a household with five or more related members. The special needs of this group are based on the limited availability of adequately sized, affordable housing units. Because of housing stock limitations, and the fact that large families often have lower incomes, they are frequently subjected to overcrowded living conditions. The increased strain which overcrowding places on housing units only serves to accelerate the pace of unit deterioration.

According to the 2014-2018 ACS, approximately 42.9 percent of the City's housing stock is comprised of three or more-bedroom units. Therefore, the City has more than an adequate supply of housing units to accommodate the needs of its large family households.

## **Resources**

Large households in El Segundo can benefit from the general housing programs and services offered by the City. The Section 8 Housing Choice Vouchers program also extends assistance to large households with overcrowding and cost burden issues.

## **SINGLE-PARENT HOUSEHOLDS**

A single-parent household is headed by either a male or female householder, no spouse present but have children under the age of 18. Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, female-headed households with children tend to have lower-incomes than other types of households, a situation that limits their housing options and access to supportive services.

Among the single-parent households, female-headed households tend to have more need for housing assistance, compared to male-headed households; female-headed households often have lower incomes. The 2014-2018 ACS indicates that there are 777 female-headed households in the City of El Segundo, 318 of which have children under the age of 18. These numbers account for approximately 11.7 percent and 4.8 percent respectively of all households in the City.

## **Resources**

El Segundo's single-parent households can benefit from the City's general affordable housing programs for lower income households including Housing Choice Vouchers. Single-parent households in El Segundo can also benefit from various services offered by the City, especially child care services. The El Segundo Teen Center offers year-round recreational and special interest classes to youth and teen residents. Additional opportunities for youth of all ages include various aquatic, drama, arts and craft, exercise and fitness, and sports programs.

A number of service agencies located in areas surrounding El Segundo provide services including emergency and transitional shelter, food distribution, vouchers for various needs, and rental and utility assistance that can benefit lower income single-parent households living in poverty or who are at risk of becoming homeless.

## **FARMWORKERS**

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. The 2014-2018 ACS reported that less than one percent (12 persons) of the City of El Segundo's residents were employed in farming, forestry, and fishing occupations.

Regionally, according to the USDA Census on agricultural population, there were 413 farms in Los Angeles County and 3,266 farmworkers.

## **Resources**

Due to El Segundo's urban setting and nominal farmworker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

## **MILITARY PERSONNEL**

According to the 2014-2018 ACS, there were 29 persons in the labor force employed in military occupations (Table 2-11). The U.S. Air Force base in El Segundo directly employs approximately 6,300 individuals (military, civilian and contractor), the majority of whom are military personnel.

### **Resources**

Housing for base personnel is provided by Tierra Vista, including four unique neighborhoods at or near Fort MacArthur and San Pedro, approximately 22 miles south-east of Los Angeles Air Force Base. There are currently a total of 592 units, including two-, three- and four-bedroom units to accommodate all military ranks and their families. The four neighborhoods and number of units offered at each include:

- Fort MacArthur—356 two, three- and four-bedroom apartments/townhomes, and 20 three- and four-bedroom single-family homes
- Pacific Heights I—91 three- and four-bedroom single-family homes
- Pacific Heights II—74 three- and four-bedroom single-family homes
- Pacific Crest—71 three- and four-bedroom single-family homes

## **RESIDENTS LIVING BELOW THE POVERTY LEVEL**

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2014-2018 ACS identified 7.8 percent of all El Segundo residents as living below the poverty level (Table 2-11). Approximately 5.0 percent of family households in the City were living in poverty, while 7.9 percent of families with children were living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

### **Resources**

There are limited opportunities to address the housing needs of persons living with incomes below the poverty level in El Segundo. However, the needs of this special needs group are taken into consideration and are generally addressed through the City's overall programs for housing affordability.

A number of service agencies located in areas surrounding El Segundo provide services including emergency and transitional shelter, food distribution, vouchers for various needs, and rental and utility assistance that can benefit lower income single-parent households living in poverty or are at risk of becoming homeless.

## **EXTREMELY LOW INCOME HOUSEHOLDS**

Extremely low income (ELI) households earning 30 percent or less than the area median income may be exposed to housing problems at a higher rate. As shown in Table 2-13, 68 percent of ELI households experience one or more housing problem and 67 percent are cost burdened. ELI renter-households experience housing problems at a higher rate than ELI owners; 70 percent of ELI renters are cost burdened compared to only 57.6 percent of owners.

**Table 2-13: Housing Problems and Cost Burden of ELI Households**

	Owner	Renter	Total
With one or more Housing Problem	57.6%	72.5%	68.1%
Cost Burdened	57.6%	70.0%	67.3%
<b>Total Households</b>	<b>165</b>	<b>400</b>	<b>565</b>
Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.			

**Resources**

As discussed above, there are limited opportunities to address housing needs for ELI households in El Segundo. The Housing Choice Voucher (HCV) program represents a significant resource for addressing ELI housing needs. Specifically, HUD policy requires dedicating the majority of new vouchers to ELI households. For additional assistance, see the resources outlined above under *Residents Living Below the Poverty Level*.

**HOMELESS**

According to the 2020 Los Angeles County Homeless Services Authority (LAHSA) Homeless Count, the overall homeless population in Los Angeles County was 54,291 persons. The same study estimated that there were 47 homeless persons in El Segundo (Table 2-11). All 47 homeless persons in El Segundo were unsheltered. The City saw a significant increase in homeless persons since 2019, when there were only 18 unsheltered persons.

**Resources**

There are no emergency shelters or transitional housing facilities in the City of El Segundo. The closest shelters are located five miles away in Redondo Beach or in nearby Lawndale. However, the Salvation Army continues to provide the Police Department with nominal funding on an ad hoc basis to assist homeless persons that come through El Segundo. These funds are used to provide fast food coupons, and bus fare, which would allow transportation to overnight facilities. Since they are located outside of El Segundo, any resident homeless population would seek emergency or transitional shelter in an outside jurisdiction such as Redondo Beach, Lawndale, Long Beach, Carson or San Pedro. Table 2-14 lists some of the key service providers for homeless persons in the South Bay region capable of servicing the needs of homeless persons in El Segundo.

**Table 2-14: Inventory of Homeless Services and Facilities in the South Bay Region**

Organization	Services Provided
<p>1736 Family Crisis Center (562) 388-7652 (310) 370-5902</p>	<p>Provides beds for up to 15 women with children under 18 who are victims of domestic violence. Shelter for adolescents at risk of becoming homeless is also provided. Services include referrals to homeless shelters and outpatient counseling. Stays of up to 6 months are permitted.</p>
<p>Harbor Interfaith Shelter 663 W 10<sup>th</sup> Street San Pedro, CA 90731 (310) 831-0589</p>	<p>Provides 20 single-bedroom units for families and children for up to 90 days. Provides food services to the public.</p>
<p>People Assisting the Homeless (PATH) (323) 644-2200</p>	<p>Provides services including employment programs, outreach, eviction prevention, and interim housing.</p>
<p>The Good Seed 1230 Pine Avenue Long Beach, CA 90813 (855) 968-8452</p>	<p>Provides supportive housing, job training, comprehensive services, and individual planning to youths aged 18 to 25 experiencing homelessness.</p>
<p>St. Margaret’s Center 10217 S. Inglewood Avenue Lennox, CA 90304 (310) 672-2208</p>	<p>Provides advocacy, counseling services, emergency food, immigration services and utility bill assistance to individuals in the South Bay area.</p>
<p>U.S. Veterans Initiative 733 Hindry Avenue Inglewood, CA 90304 (310) 486-0025</p>	<p>Provides services, including case management, employment assistance, job placement, counseling, and drug and alcohol free housing to veterans experiencing homelessness</p>

### 3. HOUSING CHARACTERISTICS

The Census defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

#### A. HOUSING GROWTH

According to the Department of Finance (DOF) Housing Estimates, there are 7,463 dwelling units in El Segundo, an increase of 53 units (0.72 percent) since 2010. This growth rate is significantly lower than the housing growth rate for the County of Los Angeles (4.2 percent). A comparison of housing growth trends for El Segundo and neighboring cities is provided in Table 3-1. According to the DOF, during the same period, El Segundo's population is estimated to have grown by 123 persons (0.74 percent). There has been a slight increase in the average household size from 2.34 in 2010 to 2.35 in 2020.

**Table 3-1: Housing Growth Trends in El Segundo and Neighboring Communities**

Jurisdiction	Housing Units		Change 2010-2020
	2010	2020	
<b>El Segundo</b>	<b>7,410</b>	<b>7,463</b>	<b>0.72%</b>
Hawthorne	29,869	30,634	2.56%
Hermosa Beach	10,162	10,092	-0.69%
Inglewood	38,429	38,688	0.67%
Manhattan Beach	14,929	15,032	0.69%
Redondo Beach	30,609	30,892	0.92%
City of Los Angeles	1,413,995	1,517,755	7.34%
Los Angeles County	3,445,076	3,590,574	4.22%

Sources: 2010 U.S. Census; DOF E-5 Population and Housing Estimates, January 2020.

#### B. HOUSING TYPE AND TENURE

Table 3-2 provides the breakdown of the City's housing stock in 2010 and 2020 by unit type. As shown, while single-family detached homes remain the predominant housing type. During the ten-year period, there was a slight decrease in the proportion of single-family detached homes, while all other home types, single-family attached and multi-family housing, increased slightly proportionately. Due to the scarcity of vacant residential land in the City, most of the housing unit growth has been accommodated through redeveloping existing lower density residential, and particularly of smaller multi-family projects with 2-4 units. As indicated previously, in 2018, the proportion of owner-occupied households in El Segundo (44.3 percent) is significantly lower than that of renter-occupied households (55.7 percent). Table 3-3 and Table 3-4 indicate household sizes by tenure in El Segundo and elderly households by tenure and age.

**Table 3-2: El Segundo Comparative Housing Unit Mix in 2010-2020**

Housing Type	2010		2020	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family				
Detached	3,174	42.8%	3,195	42.8%
Attached	354	4.8%	366	4.9%
<b>Total</b>	<b>3,528</b>	<b>47.6%</b>	<b>3,561</b>	<b>47.7%</b>
Multi-Family				
2-4 Units	767	10.4%	789	10.6%
5+ Units	3,100	41.8%	3,098	41.5%
<b>Total</b>	<b>3,867</b>	<b>52.2%</b>	<b>3,887</b>	<b>52.1%</b>
Mobile Homes	15	0.2%	15	0.2%
<b>Total Housing Units</b>	<b>7,410</b>	<b>100.00%</b>	<b>7,463</b>	<b>100.0%</b>
<b>Total Occupied</b>	<b>7,085</b>	<b>95.6%</b>	<b>7,111</b>	<b>95.3%</b>
Owner-occupied*	3,139	44.3%	3,150	44.3%
Renter-occupied*	3,946	55.7%	3,961	55.7%
Vacancy Rate	4.4%		4.7%	
* = ACS 2010 and 2018 (5-Year Estimates). Sources: DOF E-5 City/County Population and Housing Estimates, 2010-2020; ACS 2010 and 2018 (5-Year Estimates), Table DP04.				

**Table 3-3: El Segundo Household Size by Tenure**

	1- 4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	2,703	43.0%	226	58.0%	2,929	43.9%
Renter	3,580	57.0%	164	42.0%	3,744	56.1%
<b>Total*</b>	<b>6,283</b>	<b>94.2%</b>	<b>390</b>	<b>5.8%</b>	<b>6,673</b>	<b>100.0%</b>
* = Percent of total households Source: ACS 2012-2016 (5-Year Estimates), Table B25009.						

**Table 3-4: El Segundo Elderly Householders by Tenure by Age**

Householder Age	Owners	Renters	Total
65-74 years	554	221	775
75 plus years	323	179	502
<b>Total</b>	<b>877</b>	<b>400</b>	<b>1,277</b>
Source: ACS 2014-2018 (5-Year Estimates), Table S2502.			

## C. AGE AND CONDITION OF HOUSING STOCK

Table 3-5 shows the age of the housing stock in El Segundo. In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, foundation work, plumbing, etc. The majority (about 88.8 percent) of El Segundo's housing units were constructed before 1990. This represents a significant proportion of the City's housing stock and indicates that preventative maintenance will be essential to ward off widespread housing deterioration. Some households, such as seniors who have owned their homes for many years and have relatively low house payments, may just be able to afford their monthly housing costs. For such households, the cost of major repairs or renovation may be impossible.

The Community Development Department maintains statistics pertaining to the condition of the City's housing stock. According to the Community Development Department, there are relatively few substandard dwellings in the City. In 2014-2021, 538 residential violations of the El Segundo Municipal Code property maintenance standards were reported. Most building violations are related to property maintenance issues, such as trash and debris or overgrown vegetation. Some violations related to the illegal conversion of garages and accessory structures to dwellings and single-family to multi-family unit conversions. The City estimates that only a very small portion of the City's housing stock (less than one percent) is in need of substantial rehabilitation. No housing units within the City are in need of replacement.

**Table 3-5: Age of Housing Stock**

Structures Built	Number	Percent
2014 or later	15	0.2%
2010 to 2013	66	0.9%
2000 to 2009	364	5.2%
1990 to 1999	335	4.8%
1980 to 1989	933	13.4%
1970 to 1979	902	12.9%
1960 to 1969	1,039	14.9%
1950 to 1959	1,909	27.4%
1940 to 1949	744	10.7%
1939 or earlier	668	9.6%
Total	6,975	100.0%

Source: ACS 2014-2018 (5-Year Estimates), Table DP04.

## D. HOUSING COSTS

### 1. Housing Prices

In October 2020, the median sales price for single-family homes, condos, and new homes was \$1,466,000. Since October 2019, the median home price in El Segundo increased by 67.4 percent.

Geographical comparisons of housing prices are shown in Table 3-6. The median sales prices of homes in El Segundo was above those in Hawthorne (\$730,000), Inglewood (\$720,000), and Redondo Beach (\$1,076,000) and exceeded the Countywide median of \$715,000. Median home prices remained below those in Hermosa Beach (\$1,650,000) and far below those in Manhattan Beach (\$2,850,000).

**Table 3-6: Median Home Sales Prices (Regional Comparison) October 2020**

Jurisdiction	Single Family Homes, Condos, and New Homes		
	# of Sales	Median Sale Price	% Change from 2019
<b>El Segundo</b>	<b>14</b>	<b>\$1,466,000</b>	<b>67.4%</b>
Hawthorne	44	\$730,000	-6.1%
Hermosa Beach	21	\$1,650,000	-1.7%
Inglewood	43	\$720,000	20.0%
Manhattan Beach	53	\$2,850,000	48.1%
Redondo Beach	99	\$1,079,000	-1.9%
Co. of Los Angeles	7,602	\$715,000	15.3%

Source: Corelogic.com California Home Sale Activity by City, October 2020.

## 2. Housing Rental Rates

The median contract rent for El Segundo according to the 2014- 2018 ACS was \$1,785 per month. This was lower than the median rent in Manhattan Beach (\$2,499), Hermosa Beach (\$2,143), and Redondo Beach (\$1,987) but higher than the median in Hawthorne (\$1,188), Inglewood (\$1,267), the City of Los Angeles (\$1,376), and Los Angeles County (\$1,390) (Table 3-7).



The ACS also indicated that nearly 12 percent of the City’s housing stock were renter-occupied single-family detached homes and 2.2 percent were renter-occupied attached units (includes condominiums or townhouses). Renter-occupied multifamily units (2 or more units) accounted for 41.7 percent of the total housing stock (Table 3-8).

**Table 3-7: 2018 Median Housing Rental Rates**

Jurisdiction	Median Gross Rent
<b>El Segundo</b>	\$1,785
Hawthorne	\$1,188
Hermosa Beach	\$2,143
Inglewood	\$1,267
Manhattan Beach	\$2,499
Redondo Beach	\$1,987
City of Los Angeles	\$1,376
County of Los Angeles	\$1,390

Source: ACS 2014-2018 (5-Year Estimates), Table DP04.

**Table 3-8: Tenure by Number of Units in Structure**

Tenure by Units in Structure	Number	Percent
<b>Total Housing Units</b>	<b>6,639</b>	<b>---</b>
<b><i>Owner-Occupied</i></b>	<b><i>2,938</i></b>	<b><i>44.3%</i></b>
1-unit detached	2,276	34.3%
1- unit attached	209	3.2%
2 units	31	0.8%
3 - 4 units	25	0.4%
5 or more units	397	6.0%
Other Unit Types	0	0.0%
<b><i>Renter-Occupied</i></b>	<b><i>3,701</i></b>	<b><i>55.8%</i></b>
1-unit detached	790	11.9%
2-units attached	143	2.2%
2 units	157	2.4%
3 – 4 units	669	10.1%
5 or more units	1,942	29.3%
Other Unit Types	0	0.0%
Source: ACS 2014-2018 (5-Year Estimates), Table B25032.		

A review of Zillow, Craigslist, and Westside Rentals, a rental real estate service; indicates that rental rates in El Segundo are fairly comparable to those in immediate coastal neighboring cities. A summary of the rental rate ranges by unit size is shown below in Table 3-9, as compiled from a recent review of the sources listed above. In November 2020, 135 units were listed for rent in El Segundo. Rents for these housing units ranged from \$1,100 for a one-bedroom unit to \$10,263 for a four-bedroom unit. These rent ranges are based on the City’s vacant rental units only and not all rental units in general. This rent survey was an attempt to approximate the cost of rental housing in the City. The median rent level in El Segundo ranged from \$1,825 for a studio to \$5,995 for a four-bedroom unit.

A sample of rental unit availability in Hermosa Beach and Manhattan Beach from Westside Rentals reveals that rental housing opportunities are more plentiful in comparison to El Segundo. However, El Segundo had a much narrower monthly rental rate range in comparison. Rent ranged from \$1,300 for a studio apartment to \$60,000 for a four-bedroom home in Hermosa Beach, while Manhattan Beach rental prices ranged from \$1,500 for a one-bedroom apartment to \$100,000 for a five-bedroom home.

**Table 3-9: Median Rents in El Segundo November 2020**

Bedroom	Number Listed	Median Rent	Average Rent	Rent Range
Studio	15	\$1,825	\$1,885	\$1,300-\$2,580
1	32	\$2,000	\$1,999	\$1,100-\$2,500
2	68	\$2,663	\$2,727	\$1,900-\$4,500
3	13	\$3,300	\$3,589	\$2,900-\$4,800
4+	7	\$5,995	\$6,220	\$4,200-\$10,263
Total	135	\$2,550	\$2,725	\$1,100-\$10,263
Note: Some rental units may have been advertised on more than one rental website. Sources: Zillow, 11/6/2020 (50 listings); Craigslist, 11/6/2020 (28 listings); Westside Rentals, 11/6/2020 (57 listings).				

### 3. Housing Costs and Affordability

The costs of home ownership and renting can be compared to a household’s ability to pay for housing to determine the general affordability of a community’s housing stock. HUD conducts annual household income surveys to determine the maximum affordable housing payments that could be made. In evaluating affordability, it should be noted that the maximum affordable price refers to the maximum amount that could be paid by households in the top of their respective income category. Households in the lower end of each category have less available income and therefore may experience some level of overpayment.



Table 3-10 shows the annual income for extremely low, very low, low, and moderate-income households by the size of the household and the maximum affordable housing payments based on the federal standard of 30 percent of household income. From these income and housing cost limits, the maximum affordable home prices and rents are determined. The table also shows the maximum amounts that households at different income levels can pay for housing each month (e.g., rent, mortgage and utilities) without exceeding the 30 percent housing cost-to-income ratio. The maximum affordable payments can be compared to current market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford.

Comparison of these maximum affordable housing costs with the sales price data shown previously in Table 3-6, indicates that not even moderate income households (up to 120 percent AMI) would be able to afford single-family homes sold in El Segundo. It should be noted however that asking prices can often be higher than actual sales prices. At a maximum affordable purchase price of about \$347,334, it is not likely that low income households (80 percent AMI) could afford even a small condominium unit. The high price of single-family housing indicates that the opportunities for home ownership in the City are limited for lower and moderate income groups. In addition, the down payment and closing costs may still represent a significant obstacle to home purchase.

Table 3-6 and Table 3-7 suggest that larger low-income households are able to afford lower priced one- and two-bedroom apartments in El Segundo. Extremely low and very low-income households (50 percent AMI) may experience limited affordability for rental units in El Segundo. Rental options

exist for moderate-income households (120 percent AMI) in El Segundo; however even moderate-income households may struggle to find appropriately priced rentals.

The Housing Element acknowledges that opportunities to accommodate housing affordable to lower income households in El Segundo are limited. This is based on surveys conducted to determine rental rates for apartment units in El Segundo (Table 3-7) as well as information gathered to determine for-sale housing costs (single-family homes, condominiums, and new homes). Similar to other cities in this region of the South Bay (Redondo Beach, Manhattan Beach, Hermosa Beach), El Segundo's housing rental and for-sale costs remain relatively high because of the desirability of the City's location.

The City is pursuing a number of initiatives to expand affordable housing opportunities. These include entering an Exclusive Negotiating Agreement (ENA) with Many Mansions to serve as the City's Affordable Housing Services Provider to develop and manage affordable units, services, and programs. Many Mansions will prepare an Affordable Housing Strategic Plan for City Council consideration in December 2021.

**Table 3-10: Housing Affordability Matrix (2020)**

Household	Annual Income <sup>1</sup>	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes & Insurance <sup>2</sup>		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
<b>Extremely Low-Income (0-30% AMI)</b>						
1-Person	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$914	\$264	\$320	\$650	\$86,953
<b>Very Low Income (31-50% AMI)</b>						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
<b>Low Income (51-80% AMI)</b>						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
<b>Moderate Income (81-120% AMI)</b>						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325
Assumptions: 2020 income limits; 30% of household income spent on housing; LACDA utility allowance; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.						
Sources: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.						

## E. ASSISTED RENTAL HOUSING AT-RISK OF CONVERSION

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California law requires the Housing Element to identify, analyze and propose programs to preserve housing units that are currently restricted to low-income housing use and will become unrestricted and possibly lost as low income housing. Based on review of Federal and State subsidized housing inventories, and confirmed by interviews with City staff, there are no “Assisted Housing Projects” at risk in El Segundo, as defined by Government Code § 65583 (A) (8).

The City owns Park Vista, a 97-unit senior housing project developed in 1984 using City funds. The project is operated and regulated by the non-profit El Segundo Senior Citizens Housing Corporation. The Articles of Incorporation for the corporation require units in Park Vista to be available only to low income seniors in perpetuity. The City has no plans to convert this affordable housing project to market-rate housing.

## 4. HOUSING CONSTRAINTS

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Market conditions, environmental conditions, and governmental programs and regulations affect the provision of adequate and affordable housing. Housing Element law requires a city to examine potential and actual governmental and non-governmental constraints to the development of new housing and the maintenance of existing units for all income levels. Market, governmental, and environmental constraints to housing development in El Segundo are discussed below.

### A. MARKET CONSTRAINTS

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#### 1. Construction Costs

One cost factor associated with residential building is the cost of building materials, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not consider regional differences and does not include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in August 2020 are as follows:

- Type I or II, Multi-Family: \$130.52 to \$168.94 per sq. ft.
- Type V Wood Frame, Multi-Family: \$113.88 to \$118.574 per sq. ft.
- Type I or II, One and Two Family Dwelling: \$136.62 to \$157.40 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.

The unit costs for residential care facilities generally range between \$143.75 and \$199.81 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.

Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project. Furthermore, the unit volume - that is the number of units being built at one time - can change the cost of a housing project by varying the economies of scale. Generally, as the number of units under construction at one time increases, the overall costs decrease. With a greater number of units under construction, the builder is often able to benefit by making larger orders of construction materials and pay lower costs per material unit.

Density bonuses granted to a project can serve to reduce per unit building costs and thus help mitigate this constraint. The granting of a density bonus provides the builder with the opportunity to create more housing units and therefore more units for sale or lease than would otherwise be allowed without the bonus. Since greater units can potentially increase the economy of scale, the bonus units could potentially reduce the construction costs per unit. This type of cost reduction is of particular benefit

when density bonuses are used to provide affordable housing. Allowances for manufactured housing in residential zones also addresses housing cost constraints by avoiding the use of costly building materials and construction techniques that can drive up the costs of housing.

## **2. Land Costs**

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high and rising in southern California. In addition, the two factors which most influence land holding costs are the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increase the overall cost of the project. This cost increase is primarily due to the accrual of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

Due to its desirable location, land costs in El Segundo are high. High land costs in this area of the South Bay are a constraint to the construction of affordable housing. Residentially designated vacant land in El Segundo is virtually non-existent. A Zillow search showed two lots available for sale in neighboring communities (Inglewood and Playa del Rey) for approximately \$1 million for 0.12 acre.

## **3. Availability of Mortgage and Rehabilitation Financing**

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

As shown in Table 4-1, a total of 621 households applied for loans, either conventional or government-backed, to purchase homes in El Segundo in 2017. Approval rates were higher for government-backed purchase loans with an approval rate of 77 percent, in comparison to only 45 percent of conventional loan applications being approved. However, 36 percent of conventional purchase loans were either withdrawn or closed for incompleteness. The approval rate was 67 percent for refinance loans and 71 percent for home improvement loans. Given the high rates of approval for home purchase, refinance, and improvement loans, financing was generally available to El Segundo residents.

**Table 4-1: Disposition of Home Purchase and Improvement Loan Applications**

Loan Type	Total Applications	% Originated	% Approved Not Accepted	% Denied	% Other
Government Backed Purchase	213	74.65%	2.35%	7.04%	15.96%
Conventional Purchase	11	45.45%	0.00%	18.18%	36.36%
Refinance	48	58.33%	8.33%	14.58%	18.75%
Home Improvement	349	67.05%	4.30%	11.75%	16.91%
<b>Total</b>	<b>621</b>	<b>68.60%</b>	<b>3.86%</b>	<b>10.47%</b>	<b>17.07%</b>

Note: Percent Other includes loan applications that were either withdrawn or closed for incompleteness.  
Source: www.LendingPatterns.com, 2017.

#### 4. Timing and Density

Housing growth in the City has been limited due to the lack of vacant residentially designated land. Multi-family land was developed primarily prior to the incorporation of the City under County standards and are at or above the City’s allowable densities. The majority of the recent residential construction activities have been the recycling of single-family homes and construction of Accessory Dwelling Units (ADU). Pending projects (see Housing Resources section) tend to reach the high end of the density range.

Time lapse between project entitlement and building permit issuance can be a constraint to housing development. Typically, this time lapse can be about three to six months and primary a function of developer’s ability to respond quickly to needed corrections for construction documents. However, the City allows developers to submit building permit applications for projects -at their own risk- concurrently with the entitlements. This can shorten the time lapse to as little as 2-4 weeks, with building permits issued shortly after entitlement approval. Building permit can be applied online through the City’s website.

#### B. ENVIRONMENTAL CONSTRAINTS

As a City with a variety of both large and mid-size industrial, commercial and manufacturing uses, numerous environmental related factors are present which pose constraints to residential development within El Segundo. Historically, less than 25 percent of the land within the City has been used for residential development. The remaining land has been used primarily for a mixture of light and heavy industrial purposes, including oil refineries, aircraft and space vehicle manufacturing, a United States Air Force Base, chemical production, research and development uses, retail, large scale corporate offices, restaurants, and hotels. The development invested in these properties is substantial, making conversion to residential uses economically infeasible. When sufficient amounts of these properties have become available for redevelopment, the City has permitted residential uses in a mixed-use environment west of Pacific Coast Highway, provided that infrastructure issues could be successfully addressed, and residential uses could be buffered from non-residential uses.

In comparison to other areas in Los Angeles County, the City of El Segundo is heavily affected by traffic, air quality, odor and safety issues related to flight operations at Los Angeles International

Airport. Those residential areas located near the northern boundaries of the City are particularly subject to these impacts. The Circulation, Air Quality, and Noise Elements of the City's General Plan all contain policies that seek to minimize the negative effects upon these residential areas, and help ensure the protection of area residents.

Many of the industries operating in El Segundo use hazardous materials in their operations and have sites that are contaminated by toxins. Since heavy industry is a significant land use in the City, hazardous materials use and management is a serious consideration. Heavy manufacturing comprises about 30 percent of the City's area. Additionally, heavy industrial uses are located immediately adjacent to the City's western boundary, which include the Hyperion Treatment Plant and Scattergood Power Generation Station. Housing opportunities are limited near or adjacent to these heavy industrial uses. Although industries in El Segundo generate a diverse mix of hazardous waste, heavy industrial uses within the City must conform to the policies of the Hazardous Materials Element of the General Plan.

Despite the environmental constraints discussed above, they have had no significant impact on the City's ability to construct and maintain housing in those areas and zones in the City where residential development is currently permitted, including non-residential zones. Further, the ability to construct and maintain housing at maximum densities has not been affected by environmental constraints. Established residential areas and several non-residentially zoned areas in the City are buffered from industrial uses and, as previously noted, the City has implemented policies in its General Plan that address and minimize the negative effects these uses may have on residential areas of the City. Finally, none of the parcels included in the Vacant and Underutilized Parcel Inventory of this element (see Appendix) are significantly constrained environmentally, have conditions that cannot be mitigated, or have any other known constraints precluding development during the planning period. All of the listed parcels are supported by existing infrastructure and can be developed with units based on permitted densities. Furthermore, there are no wetlands, flood plains, earthquake zones, or other natural hazards areas in the City that would constrain residential development in the City.

## **C. GOVERNMENTAL CONSTRAINTS**

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Housing affordability is affected by factors in both the private and public sectors. In the public sector, additional city government requirements can contribute to the reduction of the affordability and availability of new housing although the intent of local legislative action is to maintain or improve the quality of life within a community. Necessary land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the urban environment can add cost and perhaps time delays to the construction of new housing projects.

### **1. Compliance with Transparency in Development Regulations**

The El Segundo City website provides a full array of information regarding development regulations and procedures under the Community Development Department webpages:

- Apply for a building permit
- Planning application
- Zoning Code
- Plan check
- Building safety
- Report a code violation

- Planning
- Record requests
- Maps

Specifically, the City offers online building permit application.

## 2. Land Use Controls

The Land Use Element of El Segundo General Plan sets forth the City's policies for regulation of land uses within the City's jurisdiction. These policies, together with zoning regulations for implementing the General Plan, establish the location, amount and distribution of land to be allocated for various land uses within the City. The El Segundo General Plan and El Segundo Municipal Code ("ESMC") provide for a range of residential land use development densities as follows:

- a) Single-Family Residential (R-1) (8 du/ac) – a maximum of one dwelling unit per parcel with a minimum parcel size of 5,000 square feet (ESMC §15-4A-2; Land Use Element Objective LU 3-1, Policy LU3-1.1, Policy LU3-1.2).

An accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) is permitted by right throughout any zone where residential uses are permitted. In no case may an R-1 property proposed to be used for a second dwelling unit consist of more than one lot. Attached ADUs must not be 50 percent or more of the total floor area of the combined dwellings. Detached ADUs must not exceed 1,200 square feet (ESMC §15-4E-3).

- b) Two-Family Residential (R-2) (12 du/acre) – up to 2 units per lot with a minimum of 7,000 square feet required per lot (ESMC §15-4B-2 and Land Use Element Objective LU 3-2 and Housing Element Policy 3.2).

Third and/or fourth ADUs are permitted in the R-2 Zone. One ADU or 25 percent of the existing multi-family dwelling units, whichever is greater, is permitted. Two detached ADUs are allowed per lot with an existing multi-family dwelling. Attached ADUs must not be 50 percent or more of the total floor area of the combined dwellings. Detached ADUs must not exceed 1,200 square feet (ESMC §15-4E-3; Housing Element Policies 3.7 and 4.1).

- c) Multi-Family Residential (R-3) (18 du/acre, 27 du/acre) – Multi-family residential with up to 27 dwelling units per acre. On property of 15,000 square feet or less, one unit for every 1,613 square feet is allowed. A fraction of a lot greater than 1,075 square feet will allow an additional unit (ESMC §15-4C-5).

On property greater than 15,000 square feet in size, one unit for every 2,420 square feet of lot area is allowed. A fraction of a lot greater than 1,613 square feet will allow an additional unit (ESMC §15-4C-5).

This Housing Element includes a program action to increase the R-3 zone density from 27 units per acre to 30 units per acre. The different lot areas per unit based on lot size will also be removed to encourage lot consolidation.

- d) Neighborhood Commercial (C-2) – residential uses as an accessory use on the floor above street level only with a maximum density of 10 units per acre (ESMC §15-5B-3 and Housing Element Policy 4.1).
- e) Downtown Commercial (C-RS) – residential uses as an accessory use on the floor above street level only, above a ground floor use, with a maximum density of 10 dwelling units per acre (ESMC §15 5A-3 and Housing Element Policy 4.1).
- f) Downtown Specific Plan (DSP) – The DSP regulates 25.8 acres within the City’s downtown area. The majority of the lots within the DSP are 25-feet wide by 140-feet deep and 3,500 square feet in area. The DSP does not permit the development of any new residential units except owner and/or tenant occupied units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor commercial use). (Housing Element Policy 4.1).
- g) Medium Density Residential (MDR) – In addition to the residential categories described above, the MDR zone is used as a type of “floating zone” which can be activated within certain areas of the Smoky Hollow Specific Plan and used in place of the base zone regulations. If the MDR zone is activated, R-3 zoning standards will apply (ESMC §15 7A-2, §15 7A-3 and Ordinance No. 1573). This Housing Element includes a program action to increase the R-3 zone density from 27 units per acre to 30 units per acre and, thus, remove the different lot areas per unit based on lot to encourage lot consolidation

The Land Use Element of the General Plan documents the residential build out in the City at 7,674 residential units. By 2020, it was estimated that there were 7,463 residential units in the City, 211 units less than the projected build-out. Based on just residentially designated land, the City does not offer adequate capacity for the Regional Housing Needs Assessment (RHNA) for the 6<sup>th</sup> cycle Housing Element.

**SMOKY HOLLOW SPECIFIC PLAN AREA**

The Smoky Hollow Specific Plan was updated in 2018. Smoky Hollow is a light industrial/manufacturing region located in central El Segundo, generally bounded by Standard Street to the west, El Segundo Boulevard to the south, Pacific Coast Highway to the east, and Grand Avenue to the north. The project area encompasses approximately 94.3 acres. Residential units other than accessory caretaker units are not permitted in the Smoky Hollow Specific Plan area. The Plan includes a Medium Density Residential (MDR) Overlay Zone. The MDR Overlay Zone is considered a “floating zone” that can be activated once a need is identified. The MDR Overlay Zone may be used in place of current Smoky Hollow Specific Plan zoning designations. As stated before, this Housing Element includes an action to increase the implementing zoning standards - R-3 density to 30 units per acre and remove the different lot areas per unit based on lot size.

**DOWNTOWN SPECIFIC PLAN**

In 2000, the City adopted a Downtown Specific Plan in order to enhance the Downtown environment. The Plan area is a small, distinct district approximately two blocks by five blocks in size and is currently developed with commercial, residential and public uses. Future development is anticipated to be similar in nature. The current zoning allows for a maximum of 276 dwelling units within the Plan area. This equates to one unit per 25-foot wide lot (12.5 dwelling units per acre), not including the Civic

Center site. As of September 2021, there are approximately 83 residential units in the Plan area. The City’s residential sites inventory includes a number of properties in the Downtown Specific Plan area with a total capacity of 26 units.

**DENSITY BONUS**

The City complies with Government Code §56915 regarding density bonus requirements. This Housing Element includes a program to amend the ESMC to comply with the State Density Bonus law.

**3. Residential Development Standards**

The City’s residential development standards are within and typical of the range of standards of other nearby cities. The density, setback, and other standards regulating residential development within the City are in concert with those being used by other surrounding municipalities. The ESMC limits all residential building heights to 32 feet and two stories. Residential development standards for the City of El Segundo are as summarized below in Table 4-2.

**Table 4-2: El Segundo Residential Development Standards**

Zone	Min. Lot Area	Min. Front Setback	Min. Rear Setback	Min. Side Setbacks	Max. Height	Parking Requirements	Max. Lot Coverage
R-1	5,000 s.f.	22 ft./30 ft. total when combined with rear yard	5 ft.	3 - 6 ft. 10 % Modulation Required	32 ft./2 stories for pitched roofs 26 ft./2 stories for flat roofs	2 spaces/unit & 1 additional space for du >3,500 sF <sup>3</sup>	40 - 60% <sup>1</sup>
R-2	7,000 s.f.	20 ft./30 ft. when combined with rear yard	5 ft.	3 - 5 ft. 10% Modulation Required	32 ft./2 stories for pitched roofs 26 ft./2 stories for flat roofs	2 spaces/unit & 1 additional space for du >3,500 sF <sup>3</sup>	50%
R-3	7,000 s.f.	15 ft.	10 ft.	3 - 5 ft. 10%	32 ft./2 stories for pitched roofs 26 ft./2 stories for flat roofs	2 spaces/unit plus 1 visitor space/3 units	53%
MDR (SHSP) <sup>3</sup>	7,000 s.f.	15 ft. <sup>4</sup>	10 ft.	3-5 ft. 10% <sup>4</sup>	32 ft./2 stories for pitched roofs 26 ft./2 stories for flat roofs	2 spaces/unit plus 1 visitor space/3 units	53%

Notes:

1. Lot coverage permitted varies according to specific conditions on the site.
2. The ESMC requires covered parking for each housing type as follows:
  - a. Single-family dwelling – fully enclosed two-car garage for each home;
  - b. Two-family dwelling – fully enclosed two-car garage per unit;

- c. Multiple-family dwelling – enclosed in a carport (excluding guest parking spaces which are allowed to be uncovered). Multiple-family dwellings include apartments, condominiums and townhouses.
3. Designated as “floating zone.”
4. The setback along Grand Avenue shall be 30 ft. minimum for properties east of Kansas Street, whether it is for a front or side yard.

Source: City of El Segundo Municipal Code.

The City’s residential development standards (building setbacks, height requirements, parking and lost coverage standards) as shown in Table 4-2 above, do not act as a constraint on the development of housing in the City. Furthermore, they allow the achievement of the maximum allowable density permitted by the respective zoning designation, including up to 27 units per acre in the R-3 Zone. Over the last few years, many R-3 properties have been redeveloped to higher intensity residential uses. Most of these are condominium development with larger units. Some examples include the following:

- 335 Penn Street (0.13 acre) – three-unit project (achieved 23 units per acre)
- 231 Virginia Street (about 0.18 acre) – three-unit project (achieved 17 units per acre)
- 535 Richmond Street (0.16 acre) – two-unit project (achieved 12.5 units per acre)
- 701-705 West Maple Street (0.30 acre) – six-unit project (achieved 20 units per acre)
- 224 Whiting Avenue (0.13 acre) – three-unit project (achieved 23 units per acre)

The ESMC allows the Planning Commission to approve a 20 percent reduction in the number of required parking spaces for any use in any zone in the City. The City used to allow tandem parking spaces for properties in its R-3 Zones; however, the City eliminated the allowance for tandem spaces in the R-3 Zone after observing over time that these tandem spaces were mostly utilized by residents for purposes other than parking vehicles. Residents made use of tandem parking spaces for storage or for habitable uses, which resulted in numerous illegal conversions and nuisance complaints.

To encourage redevelopment of R-3 sites that are currently occupied by lower intensity residential uses such as single units and duplexes, the City is proposing to increase the R-3 density to 30 units per acre and remove the different lot areas per unit based on lot size. As part of this Zoning amendment, the City will also evaluate the height restriction, setbacks, lot coverage, and parking requirements as constraints to housing development. Specifically, the City will adjust parking requirements based on unit size to encourage the development of a range of housing unit sizes.

While tandem parking may not be appropriate citywide, allowing tandem parking for affordable housing projects could serve to enhance the financial feasibility of affordable housing in El Segundo. The City will consider reducing certain development standards (such as parking requirements) for income-restricted residential units. Examples of reduced parking requirements for residential uses may include allowing tandem parking, allowing compact parking spaces, and reducing the number of enclosed parking spaces.

Housing development potential in El Segundo based on existing zoning is limited. As part of this Housing Element update, the City is proposing to create a Housing Overlay (HO) and a Mixed Use Overlay (MU-O) that allow up to 70 units per acre and 85 units per acre, respectively. These new zoning designations offer new opportunity in the City and require new development standards for implementation. This Housing Element includes a program action to ensure appropriate development

standards (parking, height, setbacks, lot coverage, etc.) are established to allow the achievement of maximum density on sites identified in the inventory.

#### 4. Provisions for a Variety of Housing Types

Housing element law requires jurisdictions to identify available sites in appropriate zoning districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.

In addition to single-family dwellings, the City offers a variety of housing opportunities that are available to residents of all economic segments, as well as some of the more vulnerable members of the community, including lower income households, seniors, and the homeless. These housing opportunities include multi-family dwellings, mobile homes, second units, and a number of special needs housing options. The following discussion outlines how the City provides for these types of housing:

**Table 4-3 El Segundo Housing Types Permitted by Zoning District**

Residential Use	Zone District								
	R-1	R-2	R-3	MDR	DSP	C-2	CRS	SH-W	SH-E
Single-Family Detached	P	P	P	P	--	--	--	--	--
Single-Family Attached	P	P	P	P	P	P	P	--	--
2-4 Dwelling Units	--	--	P	P	--	p <sup>1</sup>	p <sup>1</sup>	--	--
5 + Dwelling Units	--	--	P	P	--	p <sup>1</sup>	p <sup>1</sup>	--	--
Manufactured Homes	P	P	P	P	--	--	--	--	--
Mobile-Home Parks	CUP	CUP	--	--	--	--	--	--	--
2 <sup>nd</sup> Dwelling Unit	P	P	--	--	--	--	--	--	--
Caretaker Unit	--	--	--	--	--	--	--	P	P
Residential Care < 6 <sup>2</sup>	P	P	P	P	--	--	--	--	--
Senior Citizen Housing	--	--	CUP	CUP	--	--	--	--	--
Live/ Work	--	--	--	P	--	--	--	--	--

P=Permitted by Right in Zoning District; CUP=Conditional Use Permit Required; -- = Not Permitted

Notes:

1. Maximum number of units is dependent upon the density allowed in each zone, based upon General Plan density and size of parcel.
2. The City permits licensed residential care facilities with fewer than six persons by right (California Welfare and Institutions Code Sections 5115 and 5116) in all residential zones in the City. Furthermore, residential care and group homes in residential zones are not restricted by distance requirements.

Source: City of El Segundo Municipal Code.

**Multi-Family Rental Housing:** Multiple-family housing is the predominant dwelling type in the City. The Department of Finance (DOF) estimated that in 52 percent of the total housing units were multi-family in 2020. The total number of multi-family housing units has remained stable over the previous decade as single and two family homes in the R-3 Zone, are replaced with new multiple-family units in two-story apartment buildings. The City’s zoning regulations provides for multiple-

family units in the R-3, C-2, and CRS zones as well as the MDR zone of the Smoky Hollow Specific Plan (SHSP) area.

**Mobile Homes/Manufactured Housing:** The City provides for mobile or manufactured homes within its residential zoning districts if they meet specific standards. Both mobile homes and manufactured housing units must be certified according to the National Manufactured Housing Construction and Safety Standards Act of 1974 and cannot have been altered in violation of applicable law. The units must also be installed on a permanent foundation in compliance with all applicable building regulations and the Health and Safety Code.

Mobile home parks are conditionally permitted in R-1 and R-2 zones. Development standards are subject to regulations codified in the State Health and Safety Code. However, given the unique site planning considerations of mobile home parks, CUP is a typical process for most jurisdictions in reviewing mobile home park proposals. However, mobile home park is not an efficient use of land given the high land costs and limited vacant land. Development of new mobile home parks has limited potential in urbanized areas such as El Segundo.

**Second, Third and Fourth Units:** The City's zoning regulations provide for ADUs or JADUs in any zone where residential uses are permitted. ADUs and JADUs are restricted to the following densities:

- One ADU or JADU per lot within a proposed or existing single-family dwelling or existing accessory structure;
- One detached or attached to an accessory structure ADU that may be combined with one JADU per lot with a proposed or existing single-family dwelling;
- Multiple ADUs within the portions of existing multi-family dwelling structures that are not used as livable space, provided each unit complies with State building standards for dwellings;
- One ADU or 25 percent of the existing multi-family dwelling units, whichever is greater, within an existing multi-family dwelling;
- Two detached ADUs per lot with an existing multi-family dwelling.

**Residential Care Facilities:** A community residential care facility is defined as a facility licensed for 24 hour care pursuant to the Community Care Facilities Act. In accordance with California law, the ESMC permits licensed residential care facilities with fewer than six persons by right in all residential zones. Furthermore, residential care facilities and group homes are not restricted by distance requirements in these zones. However, the ESMC does not explicitly address the provision of residential care facilities for seven or more persons. This Housing Element includes a program to address large residential care facilities.

**Senior Housing:** Senior housing is conditionally permitted in R-3 and MDR zones. The CUP requirement was originally put in place with the intention of granting senior housing higher density and lower parking requirements. However, such incentives are also offered under the State Density Bonus law. Therefore, the Housing Element includes an action to remove the CUP requirement for senior housing. Senior housing will be treated as a residential use to be similarly permitted in zones where residential uses are permitted.

**Emergency Shelters:** California law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without discretionary approval. Health and Safety Code § 50801(e) defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person. There are currently no emergency shelters for the homeless within the City.

The City amended the Municipal Code to permit emergency shelters in the Light Manufacturing (M1) zones through Ordinance 1497. The M1 zone is compatible with emergency shelter uses and is located in close proximity to personal services (e.g., shopping centers, banks, etc.) and transit opportunities (Green Line stations, bus routes, and transit stops). The typical industrial uses found in this zone are “clean” industrial uses such as research and development firms, engineering and architectural design firms, and office uses with nearby restaurants and other such amenities located close by. Overall, 90 parcels totaling 257 acres are zoned M1 and adequate to accommodate the City’s unsheltered homeless population of 47 persons as of 2020 Point-in-Time Count by the Los Angeles Homeless Services Authority. However, amendments to the ESMC are needed to remove the separation requirements pertaining to uses other than another shelter. State law allows local jurisdictions to establish a 300-foot distance requirement from another shelter only.

Furthermore, AB 139 requires the City to base the needs for emergency shelter on the:

- Most recent homeless point-in-time count conducted before the start of the planning period;
- Number of beds available on a year-round and seasonal basis;
- Number of shelter beds that go unused on an average monthly basis within a one-year period; and
- percentage of those in emergency shelters that move to permanent housing solutions.

AB 139 also requires that parking for emergency shelters be based on staffing level only. The City will amend the ESMC to comply with State law requirements on emergency shelters.

**Low Barrier Navigation Center (LBNC):** AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center. The provisions of AB 101 are effective until 2026. The City will amend the ESMC to address the provision of LBNC.

**Transitional Housing:** “Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Government Code § 65582 (h)). There are currently no transitional housing facilities within the City.

Government Code § 65583, transitional housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). This Housing Element includes a program to amend the ESMC to address the provision of transitional housing.

**Supportive Housing:** “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Government Code Section 65582 (f)).

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Welfare and Institutions Code § 4500, *et seq.*) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (Government Code Section 65582 (g)).

Furthermore, additional amendments to the City’s Zoning Code are required to address AB 2162, which streamlines affordable housing developments that include 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units whichever is greater, on sites that are zoned for residential use. Such supportive housing, if located within ½ mile from transit, is not subject to minimum parking requirements. This Housing Element includes a program to address the provision of supportive housing.

**Single Room Occupancy (SRO) Housing:** The ESMC does not contain specific provisions for SRO units. The City is currently in the process of amending the ESMC to conditionally permit SRO or Micro units in the Multi-family Residential (R-3) Zone. The City would also establish appropriate development standards in the ESMC for SRO or Micro units.

**Farmworker/Employee Housing:** Under California Health and Safety Code § 17021.6, farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zoning district that permits agricultural uses. The ESMC was amended in 2014 to remove agriculture as a permitted use in the Open-Space (O-S) Zone.

Additionally, California Health and Safety Code § 17021.5 covers the provision of employee housing. Specifically, employee housing for six or fewer employees is to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City amended the ESMC to comply with State law regarding employee housing during the 2013-2021 Housing Element cycle.

### **HOUSING FOR PERSONS WITH DISABILITIES**

**Land Use Controls:** Welfare and Institutions Code § 5115 and 5116 declare that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. The City has not established any distance requirement between any facilities. This Housing Element includes a program to amend the ESMC to address the provision of residential care facilities for seven or more persons.

**Definition of Family:** The ESMC defines “family” as “an individual or two (2) or more persons living together as a single household in a dwelling unit.” This definition does not constrain the development of housing for persons with special needs.

**Building Codes:** The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Furthermore, Government Code § 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit must be on an accessible route unless exempted by site impracticality test;
- At least one powder room or bathroom must be located on the primary entry level served by an accessible route;
- All rooms or spaces located on the primary entry level must be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include, without limitation, kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways;
- Common use areas must be accessible; and
- If common tenant parking is provided, accessible parking is required.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Division of the Community Development Department as a part of the building permit submittal.

**Reasonable Accommodation:** Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning regulations to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

In 2011, the City adopted Reasonable Access Accommodation regulations to provide an administrative review process for reasonable accommodation requests. In addition, the ESMC contains an administrative adjustment process to request deviations from the standards and number of parking spaces. One of the primary reasons for this request is to address reasonable accommodation needs. Furthermore, the ESMC also provides for an administrative process to grant adjustments for minor exceptions for nonconforming uses and structures. The City has utilized this section of the ESMC to issue an approval for a house to exceed the allowable lot coverage with an addition that involved a tower to house an elevator shaft in a single-family home for a disabled resident.

The reasonable accommodation procedures are located in the Zoning Code, which is Title 15 of the El Segundo Municipal Code (ESMC). In summary, the reasonable accommodation process is administrative in nature. It involves submittal of a written request, review by the Community Development Director, and issuance of an approval letter. The ESMC was recently amended by

Ordinance 1629, which has not yet been codified. Ordinance 1629 reorganized certain chapters in the Zoning Code, including those addressing reasonable accommodation procedures. In the amended ESMC, this topic is addressed in Chapter 15-22 (Administrative Determinations, Administrative Use Permits and Adjustments), specifically section 15-22-4(A)(7), which permits Adjustments to any development standard to make reasonable accommodations for disabled persons. The process/procedures for reviewing and approving Adjustment requests for reasonable accommodations can be found in the amended ESMC in Chapter 15-23 (Director Discretionary Decisions). However, Ordinance 1629 inadvertently removed reasonable accommodation from the fast-tracking processing. This is an oversight and this Housing Element includes a zoning text amendment to expressly indicate that reasonable accommodation is processed administratively. Currently, approval of a reasonable accommodation request is subject to findings some of which may be considered subjective. This Housing Element includes a program to amend the findings.

## **5. Development and Planning Fees**

The City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Certain of these fees are typically collected upon filing of an application for development projects that require discretionary approval. City development and impact fees are posted on the City's website on the Planning Division webpage at <https://www.elsegundo.org/government/departments/community-development-department/planning-division>

Development in Single Family Residential (R-1), Two Family Residential (R-2) and Multi-Family Residential (R-3) Zones does not require entitlements except for the subdivision of land, residential condominiums, and site plan review for developments involving more than 10 residential units. Table 4-4 provides a listing of development entitlement fees the City charges for residential development. Entitlements and fees for those entitlements, other than for subdivisions of land, condominiums, and site plan review are limited primarily in the Medium Density Residential (MDR) Zone. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an encroachment fee for sidewalks, curbs, and gutters if their installation is needed. The fees listed in Table 4-4 are those entitlement fees that are typically charged for residential development.

All residential projects involving 10 or fewer units go through ministerial review and involve only issuance of building (and related grading permits). While the fee for Conditional Use Permits is the largest planning fee, currently no residential development is required to go through either Administrative Use Permits or Conditional Use Permits, except for senior housing and mobile home parks. This Housing Element includes an action to remove the CUP requirement for senior housing and development of new mobile home parks is unlikely. Therefore, these processes or fees are not constraints to residential development. In addition, the CUP processing fee is based on a time/cost recovery study that was completed in 2022, and factored actual staff time spent processing an entitlement.

**Table 4-4: El Segundo Planning Fees**

Fee Type	Fee
Administrative Use Permit	\$2,805
Lot Line Adjustment <sup>1</sup>	\$1,680
Lot Merger <sup>1</sup>	\$1,680
Conditional Use Permit	\$16,050
Tentative Parcel Map Review <sup>1</sup>	\$6,395
Tentative Tract Map Review <sup>1</sup>	\$10,590
Variance Review	\$15,770
Zone Text Amendment/Zone Change	Deposit
Site Plan Review	Deposit
1. Plus \$1,500 deposit for actual cost for contract surveyor.	
Source: City of El Segundo Planning Division, 2020.	

## 6. Development Impact Fees

Development impact fees are also collected for development projects. In accordance with California law, these are collected at the time the City issues certificates of occupancy. For example, for any new construction greater than 500 square feet there is a school fee collected. However, there are no art or childcare fees required for any new development projects. Impact fees charged by the City (fire, law enforcement, library, streets, etc.) are required for new and expanded development and the fees must be paid before the City issues a certificate of occupancy. These fees are shown in **Error! Reference source not found.** Solid waste collection is currently without cost to single-family residences; there is a fee for all other uses. Residents are charged a utility users tax (electric, gas, phone and water).

Facility Type	Detached Dwelling Unit	Attached Dwelling Unit	Accessory Dwelling Unit
Law Enforcement Facilities	\$964	\$970	\$964
Fire Protection Facilities	\$115	\$276	\$115
Streets, signals and Bridges	\$1,893	\$1,263	\$1,893
Storm Drainage Facilities	\$2,482	\$1,297	\$2,482
Water Distribution Facilities	\$6,405	\$4,377	\$6,405
Wastewater Collection Facilities	\$3,001	\$2,625	\$3,001
General Government Facilities	\$201	\$44	\$201
Library Collection/Computers	\$907	\$863	\$907
Public Meeting Facilities	\$7,686	\$7,307	\$7,686
Aquatic Center Facilities	\$1,769	\$1,682	\$1,769
Parkland Facilities Development	\$27,003	\$25,672	\$27,003
Total	\$52,426	\$46,376	\$52,426
Notes:			
1. Residential Development fees are calculated on a per dwelling basis.			
2. ADUs less than 750 square feet are not required to pay Development Impact Fees			
3. Fee schedule is effective September 1, 2022.			
Source: City of El Segundo Planning Division, 2022.			

Generally, overall fees (including both planning fees and development impact fees) total approximately \$52,426 per detached dwelling unit and \$46,376 per attached dwelling unit. The combined costs of all fees for residential projects are low because the City requires only minimal processing of applications for new single- and multi-family residences. In addition, there are no special discretionary entitlement requirements for these types of projects (such as the need to obtain a conditional use permit). New residential projects submitted to the City for review and approval are typically “Code-compliant” projects thus eliminating the need and costs to obtain a variance from site development standards.

## 7. Building Codes and Enforcement

In addition to land use controls, local building codes affect the cost and quality of construction of new housing units. El Segundo implements the provisions of the 2019 California Building Code (after January 1, 2023, it will enforce the 2022 California Building Code as amended by the ESMC) which establishes minimum construction standards and which contains accessibility standards for the disabled for multi-family housing. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations and amenities. No major reductions in construction costs are anticipated through revisions to local building codes. The City has adopted several local amendments to the California Building Code but all of the amendments are related to health and safety improvements for the City’s commercial uses. No amendments for residential uses were adopted. Working within the framework of the existing codes, however, the City will continue to implement planning and development techniques that lower costs and facilitate new construction where possible. Enforcement of all City codes is handled by the appropriate departments and is typically coordinated by the Community Development Department. The Planning Division enforces zoning regulations.

## 8. Local Processing and Permit Procedures

Generally, local processing times are quite comparable to those experienced in neighboring communities. Currently it takes approximately four to six weeks to review and process non-discretionary plans. Minor permits are issued in a much shorter time frame including “over-the-counter” approval and permit issuance for small interior and exterior alterations and the installation of household utilities such as water heaters. Additionally, the City allows separate grading and foundation permits before it issues building permits. City Council approval is required for zone changes, general plan amendments, specific plan amendments, zone text amendments and development agreements. Presented below are descriptions of processing procedures for typical single- and multi-family projects, including the type of permit, level of review, decision-making criteria and design review requirements.

**Ministerial level.** All residential projects involving 10 or fewer units go through ministerial review and involve only issuance of building (and related grading) permits, except for those projects involving discretionary applications/permits discussed below. Generally, local processing times for building and grading permits are quite comparable to those experienced in neighboring communities. Currently it takes approximately 30 days to review and process non-discretionary plans. Minor permits are issued in a much shorter time frame including “over-the-counter” approval and permit issuance for small interior and exterior alterations and the installation of household utilities such as water heaters. Additionally, the City allows separate grading and foundation permits before it issues building permits.

Planning Commission review and approval is required for discretionary permits such as Site Plan Review and Subdivisions.

The City requires a Site Plan Review permit/application for Single or Multi-Family residential projects involving more than 10 residential units (ESMC Chapter 15-25 – Site Plan Review). Subdivision permits/applications are not required by the City, but they are discretionary permits requiring Planning Commission review/approval. Only one public hearing is required before the Planning Commission for the review and approval of these types of discretionary permits. Once the City receives a complete application, the review and approval process takes approximately 6-8 weeks.

City Council approval is required for zone changes, general plan amendments, specific plan amendments, zone text amendments and development agreements for projects regardless of size or number of units. The number of hearings/meetings for these types of discretionary permits is three: one public hearing by the Planning Commission, one public hearing by the City Council, and one public meeting by the City Council (consent agenda). Presented below are descriptions of processing procedures for typical single- and multi-family projects, including the type of permit, level of review, decision-making criteria and design review requirements. Once the City receives a complete application, the review and approval process takes approximately 8-12 weeks.

The Planning Commission and City Council public hearing process, which was recently reorganized, is described in ESMD Chapter 15-28 (See Ordinance 1629 pages 48-53).

**Subdivision and Site Plan Review.** The findings for Subdivision applications are found in ESMD Section 14-1-6. These findings are consistent with the State Subdivision Map Act (Government Code Section 66474). Given that the City is built-out and the lot sizes are relatively small, subdivision requests, particularly those involving condominium units are approved routinely as long as the physical development conforms to all applicable development standards of the zone in which it is proposed. Requirements for off-site improvements and/or dedications are minimal, due to the fact that sidewalks, roadway, and utility infrastructure is largely in place and consistent with the City’s General Plan requirements.

The findings for Site Plan Review applications are found in ESMD Section 15-25-4 (See ordinance 1629 page 45 of 57):

- The proposed development, including the general uses and the physical design of the development, is consistent with the General Plan;
- The proposed development, including the general uses and the physical design of the development, is consistent with the intent and general purpose of the [Municipal] Code and any applicable development agreement; and
- The proposed development, including the general uses and the physical design of the development, will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

These findings generally ensure that a proposed project is consistent with the General Plan, the applicable ESMD development standards, and the general welfare of the City. They are not intended to inhibit development, but rather ensure that new development has beneficial impact on the community. The finding relating to adverse impact to the area may be construed as subjective. However, given that the City is built-out and the lot sizes are relatively small, site plan review requests would be approved routinely as long as the physical development conforms to all applicable

development standards of the zone in which it is proposed. Nevertheless, this Housing Element includes an action to revise the findings to ensure they are objective and provide certainty in outcomes.

Requirements for off-site improvements and/or dedications are minimal, due to the fact that sidewalks, roadway, and utility infrastructure is largely in place and consistent with the City's General Plan requirements.

To facilitate residential development, the City may consider a ministerial subdivision process for projects involving 10 or fewer units.

### **SINGLE-FAMILY DWELLINGS (R-1)**

A single-family dwelling development requires approximately two to three weeks to approve from the time an applicant presents building plans to Community Development Department until a Building Permit is granted for the unit. A typical single-family dwelling only requires a building permit that conforms to all applicable development standards of the zone in which it is proposed. There is no other discretionary review required to issue the building permit unless a subdivision of land is involved. A subdivision of land is subject to the requirements of the Subdivision Map Act and the ESMC regulations regarding subdivisions. There are no design review requirements for single-family dwellings in El Segundo.

### **MULTI-FAMILY DWELLINGS (CONDOMINIUMS OR TOWNHOMES) (R-2, R-3)**

A multiple-family dwelling development (apartments or condominiums) requires approximately four to six weeks to approve from the time an applicant presents building plans to Community Development Department until a Building Permit is granted for the unit. A condominium project in El Segundo only requires a building permit if it conforms to all applicable development standards of the zone in which it is proposed. All condominium projects, however, do require a subdivision map. This process normally requires 6 to 8 weeks from the time the applicant submits a complete tentative map application until it is approved by the Planning Commission. There are no other discretionary review requirements. There are no design review requirements for multi-family development projects in El Segundo.

A multi-family residential project involving up to 10 units in El Segundo only requires a building permit if it conforms to all applicable development standards of the zone in which it is proposed (ministerial approval). This only requires approximately 30 working days to approve from the time an applicant presents building plans to Community Development Department until a Building Permit is granted for the unit. All condominium projects (regardless of size or number of units), however, do require a subdivision map. In addition, as mentioned above, all residential development projects involving more than 10 units require a Site Plan Review permit/application. The subdivision and Site Plan Review process normally requires 6 to 8 weeks from the time the applicant submits a complete application until it is approved by the Planning Commission. There are no design review requirements for multi-family development projects in El Segundo.

### **CARETAKER AND ABOVE-GROUND FLOOR UNITS**

Caretaker units are permitted in conjunction with proposed development in the City's Smoky Hollow Specific Plan West (SH-W) and East (SH-E) zones. Above-ground floor units are permitted in the City's CRS, DSP, C-2, zones. Similar to multiple-family dwelling development, these units require approximately four to six weeks to approve from the time an applicant presents building plans to

Community Development Department until a building permit is granted for the unit. If the unit is to be owner-occupied, a subdivision map is required to be processed which usually requires 6 to 8 weeks from the time the applicant submits a complete tentative map application until it is approved by the Planning Commission. There are no design review requirements for caretaker units or above-ground floor units in El Segundo, except in the Downtown Specific Plan (DSP). In addition, in 2010, the City enacted new parking regulations for caretaker units, reducing the required number of parking spaces from two spaces to one space. Residential units in the DSP Zone require 0.5 spaces per unit. The parking requirement was updated in 2017 through Ordinance 1549. Ordinance 1549 also removed the requirement that the occupant of the residential unit had to be the owner of the property or the owner of the business on the ground level.

## **9. On/Off-Site Improvement Requirements**

The City is a completely built-out community with subdivision level on and off-site improvement requirements (such as street dedication requirements) already established on almost all major arterial, secondary, and local streets in the community. Where both sides of the street are served equally in residential areas, the common right-of-way width is 60 feet with a 36-foot pavement width. In multi-family areas where street parking is permitted, a minimum of 40 feet of right-of-way is required.

## **10. Coastal Zone**

Approximately 50 acres within the City lies within the coastal zone. The area is a narrow strip, approximately 0.8 of mile wide and 200 yards in length. All of this area is zoned and has a land use designation of Heavy Industrial (M-2) and Open Space (O-S). The coastal zone is completely developed with a major electrical power generating station owned by El Segundo Power/Dynergy, a Marine Petroleum Transfer Terminal, owned by Chevron, and a Chevron automobile service station. Currently there is no residential development within the coastal zone. The General Plan, Zoning Code, and Local Coastal Plan do not allow residential development within the coastal zone. No changes are anticipated in the future which would allow the development of new residential uses in this area.

## 5. HOUSING OPPORTUNITIES

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This section of the Housing Element evaluates the potential for additional residential development that could occur in El Segundo and discusses opportunities for energy conservation in residential development.

### B. AVAILABILITY OF SITES FOR HOUSING

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#### 1. Regional Housing Needs Allocation (RHNA)

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Government Code § 65583 provides that adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the RHNA. SCAG is responsible for allocating the RHNA to individual jurisdictions within the region.

#### AB 1233 ANALYSIS

During the 5<sup>th</sup> Cycle Housing Element period, the City's RHNA was 69 units including 18 very low income units, 11 low income units, 12 moderate income units, and 28 above moderate income units. To accommodate the lower income RHNA, the City relied upon the 504 E. Imperial Avenue Specific Plan which initially included the development of 46 affordable income units. The 2013-2021 Housing Element committed to identifying replacement site should the number of affordable units provided in this Specific Plan fall short of the need to accommodate the RHNA. Ultimately, no lower income units were included as part of the 540 E. Imperial Avenue Specific Plan. In exchange, the City received an in-lieu payment of \$5.3 million. The City has retained Many Mansions to develop and implement the City's affordable housing strategy with this fund and other available resources. Pursuant to AB 1233, the City must carry forward the 29-unit lower income shortfall to the 6<sup>th</sup> cycle RHNA.

#### 6TH CYCLE RHNA

For the 2021-2029 Housing Element update, the City is allocated a RHNA of 492, including 189 very low income and 88 low income units. The 2014-2021 shortfall requires the City to accommodate an additional 18 very low income and 11 low income units, for a total of 521 units. The City's RHNA is shown by income level in Table 5-1.

While the Housing Element covers the planning period of October 15, 2021 through October 15, 2029, the RHNA planning period is slightly different – June 30, 2021 through October 15, 2029 (i.e., 2021-2029 RHNA).

**Table 5-1: Regional Housing Needs Assessment (RHNA) 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>
<p>Note: The City has a RHNA allocation of 207 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50% of the very low income units as extremely low. Assuming an even split, the City’s RHNA allocation of 207 very low income units may be divided into 104 very low and 103 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.</p> <p>* Includes the 5<sup>th</sup> Cycle Housing Element shortfall of 18 extremely/very low and 11 low income units.</p> <p>Source: Southern California Association of Governments (SCAG), 6<sup>th</sup> Cycle Final RHNA Allocation Plan, 2021.</p>				

## 2. Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). In response to AB 881, the City amended the ADU ordinance in 2019 to comply with new State law, including allowing for Junior ADUs. The City reviewed its Housing Element progress reports and determined that those reports contained only partial records. The City reviewed its permit records and confirmed the following ADU permitting trend:<sup>4</sup>

- 2018 – 17 ADUs
- 2019 – 12 ADUs
- 2020 – 22 ADUs
- 2021 – 9 ADUs
- 2022 (as of August) – 13 ADUs

The City’s ADU permit records averaged to 15 units annually. During 2020, the City continued to process ADU applications received prior to or at the beginning of COVID. However, the delayed impact of COVID resulted in lower ADU activities in 2021. The impacts of COVID on the building permit trends for regular residential unit construction tend to be different from the ADU permit trends. The primary reason is that ADU construction is by individual homeowners who are already living in place. There is no urgency to pursue ADU construction during COVID, and in fact many would prefer not to come into contact with non-household members (such as construction workers) at the home site (i.e., site of ADU). Whereas, regular residential construction is pursued by developers who would be financially impacted by any delays in construction (due to interest in construction loans, expiration of entitlements, uncertainties in the future housing market, etc.)

With the removal of social distancing requirements, ADU construction and other home remodeling activities are beginning to resume to regular levels. As of August 2022, the City has already issued

<sup>4</sup> The City has submitted revised APRs that corrected its ADU activities.

building permits for 13 ADUs, indicating an upward trend of activities with a potential of 19 ADUs in 2022.

Therefore, the City projects an average of 15 ADUs annually. This Housing Element includes a program to proactively facilitate ADU development. Based on annual averages and increased City efforts, the City conservatively anticipates 120 ADUs during the eight-year planning period from 2021 and 2029. Affordability of the potential ADUs, shown in Table 5-2 is based on SCAG’s Regional Accessory Dwelling Unit Affordability Analysis as approved by HCD.

**Table 5-2: Potential Accessory Dwelling Units (ADUs)**

Income Category	ADUs	SCAG ADU Affordability
Extremely Low	18	15.0%
Very Low	2	2.0%
Low	52	43.0%
Moderate	7	6.0%
Above Moderate	41	34.0%
<b>Total</b>	<b>120</b>	<b>100.0%</b>
Source: Income distribution based on SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020.		

### 3. Entitled Projects

#### **203 RICHMOND STREET**

The 203 Richmond Street project was approved by the Planning Commission on July 8, 2021. The project consists of one 0.24-acre parcel (4136-024-017) located at the, now closed, City jail and accompanying surface parking. The project includes the development of three above moderate income units. The 203 Richmond Street project is located in the Downtown Specific Plan (DSP) with an allowed density of 12.5 units per acre. The site is bordered by DSP-zoned parcels to the north, east, and south, and R-3 zoned parcels to the west. This project is expected to be completed within the 6<sup>th</sup> cycle Housing Element planning period. The 203 Richmond Street project is detailed in Table 5-3.

#### **209 RICHMOND STREET**

This project is comprised of one market rate (above moderate) unit to be constructed at 209 Richmond Street. The Planning Commission approved the project on July 8, 2021. The project consists of two parcels (4136-024-008, 4136-024-009) totaling 0.16 acres. The project is located in the DSP zone and is currently used for retail. This project is detailed in Table 5-3.

#### **Pacific Coast Commons**

In April 2022, the City Council approved the Pacific Coast Common project that includes 263 units and 11,252 square feet of ground floor retail. Specifically, a total of 32 units (12 percent) will be set aside as affordable housing (29 low income and 3 very low income units). This project demonstrates that the feasibility of developing on excess surface parking, in this case for the Fairfield Inn and Suites and Aloft Hotel. The project involves also the demolition of the “food and beverage” building for Fairfield Inn and Suites. The site is currently being prepared for construction.

**Table 5-3: Entitled Projects**

Parcel Number	Acres	Address	Zone	Allowed Density	Existing Use	Affordability	Total Capacity
4136-024-017	0.24	203 Richmond St	DSP	12.5	Old City Jail/ Open-air parking lot	Above Moderate	3
4136-024-008; 4136-024-009	0.16	209 Richmond St	DSP	12.5	Retail (Haydenshapes Surfboards)	Above Moderate	1
4139-025-073 4139-025-074 4139-025-075 4139-025-076 4139-024-057 4139-024-058	3.3	PCH and Holly Avenue	Pacific Coast Commons SP	80.0	Surface parking for the Fairfield Inn & Suites and Aloft Hotels, and a vacated restaurant	Above Moderate  Low  Very Low	263

#### 4. Remaining RHNA Obligations

Accounting for entitled projects and projected ADUs, the City has a remaining RHNA of 279 units, primarily in the lower and moderate income categories.

**Table 5-4: Remaining RHNA Obligations**

Income Category	Total RHNA (from Table 5-1)	Projected ADUs	Entitled Projects	Remaining RHNA
Extremely/Very Low Income	207	20	3	184
Low Income	99	52	29	18
Moderate Income	84	7	0	77
Above Moderate Income	131	41	235	0
<b>Total</b>	<b>521</b>	<b>120</b>	<b>267</b>	<b>279</b>

#### 5. Residential Sites Inventory

An important component of the El Segundo Housing Element is the identification of sites for future housing development, and an evaluation of the adequacy of those sites in fulfilling the City’s share of regional housing needs. To accomplish this, all city parcels were surveyed to determine their development capacity. Due to the lack of vacant and underutilized sites in El Segundo, the City has selected candidate sites for rezoning. Each site was analyzed in light of the development standards for its proposed zoning designation. All parcels in El Segundo were evaluated through a process of elimination based on required criteria set by the State (HCD).

Sites are selected for rezoning to one of the following designations:

- Housing Overlay (HO) with a density range of 60 to 70 units per acre
- Mixed Use Overlay (MU-O) with a density range of 75 to 85 units per acre

## METHODOLOGY FOR IDENTIFYING MIXED USE SITES

The following methodology was used to select candidate rezone sites in the City:

- The analysis was conducted by a combination of the City’s GIS system, Google Earth, a windshield field survey, and staff knowledge
- Sites with viable uses and newer buildings not likely to be redeveloped within the next 8 years were screened out.
- Sites without a realistic development capacity and site suitability were screened out.
- The City uses the following criteria to determine realistic capacity and site suitability according to:
  - City’s zoning code and policy
  - Lot size
  - Environmental constraints and adequate infrastructure
  - Development trends
    - Development trends along commercial corridors in 2019 - 2022, specifically Pacific Coast Highway substantiate future development opportunities and interest in the Mixed Use Overlay. Interest includes several inquiries and mixed-use projects with residential densities exceeding 80 units/acre:
      - Pacific Coast Commons (entitled in 2022), Table 5-3 Entitled Projects – mixed use project with 11,000 square feet ground floor retail, and 263 residential units including 32 affordable housing units.
      - 703 N. Pacific Coast Highway (preliminary plan review phase 2022), Table 5-5 Site 2 – mixed use project with 14,000 square feet of ground floor retail, and 60 residential units including 10 affordable housing units.
      - 739 N. Pacific Coast Highway (inquiry phase), Table 5-5 Site 3 – mixed use project with ground floor commercial including residential.
- Sites were analyzed based on proximity to existing high opportunity areas (schools, parks, retail, services, transit, etc.), mixed-used potential, sites with obsolete uses (sites for lease) that have the potential for redevelopment, and substandard or irregular lots that could be consolidated.

In addition to the site conditions described above, locational advantages such as the following are also considered:

1. Within ¼ mile from school
2. Within ¼ mile from parks
3. Within ¼ mile from religious institution
4. Within ¼ mile from healthcare facility
5. Within ¼ mile from grocery store

6. Within ¼ mile from fire station
7. ¼ mile from police department

**Candidate Rezone Sites for Mixed Use Overlay (MU-O)**

The City has selected four candidate rezone sites (comprising of 14 parcels, 4.47 acres). The sites will be rezoned as Mixed Use Overlay (MU-O). Currently, the sites are zoned for commercial, parking, and office uses but are considered significantly underutilized based on low existing Floor Area Ratio (FAR) and have not gone through improvements for many years. Mostly these parcels are currently used for parking. One site (703 N. PCH) has a recently submitted application for the development of 60 units, including 10 lower income units. For the remaining three sites, using a minimum density of 75 units per acre, these parcels can accommodate another 286 housing units. A complete list of the current and proposed general plan and zoning designations are included in Table 5-6. Parcels are grouped based on the potential for consolidation and the potential income distribution of RHNA sites using a conservative assumption compared to allowable under state law.

**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	<p>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.</p> <p>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.</p> <p>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.</p>	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	<p>This site has an application under review. The project proposes to build 60 units,</p>	60

**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

**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.	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	0.13	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
	4135-027-007	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>	

**Table 5-6: Lot Consolidation and Income Level Distribution**

Consol.	Parcel Number	Acres	Address	Lower Income	Moderate Income	Above Moderate Income	Total Capacity
1	4139-017-040	1.83	835 Pacific Coast Highway	55	41	41	137
2	4139-018-001	0.68	703 N Pacific Coast Highway	10	0	50	60
3	4139-018-002	0.33	739 N Pacific Coast Highway	10	8	7	25
	4139-018-003	0.33	755 N Pacific Coast Highway	10	8	7	25
4	4135-027-011	0.11	Wiley Park	3	2	3	8
	4135-027-024	0.13	Wiley Park	4	3	3	10
	4135-027-010	0.13	Wiley Park	4	3	3	10
	4135-027-025	0.15	Wiley Park	4	3	4	11
	4135-027-009	0.13	Wiley Park	4	3	3	10
	4135-027-036	0.13	Wiley Park	4	3	3	10
	4135-027-008	0.13	Wiley Park	4	3	3	10
	4135-027-035	0.13	Wiley Park	4	3	3	10
	4135-027-007	0.13	Wiley Park	4	3	3	10
	4135-027-034	0.13	Wiley Park	4	3	3	10
<b>Total</b>		<b>4.47</b>		<b>124</b>	<b>86</b>	<b>136</b>	<b>346</b>

Figure 5-1: Candidate Rezone Sites as Mixed Use Overlay



## **METHODOLOGY FOR IDENTIFYING HOUSING OVERLAY SITES**

In addition to sites that may be rezoned to mixed use, the City has also identified areas that are currently designated Multi-Family Residential (R-3 zoning) to be rezoned with a Housing Overlay (HO), allowing a density range of 60 to 70 units per acre (see Figure 5-2). The R-3 zone currently allows up to 27 units per acre and the Housing Overlay covers 723 parcels totaling 405 acres.

In the last few years, the City has begun to see the intensification of the R-3 neighborhoods:

- 137-151 Virginia Street – 10-unit project (demolition of six existing units)
- 125-131 West Palm Avenue – four-unit project (demolition of one existing unit)
- 335 Penn Street – three-unit project (demolition of one existing unit)
- 231 Virginia Street - three-unit project (demolition of one existing unit)
- 535-541 Indiana Street - four-unit project (demolition of one existing unit)
- 535 Richmond Street – two-unit project (demolition of one existing unit)
- 701-705 West Maple Street – six-unit project
- 224 Whiting Avenue - three-unit project (demolition of two existing units)

The City retained a consultant to evaluate the potential rezoning of multi-family (R-3 zoning) to promote their redevelopment and production of new housing units. The consultant's study (Study) provides economic analysis of the value of existing R-3 properties based on current rents as compared to the value of the underlying land if developed at various densities and with various affordability standards. The Study concludes a key finding that in order for a developer to feasibly acquire and redevelop a typical existing R-3 property, the land would need to be upzoned to allow a density of 68 units per acre and development standards (including height, lot coverage, and parking) would need to be revised. In total 723 R-3 parcels totaling about 400 acres are proposed to be rezoned to Housing Overlay (HO).

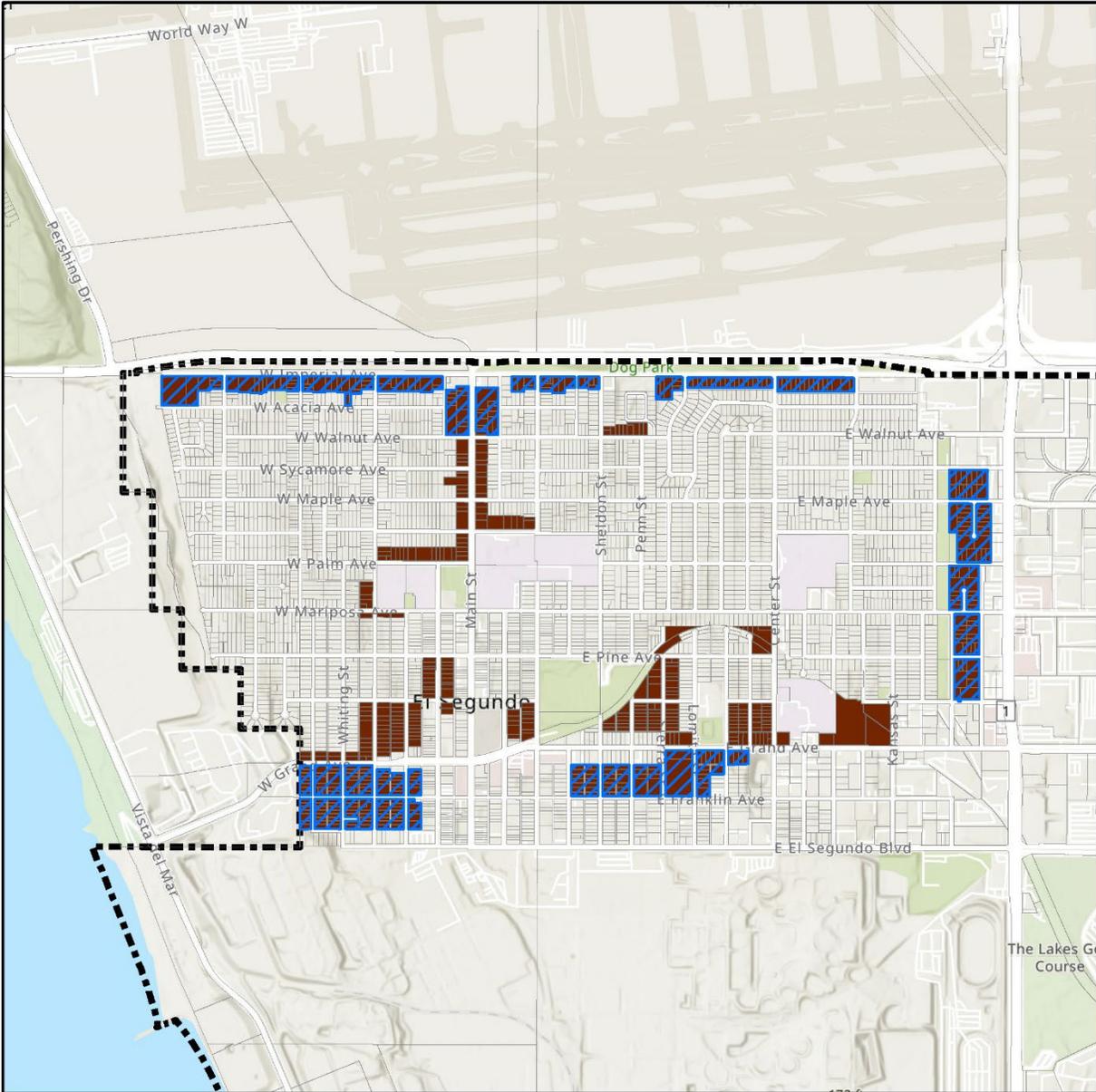
Given the interest in redeveloping these older neighborhoods and intensifying existing parcels that are developed with duplex, triplex, or fourplex structures, the City is proposing to create a Housing Overlay (HO) that increases the allowable density to a range of 60 to 70 units per acre. To identify potential parcels available for intensification, the following steps were performed:

- Exclude parcels that are currently developed with condominiums and townhomes. Such properties are unlikely to redevelop due to financial feasibility and difficulty in assembling parcels with fragmented ownership.
- Parcel is at least 0.5 acre, unless it is contiguous with other parcels to form a larger site.
- Based on the minimum density of 60 units per acre, exclude the parcels that would have a net yield that is less than 200 percent of the existing number of units on site. For example, if a parcel has five existing units, the potential number of units needs to be at least 15 (net yield of ten units or 200 percent) to be considered a potential property for redevelopment. This assumption is based on the recent recycling trend noted previously.

This analysis effectively reduced the parcels with near-term redevelopment potential in the Multi-Family Residential R-3 zone to seven parcels (5.16 acres), including five parcels that are currently

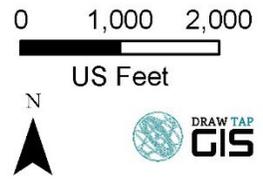
developed with nonconforming, nonresidential uses built during 1950s and 1960s. The nonconforming uses are not permitted to be redeveloped as other nonresidential uses and expansion is not permitted. Based on the existing underutilized conditions (age of structure, low existing FAR, and low improvement-to-land value ratio) and the significantly increased density (from 27 du/ac to 70 du/ac), the potential redevelopment of these properties can be financially attractive.

Figure 5-2: R-3 Rezone Sites for Housing Overlay



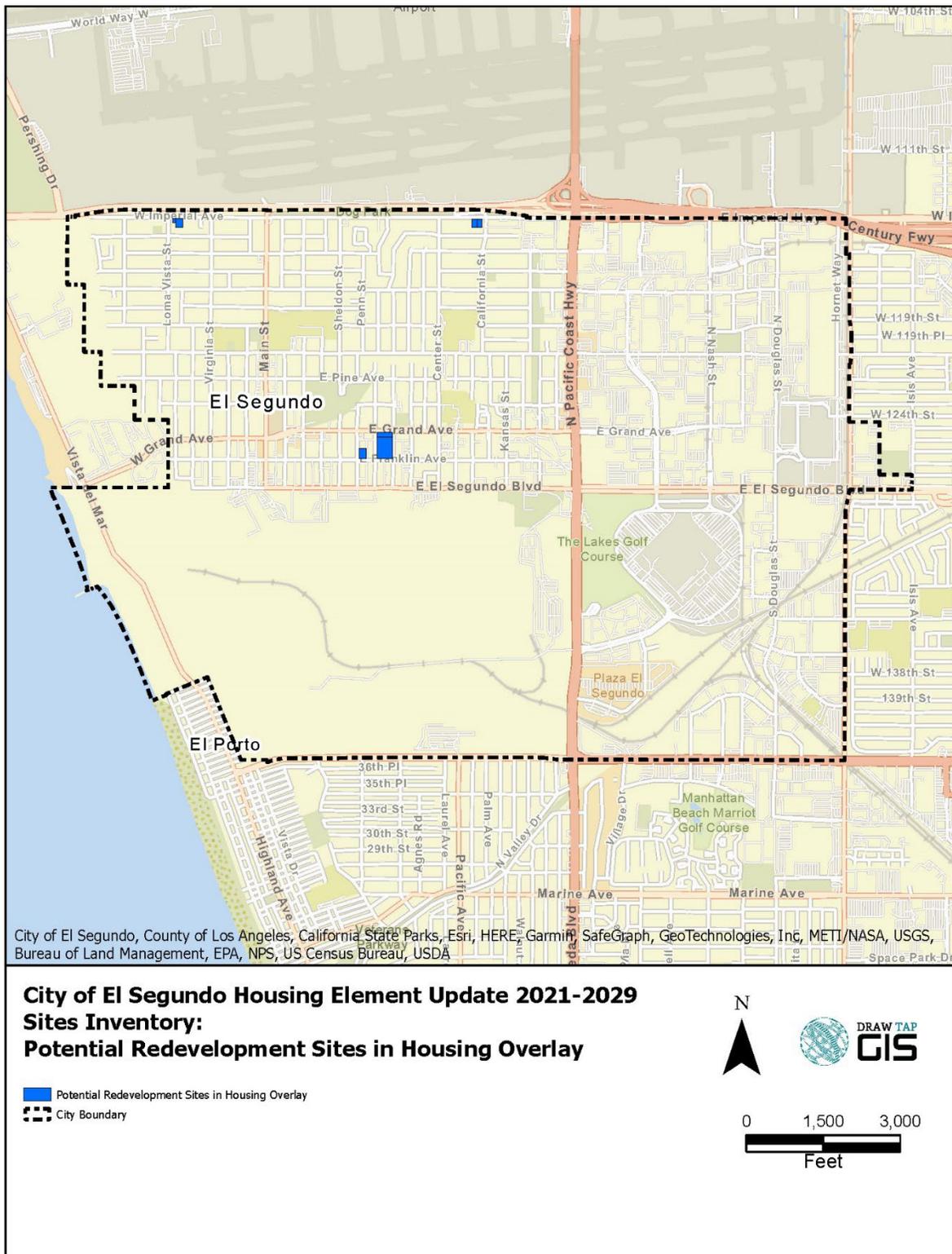
-  Housing Overlay
-  R3 Zoning
-  Parcels
-  City Boundary

## City of El Segundo R3 Zoning with Housing Overlay



Esri, NASA, NGA, USGS, FEMA, City of El Segundo, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Figure 5-3: Potential Redevelopment Sites in Housing Overlay



**Table 5-7: Potential Re-developable Sites in Housing Overlay**

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

**Table 5-7: Potential Re-developable Sites in Housing Overlay**

APN	Address	Existing Use	Acre	Potential Units (Based on Minimum 60 du/ac)	Extg Units	Net Yield	Lower Income	Moderate Income	Above Moderate Income
4139-011-036	1300 E Imperial Ave	Nonconforming uses on both parcels - Light Manufacturing; small shops in similar underutilized condition.	0.37	22	0	22	9	7	6
4139-011-037	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	6
4135-017-900	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	12
<b>Total</b>			<b>5.56</b>	<b>333</b>	<b>1</b>	<b>332</b>	<b>133</b>	<b>100</b>	<b>99</b>

### **REUSING SITES FROM 5<sup>TH</sup> CYCLE HOUSING ELEMENT**

There are no vacant sites in the sites inventory. While some nonvacant sites included in the list of candidate sites for rezoning have been previously identified in the 5<sup>th</sup> cycle Housing Element, these sites are being proposed for rezone and therefore are considered “new” sites. These rezone sites are subject to by-right approval if the project includes 20 percent lower income units.

### **SMALL LOT DEVELOPMENT AND LOT CONSOLIDATION**

Of particular interest in El Segundo is the large number of very small residentially-zoned parcels in the City. While it may be possible to build housing on a very small parcel, the nature and conditions necessary to construct the units often render the provision of affordable housing infeasible. For example, assisted housing developments utilizing State or federal financial resources typically include 50-80 units. Despite this, there are opportunities in the City where lot consolidation could provide greater potential for the development of units that would be affordable to lower-income households. To facilitate lot consolidation, the City has expanded Program 7 during the 2013-2021 Housing Element to facilitate development on small lot sites as well as underutilized sites. This includes the granting of development incentives (such as modified parking, lot coverage, open space, and setback standards) to encourage development of these lots. Consolidation of lots will also be encouraged through the on-going identification of those lots in the City’s inventory that offer the best possibility for consolidation to achieve greater building density and affordability.

Site 3 in the Mixed Use Overlay (739 and 755 N. Pacific Coast Highway) consists of two lots that are used primarily as open parking. The adjacent parcel 703 N. Pacific Coast Highway has recently been sold to a developer. An application for 60 units (including 10 lower income units) has already been filed. Site 3 parcels are all under one owner, with the potential for a similar development as the adjacent property.

In the Housing Overlay, 514 and 546 W. Imperial are adjacent parcels under one owner. Also 1300 and 1306 E. Imperial are two contiguous parcels in similar underutilized conditions. All these four parcels contain nonconforming uses. The significant increase in allowable density will make redevelopment financially attractive.

### **LOT CONSOLIDATION TREND AND REDEVELOPMENT POTENTIAL**

The City is primarily built out and many existing parcels are small. Therefore, residential development often involves consolidating small lots to facilitate a large development.

The Pacific Coast Commons project involves consolidation and reconfiguration of 16 legal lots into 6 ground lots for the purpose of developing 231 above moderate and 32 affordable units (29 low and 3 very low). The residential density of this project is approximately 90 units per acre. The project involves a Vesting Tentative Tract Map (among other entitlements) to implement the above-described lot consolidation/reconfiguration. The project was approved by the City Council in April 2022.

The 1160-1170 East Mariposa Avenue project, not included in the City’s sites inventory, involves consolidation of 5 lots into 1 (1.44-acre) lot and addition of six new residential units to a neighborhood shopping center. Staff has met with the property owner to review a proposed site plan and discussed potential reduction in parking requirements to accommodate the project.

The Downtown Specific Plan is currently being updated. One of the goals of this update is to provide for additional housing in the City. Through the process the City will identify (strategic) sites where additional residential density could be accomplished. The City is in the early stages of public outreach and existing conditions analysis.

**COMPARISON OF SITES INVENTORY AND RHNA**

The City can accommodate 1,065 additional housing units through ADUs, entitled projects, and its inventory of candidate rezone sites. This capacity is more than adequate to accommodate the City’s 2021-2029 RHNA of 492 units and the carryover of 29 units from the 5<sup>th</sup> cycle. The combination of ADUs, entitled projects, and candidate rezone sites can accommodate a total of 361 lower income units, 193 moderate income units, and 511 above moderate income units. The sites inventory provides an adequate buffer for the RHNA. Table 5-8 provides a summary of the City’s available sites and RHNA status.

**Table 5-8: Comparison of Sites Inventory and RHNA**

	Lower	Moderate	Above Moderate	Total
Overall RHNA (Including 5 <sup>th</sup> Cycle Carryover)	306	84	131	521
ADUs	72	7	41	120
Entitled Projects	32	0	235	267
<b>Rezoning</b>				
Mixed Use Overlay	124	86	136	346
Housing Overlay	133	100	99	332
<b>Total Capacity</b>	<b>361</b>	<b>193</b>	<b>511</b>	<b>1,065</b>
Surplus/Shortfall	55	109	380	544
	18%	130%	290%	104%
Note: State HCD recommends a sites inventory with a buffer for that is at least 15-30%, especially for lower income RHNA.				

**6. Availability of Infrastructure and Services**

As the City is an urbanized community, all sites identified in the Housing Element have access to water and sewer services.

**WATER**

Water service in the City is provided by the City of El Segundo’s Water Division, which is a partner of the West Basin Municipal Water District (WBMWD). The WBMWD provides wholesale potable water to 17 cities, serving approximately 900,000 people. According to the West Basin Municipal Water District’s 2015 Urban Water Management Plan (UWMP), water supply in the City in 2020 consists of: 19 percent groundwater; 52 percent imported water; 12 percent recycled water; 17 percent water conservation savings; and less than one percent desalinated water. The City has an Urban Water Management Plan, which it updates every 5 years. The City’s UWMP must be updated every 5 years, and the City is in the process of preparing the 2020 UWMP.

According to the City’s most recent 12-month water consumption figures, El Segundo utilizes approximately 9,000-acre feet of potable water annually. The City of El Segundo projected water supply for 2035 is 17,750-acre feet per year (AFY), and the current projected demand for water supply in 2035 during a single dry year is 17,250 AFY. Implementation of the Housing Element would result in an additional net water demand ranging from 232.6 to 253.2 AFY (see Estimated Water Demand table below), which would be within the single dry year supply.

**Table 5-9: Estimated Water Demand**

Land Use	Size (parcel)	Average Daily Demand Rate <sup>a</sup> (gpd/parcel)	Average Daily Demand (AFY)	Total Adjusted Demand (AFY) <sup>b</sup>
Residential - Minimum Density	1,065	260	310.17	232.62
Residential - Maximum Density	1,159	260	337.54	253.16
Notes: gpd = gallons per day <sup>a</sup> The average daily demand is based on 100 percent of County of Los Angeles Sanitation District average wastewater generation factors. Assumed all units were single-family. <sup>b</sup> Water demand would be reduced by 25% by utilizing water-saving fixtures in accordance with CALGreen.				

**WASTEWATER**

Wastewater in the City is treated by the Sanitation District of Los Angeles County (the Sanitation District) at two facilities: the Hyperion Treatment Plant (HTP) and the Joint Water Pollution Control Plant (JWPCP). Sewer flow from the City’s residential area, west of Pacific Coast Highway, goes to the Hyperion Plant in the City of Los Angeles for treatment. Sewer flow from the commercial area of the City, east of Pacific Coast Highway, goes to the County Sanitation District JWPCP for treatment. El Segundo’s residential area’s most recent 12-month sewer flow figures to Hyperion Plant average approximately 1.3 MGD. The City’s agreement with the City of Los Angeles permits an average flow of 2.75 MGD of sewer treatment and disposal capacity in the Hyperion system. The addition of 1,165 new housing units would generate approximately 0.3 MGD (see Estimated Wastewater Generation table below), which would bring the total residential wastewater flow to 1.6 MGD, well below the maximum permitted under the City’s agreement with the City of Los Angeles. New housing development can be accommodated through potential offsite water and/or sewer improvements without making much difference to overall citywide demand. Therefore, adequate remaining capacity is available to accommodate the City’s RHNA obligations of 521 units through 2029.

**Table 5-10: Estimated Wastewater Generation**

Land Use	Size (parcel)	Average Daily Generation Rate <sup>a</sup> (gpd/parcel)	Average Daily Generation (gpd)
Residential - Minimum Density	1,065	260	276,900
Residential - Maximum Density	1,159	260	301,340
Notes: gpd = gallons per day <sup>a</sup> The average daily demand is based on 100 percent of County of Los Angeles Sanitation District average wastewater generation factors. Assumed all units were single-family.			

The City will provide a copy of the adopted 2021-2029 Housing Element to its water and sewer service providers, reaffirming their policy to provide priority allocation to affordable housing developments, as required by State law, should a rationing system is instituted.

## **C. OPPORTUNITIES FOR ENERGY CONSERVATION**

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As residential energy costs rise, increasing utility costs reduce the affordability of housing. The City has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Code of Regulations Code sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” The following are among the alternative ways to meet these energy standards:

**Alternative 1:** The passive solar approach, which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

**Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

**Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the northern portion of the sunniest portion of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; and
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face to the building to serve as a buffer between heated spaces and the colder north face.

### **1. Insulation and Weatherproofing**

Most homes in El Segundo are greater than 30 years old. Therefore, to conserve the heat generated by older heating units and minimize the heat loss ratio, the earlier-built homes in El Segundo can be insulated in the attic space and exterior walls. Windows and exterior doors, in these less recent homes, can be fitted with air-tight devices or caulking, or can be replaced with the more energy efficient (dual pane) windows and doors that now available.

## **2. Natural Lighting**

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights. Skylights/solar tubes can be easily installed at reasonable expense in existing houses, thereby substantially reducing electricity costs and energy consumption.

## **3. Solar Energy**

Implementing solar energy strategies, noted above, is a practical, cost effective, and environmentally sound way to heat and cool a home. In California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper building designs, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and generate electricity.

Unlike oil or natural gas, solar energy is an unlimited resource which will always be available. Once a solar system is installed, the only additional costs are for the maintenance or replacement of the system itself. The user is not subject to unpredictable fuel price increases. Moreover, solar energy can be utilized without any serious safety or environmental concerns.

Solar heating and cooling systems are of three general types: passive, active, or a combination thereof. In passive solar systems, the building structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a green house. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and constructed with dense materials such as concrete or adobe to better absorb the heat. Properly placed windows and overhanging eaves also contribute to keeping a house cool.

Active systems collect and store solar energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system.

Although passive systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to both cool and heat the house and provide hot water. This may mean lower energy costs for El Segundo residents presently dependent on conventional fuels. The City should also encourage the use of passive solar systems in new residential construction to improve energy efficiency for its citizens.

## **4. Water Conservation**

Simple water conservation techniques can save a family thousands of gallons of water per year, plus many dollars in water and associated energy consumption costs. Many plumbing products are now available which eliminate unnecessary water waste by restricting the volume of water flow from faucets, showerheads, and toilets. In this regard, the City will continue to require the incorporation of low flow plumbing fixtures into the design of all new residential units.

The use of plant materials in residential landscaping that are well adapted to the climate in the El Segundo area, and the use of ample mulch to retain soil moisture, can measurably contribute to water conservation by reducing the need for irrigation, much of which is often lost through evaporation. A family can also save water by simply fixing dripping faucets and using water more conservatively. In addition, such conservation practices save on gas and electricity needed to heat water and the sewage

system facilities needed to treat it. By encouraging residents to conserve water and retrofit existing plumbing fixtures with water saving devices, the City can greatly reduce its water consumption needs and expenses.

## **5. Energy Audits**

The Southern California Edison Company provides energy audits to local residents on request. Many citizens are not aware of this program. The City can aid in expanding this program by supplying the public with pertinent information regarding the process including the appropriate contacts. Energy audits are extremely valuable in pinpointing specific areas in residences, which are responsible for energy losses. The inspections also result in specific recommendations to remedy energy inefficiency.

## **6. New Construction**

The City of El Segundo will continue to require the incorporation of energy conserving (i.e., Energy Star) appliances, fixtures, and other devices into the design of new residential units. The City will also continue to review new subdivisions to ensure that each lot optimizes proper solar access and orientation to the extent possible. The City will also continue to require the incorporation of low flow plumbing fixtures into the design of all new residential units.

## **7. South Bay Environmental Services Center**

The South Bay Environmental Services Center (SBESC) partners with local agencies, including the City of El Segundo and local utility providers. The SBESC acts as a central clearinghouse for energy efficiency information and resources. The purpose of the organization is to help significantly increase the availability of information and resources to the people in the South Bay region to help them save water, energy, money, and the environment. The SBESC assists public agencies, businesses, and residents of the South Bay to best utilize the many resources available to them through a wide variety of statewide and local energy efficiency and water conservation programs. It recently expanded their services through implementation of an Energy Efficiency Plus (EE+) program to deliver energy savings to local public agencies, including the City of El Segundo.

## **8. Green Building Program**

The City implements a Green Building Program that encourages homeowners and building professionals to incorporate green building design in construction activities through the use of “green” building materials. This can be accomplished by referencing the City’s Home Remodeling Green Building Guidelines and implementing green measures into a home remodeling project.

Green buildings are sited, designed, constructed and operated to enhance the wellbeing of occupants, and to minimize negative impacts to the community and the natural environment.

The five components of green design included in the program are:

- Implementing sustainable site planning;
- Safeguarding water and water efficiency;
- Ensuring energy efficiency and employing renewable energy;
- Using conservation of materials and resources; and
- Providing indoor environmental quality

## **9. Environmental Action Plan and El Segundo Environmental Committee**

The El Segundo Environmental Committee addresses a broad range of environmental issues facing the City of El Segundo. The Environmental Committee reviews existing City environmental programs and recommends new green policies and programs to the City Council. El Segundo has many accomplishments and has received awards for its accomplishments in the areas of conservation and environmental sustainability.

## 6. HOUSING PLAN

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### A. HOUSING GOALS AND POLICIES

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This section of the Housing Element includes the housing goals and policies of the City of El Segundo currently in the adopted Housing Element. The City intends to continue to implement these goals to address a number of important housing-related issues. Some policies, however, have been modified from the adopted Housing Element to address current housing issues, the new RHNA, and requirements of State Housing Element Law applicable to the current planning period. These revised policies are presented in this section.

The following five major issue areas are addressed by the goals and policies of the current Housing Element. These same goals are proposed to be carried over to this Housing Element. Several policies, however, have been changed or updated to reflect current housing issues and these are presented in this section.

- Conserving and improving the condition of the existing affordable housing stock;
- Assisting in the development of affordable housing;
- Providing adequate sites to achieve a diversity of housing;
- Removing governmental constraints, as necessary; and
- Affirmatively furthering fair housing.

#### **CONSERVING EXISTING AFFORDABLE HOUSING STOCK**

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According to the 2014-2018 ACS, about 90 percent of El Segundo's housing units are more than 30 years old, the age at which a housing unit will typically begin to require major repairs. This represents a significant proportion of the City's housing stock, and indicates that programs which assist with preventive maintenance may be necessary to avoid housing deterioration.

#### **GOAL 1: PRESERVE AND PROTECT THE EXISTING HOUSING STOCK BY ENCOURAGING THE REHABILITATION OF DETERIORATING DWELLING UNITS AND THE CONSERVATION OF THE CURRENTLY SOUND HOUSING STOCK.**

**Policy 1.1:** Continue to promote the use of rehabilitation assistance programs to encourage property owners to rehabilitate owner-occupied and rental housing where feasible.

**Policy 1.2:** Encourage investment of public and private resources to foster neighborhood improvement.

**Policy 1.3:** Encourage the maintenance of sound owner-occupied and renter-occupied housing.

**Policy 1.4:** Continue to promote sound attenuation improvements to the existing housing stock.

## **ASSISTING IN THE DEVELOPMENT OF AFFORDABLE HOUSING**

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There is a range of household types in El Segundo that need housing to fit their particular circumstances. For example, the housing needs assessment indicates there may be a need for additional senior housing in El Segundo. The City seeks to expand the range of housing opportunities, including those for low- and moderate income first-time homebuyers, seniors on fixed incomes, extremely low-, very low-, low, and moderate-income residents, the disabled, military personnel, and the homeless.

### **GOAL 2: PROVIDE SUFFICIENT NEW, AFFORDABLE HOUSING OPPORTUNITIES IN THE CITY TO MEET THE NEEDS OF GROUPS WITH SPECIAL REQUIREMENTS, INCLUDING THE NEEDS OF LOWER AND MODERATE- INCOME HOUSEHOLDS.**

**Policy 2.1:** Provide regulations, as required by California Law, to facilitate additional housing and develop programs to serve special needs groups (including persons with developmental disabilities).

**Policy 2.2:** Facilitate the creation of affordable housing opportunities for extremely low, very low and low- income households.

**Policy 2.3:** Provide an allowance in the City's zoning regulations, as required by California Law, to permit transitional/supportive housing facilities as residential uses and emergency shelters in commercial zones.

## **PROVIDING ADEQUATE SITES**

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Provision of adequate sites through land use planning and development regulations to accommodate the City's housing needs is a key purpose of the Housing Element.

### **GOAL 3: PROVIDE OPPORTUNITIES FOR NEW HOUSING CONSTRUCTION IN A VARIETY OF LOCATIONS AND A VARIETY OF DENSITIES.**

**Policy 3.1:** Provide for the construction of adequate housing in order to meet the goals of the Regional Housing Needs Assessment (RHNA).

**Policy 3.2:** Facilitate the development of properties designated for multi-family use that currently contains single-family development for multi-family residential development.

**Policy 3.3:** Facilitate development on vacant and underdeveloped property designated as residential or mixed use to accommodate a diversity of types, prices and tenure.

**Policy 3.4:** Permit accessory dwelling units pursuant to State law.

## **REMOVING GOVERNMENTAL CONSTRAINTS**

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In addition to the private sector, actions by the City and other governmental regulations can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

**GOAL 4: REMOVE GOVERNMENTAL CONSTRAINTS ON HOUSING DEVELOPMENT.**

**Policy 4.1:** Continue to allow second units, condominium conversions, caretaker units and second floor residential use in commercial zones as specified in the El Segundo Municipal Code.

**Policy 4.2:** Continue to allow factory-produced housing according to the El Segundo Municipal Code.

**Policy 4.3:** Facilitate timely development processing for residential construction projects and expedite the project review process.

**Policy 4.4:** Facilitate provision of infrastructure to accommodate residential development.

**AFFIRMATIVELY FURTHERING FAIR HOUSING**

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In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

**GOAL 5: PROVIDE HOUSING OPPORTUNITIES INCLUDING OWNERSHIP AND RENTAL, FAIR-MARKET AND ASSISTED, IN CONFORMANCE WITH OPEN HOUSING POLICIES AND FREE OF DISCRIMINATORY PRACTICES.**

**Policy 5.1:** Disseminate and provide information on fair housing laws and practices to the community.

**Policy 5.2:** Promote City efforts to provide equal opportunity housing for existing and projected demands in El Segundo.

**B. HOUSING PROGRAMS**

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The goals and policies contained in the City’s Housing Element address El Segundo’s identified housing needs and are being implemented through a series of on-going housing programs and activities. The housing programs introduced on the following pages include past programs that are currently in operation and new programs which have been added to address the City’s unmet housing needs and to fulfill the requirements of California Housing Element law.

**CONSERVING AND IMPROVING EXISTING AFFORDABLE HOUSING**

**PROGRAM 1: RESIDENTIAL SOUND INSULATION (RSI)**

This program provides eligible property owners a means of having improvements made to their residential property to reduce the impacts of noise from Los Angeles International Airport (LAX) to the interior habitable portions of the residence(s). This program was previously suspended due to lack of funding. However, as of October 2022, the RSI program will resume and will be administered directly by Los Angeles World Airports (LAWA). LAWA recently initiated outreach to eligible owners in El Segundo.

**Objectives and Timeline:**

- Beginning in 2023 and annually thereafter, coordinate with LAWA to assist in outreaching to eligible owners in El Segundo. Assist 200 households annually.

**Funding Source:** LAWA – Sound Insulation Grant

**Responsible Agency:** LAWA and Community Development Department/Housing Division

**PROGRAM 2: CODE COMPLIANCE INSPECTION PROGRAM**

The Community Development Department of El Segundo maintains statistics pertaining to Code compliance inspections and monitors housing conditions throughout the City. The Department responds to violations brought to its attention on a case-by-case basis. Although Code violations in the City are limited, early detection and resolution are essential in preventing the deterioration of residential neighborhoods.

**Objectives and Timeline:**

- Continue to conduct inspections on a complaint basis through the City’s Community Development Department and Neighborhood Preservation Officer

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department/Neighborhood Preservation officer

**ASSIST IN THE PRODUCTION OF AFFORDABLE HOUSING**

**PROGRAM 3: ACCESSORY DWELLING UNITS (ADU)**

The City amended its ADU ordinance in 2020 to comply with recent changes to State law and has experienced increased interest and ADU construction activity. ADUs represent an important potential resource for affordable housing in El Segundo. To facilitate ADU development, the City will consider the following:

- Provide technical and resources guides online and pre-approved plans.
- Pursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs and/or to provide grants in exchange for deed restriction as low-income use.
- Conduct increased outreach and education on ADU options and requirements.

**Objectives and Timeline:**

- Develop incentives and tools to facilitate ADU construction by the end of 2023, with the goal of achieving 120 ADUs in eight years. Incentives include pre-approved plans and creating an ADU calculator to estimate costs of development in El Segundo. The City is also participating in a REAP-funded project administered by the South Bay Council of Governments to accelerate ADU production.
- In 2022, update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).
- Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.

- Monitor ADU construction trends in 2024 to determine if adjustments to incentives and tools are necessary to meet the City’s projected goal. Make necessary adjustments to incentives and tools within six months.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department/Planning Division

**PROGRAM 4: INCLUSIONARY HOUSING ORDINANCE AND AFFORDABLE HOUSING STRATEGY**

The City seeks to proactively encourage and facilitate the development of affordable housing for lower income households, particularly those with special needs including seniors, large households, extremely low-income (ELI) households, and households with persons who have disabilities (including developmental disabilities). To facilitate affordable housing development, the City will:

- Provide technical assistance with Federal and State funding applications;
- Offer streamlined processing of permit applications;
- Waive or defer development fees;
- Consider reducing certain development standards (such as parking requirements); and/or
- Provide financial assistance to nonprofit developers to the extent possible.

The City is currently considering an inclusionary housing ordinance to include a 15 to 20 percent requirement with a potential in-lieu fee option. Once established, the ordinance will have the potential of creating affordable housing opportunities in the community and generating potential in-lieu fees to be deposited into the City’s Affordable Housing Fund. As of 2020, the City had allocated \$5.3 million to the Affordable Housing Fund.

On April 19, 2021, the City entered into an agreement with a consultant to assist in the City in the development of an Inclusionary Housing policy/ordinance. As of December 2021, the following tasks were completed:

- Conducted research on inclusionary housing policies in the South Bay region and statewide.
- Initiated community outreach, including contacting local for-profit developers, real estate brokers, and housing-related non-profit groups.
- Conducted a study session with the Planning Commission.
- Completed financial feasibility analysis for various development types.
- Conducted a study session with the City Council.

On February 16, 2021, the El Segundo City Council agreed to enter into an Exclusive Negotiating Agreement (ENA) with Many Mansions to serve as the City’s Affordable Housing Services Provider to develop and manage affordable housing units, services, and programs. Many Mansions will be developing an Affordable Housing Strategic Plan to assist the City in meeting the needs of lower- and moderate-income residents and state-mandated affordable housing goals. On October 5, 2021, the City Council entered into a contract with Many Mansions to provide the following services:

- Finalize the City’s affordable housing goals and objectives.
- Recommend strategies to remove constraints and/or increase affordable housing.

- Create a list of high priority neighborhoods and/or sites based on the Housing Element, City recommendations, and Many Mansions’ expertise as an affordable housing developer.
- Solicit community feedback via a City-approved community engagement plan that includes at least two community workshops.
- Adopt Final Affordable Housing Strategic Plan (AHSP) with an emphasis on fulfilling the 6<sup>th</sup> cycle RHNA by summer 2023.
- Work with the City to identify properties with the potential for affordable housing development and existing rental properties that may be suitable for acquisition, rehabilitation, and conversion to City-restricted affordable housing projects.
- Assist the City with the ongoing monitoring and administration of affordable and/or senior housing units.

The Draft Strategic Plan (June 2022) outlines a number of recommendations, including:

- Exploring the creation of an inclusionary housing program (see action included in this program).
- Encouraging multi-family housing similar to that envisioned for the Mixed Use Overlay in the Downtown Specific Plan (see action included in Program 6: Provision of Adequate Sites).
- Focusing affordable housing efforts between Imperial, El Segundo Boulevard, and PCH (see action included in Program 6: Provision of Adequate Sites).
- Consider designating a Civic Center property as surplus land.
- Allowing multi-family consistent with the Mixed Use Overlay in all commercial zones (such as implementation of SB 2011 and AB 6).
- Exploring a religious institution overlay (see Housing Overlay that includes St. Anthony Church).
- Exploring obtaining a State Pro-Housing Designation.

**Objectives and Timeline:**

- Pending on the outcomes and recommendations of the feasibility study, establish the Inclusionary Housing program by 2025.
- Adopt Final Affordable Housing Strategic Plan by summer 2023 and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.
- Establish written procedures to streamline affordable housing pursuant to SB 35 by the end of 2022.
- Continue to facilitate affordable housing development through incentives and technical assistance.

**Funding Source:** Affordable Housing Fund (\$5.3 million)

**Responsible Agency:** Community Development Department/Housing Division

### **PROGRAM 5: URBAN LOT SPLIT**

The City adopted Ordinance 1633 to implement SB 9 (Urban Lot Split). The ordinance allows for urban lot splits to be approved administratively. The ordinance also has an inclusionary component that requires one unit per lot to be offered for sale or rent to households that fall in the moderate, low, and very low income categories.

#### **Objectives and Timeline:**

- By summer 2023, develop checklist for SB 9 application.
- **Funding Source:** Affordable Housing Fund
- **Responsible Agency:** Community Development Department/Planning Division

### **PROVIDING ADEQUATE SITES**

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. Both the general plan and zoning regulations identify where housing may be located, thereby affecting the supply of land available for housing. The Housing Element is required to identify adequate sites to address the City's share of regional housing needs (RHNA).

### **PROGRAM 6: PROVISION OF ADEQUATE SITES**

For the 6<sup>th</sup> cycle Housing Element, the City has been assigned a RHNA of 492 units (189 very low income, 88 low income, 84 moderate income, and 131 above moderate income units). In addition, the City has incurred a carryover of 29 lower income units (18 very low and 11 low income units) from the 5<sup>th</sup> cycle Housing Element. The City relied on the 540 E. Imperial Avenue Specific Plan to accommodate the 5<sup>th</sup> cycle lower income RHNA. However, this project ultimately did not include any affordable units. Therefore, the City has a total RHNA obligation of 521 units (207 very low income, 99 low income, 84 moderate income, and 131 above moderate income units).

Based on entitled projects and projected ADUs, the City is able to accommodate 387 units, with a shortfall of 279 units (184 very low income, 18 low income, and 77 moderate income units). To accommodate this shortfall, the City has identified properties to be redesignated as Mixed Use Overlay or Housing Overlay. A total of 14 parcels will be rezoned to Mixed Use Overlay (MU-O) at a density range of 75 to 85 units per acre. Another 723 R-3 parcels will be rezoned Housing Overlay (HO) at a density range of 60 to 70 units per acre. Within the proposed HO, further factors were used to identify the parcels with near-term redevelopment potential. Specifically, seven parcels in the proposed HO are included in the sites inventory with the potential to accommodate 332 additional residential units. Combined, the candidate rezone sites (Mixed Use Overlay and Housing Overlay) can accommodate up to 678 units (257 lower income, 186 moderate income, and 235 above moderate income). Along with ADUs and entitled projects, total capacity is estimated at 1,065 units (361 lower income, 193 moderate income, and 511 above moderate income units).

Consistent with the requirements of Government Code § 65583.2, rezoning and upzoning for the lower income RHNA shortfall must meet the following minimum State requirements:

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20

percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit (CUP), planned unit development permit, or other discretionary review or approval.

- Accommodate a minimum of 16 units per site;
- Require a minimum density of 20 units per acre; and
- At least 50 percent of the lower income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low income housing need, if those sites:
  - Allow 100 percent residential use, and
  - require residential use occupy 50 percent of the total floor area of a mixed-use project.

While State law requires the rezoned sites for lower income RHNA to have a floor of 20 units per acre, all units used to meet the City’s lower income RHNA will comply with the standards above and are proposed overlay (O) sites with a minimum density of 60 units per acre for HO and 75 units per acre for MU-O. Minimum density was used to estimate capacity as a conservative assumption. Furthermore, the City assumes only 40 percent of these sites as lower income units even though all sites at least double the State default density of 30 units per acre as feasible for facilitating lower income housing.

The City will develop objective development standards to implement the Housing Overlay and Mixed Use Overlay. New development standards, including parking, lot coverage, height, and setbacks, will ensure that the maximum allowable density can be achieved on parcels identified in the sites inventory.

**Objectives and Timeline:**

- By October 15, 2022, rezone adequate sites to accommodate the 29-unit RHNA shortfall carry over from the 5<sup>th</sup> cycle Housing Element. Approval of a rezone in April 2022 to accommodate the Pacific Coast Commons project results in the provision of 263 units, including 32 lower income units (29 low income and 3 very low income).
- By summer 2023, rezone adequate sites as Mixed Use Overlay and Housing Overlay for the 6<sup>th</sup> cycle RHNA shortfall of 279 units (184 very low income, 18 low income, and 77 moderate income units).
- By Summer 2023, develop objective design standards for residential development consistent with SB 330 in conjunction with the establishment of Mixed Use Overlay and Housing Overlay.
- By October 15, 2023, amend the ESMC to provide by right approval of projects on rezoned sites for lower income RHNA if the project provides 20 percent of the units as affordable housing for lower income households.
- By October 15, 2024, update Downtown Specific Plan and Smoky Hollow Specific Plan to increase housing capacity by 300 units.

**Funding Source:** General funds

**Responsible Agency:** Community Development Department/Planning Division

**PROGRAM 7: MONITORING OF NO NET LOSS (SB 166)**

To ensure that the net future housing capacity is maintained to accommodate the City’s RHNA figures, pursuant to AB 1397, the City will continue to maintain an inventory of adequate housing sites for each income category. This inventory details the amount, type, size and location of vacant land, recyclable properties and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously and at least annually monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining regional housing need, the City will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.

To facilitate annual evaluation, the City will implement a formal ongoing project-by-project procedure pursuant to Government Code Section 65863 which will evaluate identified capacity in the sites inventory relative to projects or other actions potentially reducing density and identifying additional sites as necessary. This procedure and annual evaluation will address non-residentially or mixed use zoned land to determine whether these sites are being developed for uses other than residential. If a shortfall in sites capacity occurs, the City will identify replacement sites within six months.

**Objectives and Timeline:**

- By October 15, 2022, develop a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary
- Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.

**Funding Source:** General fund

**Responsible Agency:** Community Development Department/Planning Division

**PROGRAM 8: LOT CONSOLIDATION**

The City facilitates the development of new units on small lots either through the consolidation of small lots or through the development of incentives to encourage development of these lots. Consolidation of lots will be encouraged through the on-going identification of those lots in the City’s inventory that offer the best possibility for consolidation to achieve greater building density and affordability. Incentives to encourage development on small lots may include the development of a “package” of incentives (such as modified development standards for small lots including parking, lot coverage, open space, and setback reductions) targeting projects that include very low and extremely low-income units.

**Objectives and Timeline:**

- Continue to facilitate the redevelopment of underutilized sites by annually contacting the development community through various outreach methods, such as promoting opportunities and incentives on the City’s website, meeting with developers, and participating in local forums (City forums, Chamber of Commerce, or local real estate brokers’ events).
- By October 15, 2024, develop strategies to encourage the development and consolidation of small lots, specifically for affordable housing.

- By October 15, 2026, evaluate success of program and develop additional strategies to encourage the development and consolidation of small lots, specifically for affordable housing.

**Funding Source:** General funds

**Responsible Agency:** Community Development Department/Planning Division

**REMOVING GOVERNMENTAL AND OTHER CONSTRAINTS**

**PROGRAM 9: EL SEGUNDO MUNICIPAL CODE (ESMC) AMENDMENTS**

As part of the City’s SB 2 grant-funded planning efforts, the City is currently in the process of amending the ESMC to address the following:

**Density Bonus:** The ESMC does not currently include Density Bonus regulations. The State has recently passed several bills that change the State Density Bonus law. These include:

- **AB 1763 (Density Bonus for 100 Percent Affordable Housing)** – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- **SB 1227 (Density Bonus for Student Housing)** - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- **AB 2345 (Increase Maximum Allowable Density)** - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

**Transitional and Supportive Housing:** The City is in the process of amending the ESMC to allow transitional and supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone. Furthermore, AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions (such as being 100 percent affordable to lower income households and setting aside 25 percent of the units for target population). The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.

**Single Room Occupancy (SRO) or Micro-Unit Housing:** The City is currently in the process of amending the ESMC to address the provision of SRO or micro units.

In addition, other revisions to the ESMC are necessary to facilitate the development of a variety of housing types and streamlined development review process:

**Residential Care Facilities for Seven or More:** The ESMC does not currently address the provision of large residential care facilities (for seven or more persons). The City will amend the ESMC to accommodate and facilitate the development of this use type as a residential use to be conditionally permitted in zones where residential uses are permitted. Findings for approval will be objective and facilitate certainty in outcomes.

**Emergency Shelters:** The City amended the ESMC to permit emergency shelters in the Light Manufacturing (M1) zones by right without discretionary review. However, the ESMC contains provisions that are not consistent with State law:

- **Separation Requirement** - State law allows a maximum 300-foot separation requirement from another emergency shelter only. No other separation requirements are allowed. However, the ESMC includes additional separation requirements from residentially zoned property, schools, parks and open space, and childcare facilities.
- **Parking Standards** – ESMC requires one parking space per three bed, plus one space per employee. AB 139 limits parking requirements for emergency shelters based on the number of employees only and not to exceed the requirements for other uses in the same zone.

**Low Barrier Navigation Center (LBNC):** AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

**Employee Housing:** Pursuant to State Employee Housing Act, employee housing for six or fewer employees is required to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City will consider amending the ESMC to comply with State law regarding employee housing.

**Reasonable Accommodation:** Recent City amendment to the ESMC inadvertently removed reasonable accommodation from the Administrative Adjustment process that can fast tracks approval requests for flexibility in zoning/development standard in order to accommodate the housing needs of persons with disabilities. The ESMC will be amended to address this clerical error to reestablish the review and approval of reasonable accommodation administratively. In addition, the ESMC will be amended to establish objective findings of approval that provide certainty in outcome.

**R-3 Zone:** The City will increase allowable density in the R-3 zone from 27 units per acre to 30 units per acre. To facilitate multi-family development, the City will revise the R-3 development standards (including lot area per unit based on lot size, parking, height, setback, and lot coverage) to ensure that the maximum density can be achieved. These standards will also apply to the Medium Density Residential (MDR) floating zone.

**Parking Requirements:** The City currently requires two parking spaces plus one guest parking space per unit, 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 project which achieved 83 units per acre.

**Senior Housing:** The City will revise the ESMC to remove the CUP requirement for senior housing and permit senior housing as a regular residential use to be similarly permitted as other residential uses in the same zone.

**Findings for Site Plan Review:** The City will revise the findings required for Site Plan Review approval to ensure that the findings are objective and provide certainty in outcomes.

**Micro Units:** The City will establish development standards to facilitate the construction of micro units.

**Objectives and Timeline:**

- By the end of 2023, complete ESMC amendments as outlined above.

**Funding Source:** General funds; SB 2

**Responsible Agency:** Community Development Department/Planning Division

**AFFIRMATIVELY FURTHER FAIR HOUSING**

**PROGRAM 10: COMMUNITY OUTREACH**

The City will conduct consultation meetings with the following boards and committees to gather information of housing-related issues and concerns, evaluate policy implications, and obtain recommendations:

- **Diversity, Equity and Inclusion Committee (DEI):** On Tuesday, June 16, 2020, the City Council agreed to establish a Diversity, Equity and Inclusion Committee. The purpose of the committee is to work with the community to gain a deeper understanding of the issues and determine how to move forward to bring positive change so everyone who lives, works and visits El Segundo feels welcome. The Diversity, Equity, and Inclusion Committee will engage the community, evaluate current policies, and offer its recommendations to the City Council.
- **Senior Housing Corporation Board:** Senior Citizen Housing Corporation Board actively oversees the management, operation and maintenance of Park Vista, specialty housing for seniors. The Board actively works with residents on compliance, financial and legal matters. They also advise on building amenities and programs. The Senior Citizen Housing Corporation Board is a non-profit corporation formed in 1984 for the construction of the low-income housing facility for seniors. The board is in an operating agreement with the City Council, and enlists a management company to operate the facility. The board, comprised of five directors who are all El Segundo residents.
- **Annual Progress Report:** As part of the annual progress report process, the City will conduct a community outreach program to solicit input from the public, stakeholders, and agencies serving low and moderate income residents and those with special needs. The City will employ a variety of outreach methods including direct noticing and social media announcements.

**Objectives and Timeline:**

- Conduct annual consultation meetings with the Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.

- Conduct annual community outreach as part of the Annual Progress Report.

**Funding Source:** General funds

**Responsible Agency:** Community Development Department/Planning Division

**PROGRAM 11: FAIR HOUSING PROGRAM**

The City will undertake a number of actions to affirmatively further fair housing. These actions are outlined in Table 6-1.

**Table 6-1: Fair Housing Actions**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
<b>Fair Housing Enforcement and Outreach</b>				
AFFH: State and Federal Laws	Use local annual CDBG funds to separately contract with a fair housing service provider to conduct outreach and education locally. This service will be additional to the City’s participation in the Los Angeles Urban County program.	Beginning FY 2023/24 and annually thereafter	Citywide	One local workshop annually with the goal of reaching at least 30 persons each meeting.
AFFH: Regional Efforts	Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market.	Annually		
	Participate in the update of the five-year update of the Regional Analysis of Impediments (AI) to Fair Housing Choice. The last regional AI was adopted in 2018.	2023		
AFFH: Interest List	Develop interest list for update on fair housing and affordable housing projects and contact interest list with updates.	By the end of 2022		
AFFH: Fair Housing Outreach	Update the City website with affordable housing projects and resources.	Semi-annually	Citywide	Current Housing Rights Center (HRC) contract with LACDA does not include providing fair housing records by jurisdiction.  Petition in 2023 to receive city-specific data from HRC to serve as baseline.  Serve 50 people through fair housing services annually.
	Include fair housing information on the City’s website, including up-to-date fair housing laws, services, and information on filing discrimination complaints.	By January 2023		
	Utilize non-traditional media (i.e., social media, City website) in outreach and education efforts in addition to print media and notices.	2021-2029		
	Continue advertising and providing programs related to fair housing including the Home Delivered Meals program, Senior In-Home Care program, and Juvenile Diversion program.	2021-2029		

**Table 6-1: Fair Housing Actions**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
				Update fair housing information and resources available.
Program 4: Affordable Housing Strategy	Conduct community outreach with an emphasis on outreaching to special needs populations and households impacted by disproportionate needs in the northern and eastern areas of the City.	By end of 2023	Northern and eastern areas of City	Conduct at least two community workshops.
Program 10: Community Outreach	<p>Conduct consultation meetings with the City’s new Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.</p> <p>Consult community outreach as part of the Annual Progress Report process.</p>	Annually beginning 2023	Citywide	<p>Conduct at least one consultation meeting with each committee/ board annually.</p> <p>Conduct an outreach program to engage residents, stakeholders, and nonprofit organizations, implementing outreach with various social media platforms.</p>
<b>New Opportunities in High Resource Areas</b>				
Program 3: Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction.	By end of 2023	Citywide	Facilitate the construction of 120 ADUs.
	Update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	In 2022		
	Pursue available funding to facilitate ADU construction, including affordable ADUs.	In 2022 and annually thereafter		

**Table 6-1: Fair Housing Actions**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	2021-2029	Northwestern corner of City (all highest resource tracts)	Facilitate the development of 390 affordable units (207 very low income, 99 low income, and 84 moderate income units, with at least 50 percent in highest resource tracts.
Program 5: Urban Lot Split	Develop checklist to implement SB 9 (Urban Lot Split) through an administrative process.	Develop checklist by summer 2023	Citywide in single-family neighborhoods	
Program 6: Provision of Adequate Sites	Rezone adequate sites to accommodate the 29-unit RHNA shortfall carry over from the 5th cycle Housing Element.	By October 15, 2022	Pacific Coast Commons	Approved rezoning of Pacific Coast Commons site to accommodate a 263-unit project including 32 lower income units.
	Rezone adequate sites for the 6th cycle RHNA shortfall.	By October 15, 2024	Mixed Use Overlay and Housing Overlay	Establish Mixed Use Overlay and Housing Overlay with the potential to accommodate 655 additional units.
	Incorporate additional housing opportunities in the Downtown Specific Plan and Smoky Hollow Specific Plan updates.	By October 15, 2024	Downtown Specific Plan and Smoky Hollow Specific Plan areas	Increase multi-family housing capacity by 300 units.
<b>Place-Based Strategies for Neighborhood Improvements</b>				
AFFH: Public Improvements in Areas with Housing Element Sites	Prioritize the City’s annual budget of approximately \$200,000 on sidewalk repairs and pedestrian ramp improvements for locations in the Housing Element sites inventory.	Annual budget process	Mixed Use Overlay and Housing Overlay areas	One public improvement project annually

**Table 6-1: Fair Housing Actions**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 1: Residential Sound Insulation	Coordinate with LAWA to assist in outreach to owners eligible for the Residential Sound Insulation Program (RSI).	In 2023 and annually thereafter	Within the 65 dB CNEL contour of aircraft noise from LAWA – primarily North El Segundo	Assist 200 households annually
<b>Housing Mobility</b>				
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operation.	2021-2029	Citywide	Facilitate the development of 390 affordable housing units.
	Establish the Inclusionary Housing program.	By 2025		
	Adopt Final Affordable Housing Strategic Plan and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	By Summer 2023		
	Establish written procedures to streamline affordable housing pursuant to SB 35.	By end of 2022		
Program 9: El Segundo Municipal Code Amendments	Amend the Zoning Code to comply with State laws related to low barrier navigation centers, emergency shelters, transitional housing, supportive housing, employee housing, reasonable accommodation, and residential care facilities.	By end of 2023	Citywide	20% of new affordable units serving special needs populations.
AFFH: Mobility	Collaborate with other jurisdictions to create a new countywide source of affordable housing – South Bay Affordable Housing Trust.	By October 2022	South Bay region including El Segundo	Housing Trust Fund appropriated for South Bay
<b>Tenant Protection and Anti-Displacement</b>				
AFFH: Displacement	Retain city fair housing service providers to conduct additional outreach and education.	Establish city program by the end of FY 2023	Northwestern corner of City	One local workshop annually with the goal of reaching at least 30 persons each meeting.

**Table 6-1: Fair Housing Actions**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Focus fair housing outreach and education in areas with high displacement risk, specifically where renters, including overpaying renters, are most concentrated.			
	Expand outreach and education on recent State laws (SB 329 and SB 222) supporting source of income protection for publicly assisted low income households (HCVs).  Include a fair housing factsheet with ADU and SB 9 application packets.	By October 2023	Citywide	Increase rental opportunities through ADUs by 120 units

## C. SUMMARY OF QUANTIFIED OBJECTIVES

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The following summarizes the City’s quantified objectives for the 2021-2029 Housing Element planning period.

**Table 6-2: 2021-2029 Quantified Objectives**

	Units/Households Assisted
<b>Housing Production</b>	
Extremely Low Income	103
Very Low Income	104
Low Income	99
Moderate Income	84
Above Moderate Income	131
Total Units to be Constructed	521
<b>Rehabilitation</b>	
Extremely Low Income	10
Very Low Income	10
Low Income	20
Moderate Income	0
Above Moderate Income	0
Total Households to be Assisted	40
<b>Conservation</b>	
Extremely Low Income	48
Very Low Income	49
Low Income	0
Moderate Income	0
Above Moderate Income	0
Total Units to be Conserved	97

# APPENDIX A: HOUSING ACCOMPLISHMENTS

Table A-1 Review of Past Accomplishments		
Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
<b>GOAL 1:</b> Preserve and protect the existing housing stock by encouraging the rehabilitation of deteriorating dwelling units and the conversion of the currently sound housing stock.		
<b>Program 1 – Housing Rehabilitation</b>	<ul style="list-style-type: none"> <li>• <b>Program 1a. Minor Home Repair (MHR)</b> – Annually consult with HUD to identify and pursue potential funding opportunities and funding sources that may be available and appropriate to reinstate the MHR program.</li> <li>• <b>Program 1b. Residential Sound Insulation Program (RSI)</b> – Assist approximately 150 households annually.</li> </ul>	<p><b>Effectiveness:</b></p> <ul style="list-style-type: none"> <li>• <b>Program 1a</b> – The City continues to identify potential funding sources to implement the MHR Program. As of 2019, a funding source has not been identified.</li> <li>• <b>Program 1b</b> – The RSI Program was suspended in 2018 due to lack of funding. However, the City assisted approximately 600 households during the planning period prior to the suspension of the program.</li> </ul> <p><b>Continued Appropriateness:</b> The 2021-2029 Housing Element includes a program to pursue funding for rehabilitation assistance.</p>
<b>Program 2 – Code Compliance Inspection Program</b>	<ul style="list-style-type: none"> <li>• Continue to conduct inspections on a complaint basis through the City’s Building Safety Division.</li> </ul>	<p><b>Effectiveness:</b> The City continues to implement the Code Compliance Inspection Program in response to complaints.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>
<b>GOAL 2:</b> Provide sufficient new, affordable housing opportunities in the City to meet the needs of groups with special requirements, including the needs of lower and moderate- income households.		
<b>Program 3 – Second Units on R-1 Zoned Parcels</b>	<ul style="list-style-type: none"> <li>• Continue to facilitate the development of second units on R-1 zoned parcels.</li> <li>• Maintain a list of eligible properties for second units on the City’s website.</li> </ul>	<p><b>Effectiveness:</b> The City issued 19 Accessory Dwelling Unit (ADU) permits in 2018 and 40 in 2019. The City has exceeded their objective of facilitating the development of 8 second units during the planning period.</p>

**Table A-1 Review of Past Accomplishments**

Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
	<ul style="list-style-type: none"> <li>• Monitor and annually evaluate the effectiveness of the second unit ordinance and remove any potential constraints, if any.</li> <li>• Facilitate the development of one second unit per year, for a total of 8 second units during the Housing Element planning period.</li> </ul>	<p>The City El Segundo amended the ADU ordinance in 2020 in compliance with State law.</p> <p><b>Continued Appropriateness:</b> The 2021-2029 Housing Element includes a program to facilitate ADU production.</p>
<p><b>Program 4 – Affordable Housing Incentives</b></p>	<ul style="list-style-type: none"> <li>• Proactively encourage and facilitate on an ongoing basis the development efforts of non- profit organizations for the construction of affordable housing for lower income households, particularly those with special needs including large households, seniors, extremely low-income (ELI) households, and households with persons who have disabilities or developmental disabilities.</li> <li>• Specifically, facilitate the development of five affordable housing units during the 2013-2021 Housing Element planning period.</li> </ul>	<p><b>Effectiveness:</b> The City is currently developing an inclusionary housing ordinance to include a 15-20% requirement and potential in-lieu fee option.</p> <p>In February 2021, the City entered into a contract with Many Mansions as the City’s Affordable Housing Services Provider to fulfill its affordable housing needs per the RHNA goals.</p> <p>El Segundo has established an affordable housing fund to fund activities under the Housing Division and Affordable Housing Services Provider. As of 2020, the City had allocated \$5.3 million to the affordable housing fund.</p> <p><b>Continued Appropriateness:</b> The program in continued in the 2021-2029 Housing Element.</p>
<p><b>GOAL 3:</b> Provide opportunities for new housing construction in a variety of locations and a variety of densities in accordance with the land use designations and policies in the Land Use Element.</p>		
<p><b>Program 5 – Provision of Adequate Sites</b></p>	<ul style="list-style-type: none"> <li>• Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties, including the waiver or deferment of fees, reduced parking requirements and priority processing for affordable housing projects.</li> </ul>	<p><b>Effectiveness:</b> In 2017, the City worked with the El Segundo Unified School District (ESUSD) to permit the development of a former school site. Permits issued included provision for 6 affordable units. However, this project ultimately did not include any affordable units and the developer provided the City with an in-lieu fee of \$5.3 million. This fund has</p>

**Table A-1 Review of Past Accomplishments**

Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
	<ul style="list-style-type: none"> <li>• Maintain an annually updated residential sites inventory on the City’s website.</li> <li>• Annually monitor the adequacy of the City’s residential sites inventory, particularly for sites adequate to facilitate lower income housing.</li> <li>• Should cumulative development on the City’s vacant and underutilized sites (particularly on the mixed use/nonresidential sites) impact the City’s continued ability to meet its RHNA, identify alternative approaches to replenish the City’s sites capacity.</li> <li>• Continue to collaborate with the El Segundo Unified School District to pursue a residential project with an affordable component that will satisfy El Segundo’s lower-income RHNA, with anticipated entitlement by the end of 2015.</li> </ul>	<p>been deposited into the City’s Affordable Housing Fund.</p> <p>In 2019, the City prepared a study on the R-3 Zone (high density residential) and concluded that most structures were either new, condos, or built at a density of 35 units per acre.</p> <p>The City is currently exploring alternatives and continues to review the inventory to confirm the provision of adequate sites.</p> <p><b>Continued Appropriateness:</b> As part of the 2021-2029 Housing Element development, the City conducted an extensive assessment of available sites for the RHNA. The 2021-2029 Housing Element includes a program to rezone and upzone properties for the RHNA.</p>
<p><b>Program 6 – Facilitate Development on Underutilized Sites on Small Lots</b></p>	<ul style="list-style-type: none"> <li>• Continue to facilitate the redevelopment of underutilized sites by annually contacting the development community through various outreach methods, such as promoting opportunities and incentives on the City’s website, meeting with developers, and participating in local forums (City forums, Chamber of Commerce, or local real estate brokers’ events).</li> <li>• Develop strategies to encourage the development and consolidation of small lots, specifically for affordable housing.</li> </ul>	<p><b>Effectiveness:</b> El Segundo has facilitated approximately three lot consolidations per year throughout the planning period. The City has exceeded the one lot consolidation program objective.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate for the new sites identified for the 6<sup>th</sup> cycle RHNA.</p>

**Table A-1 Review of Past Accomplishments**

Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
	<ul style="list-style-type: none"> <li>Facilitate one lot consolidation project for a total of five units during the 2013-2021 Housing Element planning period.</li> </ul>	
<b>GOAL 4:</b> Remove governmental constraints on housing development.		
Program 7 – Zoning Revisions	<ul style="list-style-type: none"> <li><b>Program 7a. Density Bonus</b> – Consider amending the ESMC to include density bonus provisions, consistent with California law.</li> <li><b>Program 7b. Emergency Shelters</b> – Consider amending the ESMC to permit emergency shelters in the Medium Manufacturing (MM) and Light Manufacturing (M1) zones by right without discretionary review. no later than October 1, 2014, pursuant to State law.</li> <li><b>Program 7c. Transitional Housing</b> – Consider amendments to the ESMC to allow transitional housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.</li> <li><b>Program 7d. Supportive Housing</b> – Consider amendments to the ESMC to allow supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.</li> <li><b>Program 7e. Single Room Occupancy (SRO) Housing</b> – Consider amendments to the ESMC to</li> </ul>	<p><b>Effectiveness:</b> In 2019, the City amended the ADU ordinance in the ESMC in compliance with AB 881.</p> <p>As of 2019, the City is in the process of amending the ESMC to allow over 200 units, including affordable units, on lots currently developed as surface parking in commercial zones. However, this amendment is not expected to be completed during the planning period.</p> <p>No other zoning amendments have been made during the planning period.</p> <p><b>Continued Appropriateness:</b> This program will be updated to include new changes to State law.</p>

**Table A-1 Review of Past Accomplishments**

Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
	<p>conditionally permit SRO units in the Multi-family Residential (R-3) Zone and establishment of appropriate development standards in the zoning regulations for SRO units.</p> <ul style="list-style-type: none"> <li>• <b>Program 7f. Farmworker/Employee Housing</b> – Consider amending the ESMC to remove agriculture as a permitted use in the Open-Space (O-S) Zone and to comply with State law regarding employee housing within one year of the adoption of the Housing Element.</li> </ul>	
<p><b>GOAL 5:</b> Provide housing opportunities including ownership and rental, fair-market and assisted, in conformance with open housing policies and free of discriminatory practices.</p>		
<p><b>Program 8 – Fair Housing Program</b></p>	<ul style="list-style-type: none"> <li>• Continue providing fair housing services with the Housing Rights Center through participation in the Urban County program coordinated by the Los Angeles County Community Development Commission.</li> <li>• Inform public of the availability of fair housing services by distributive fair housing information at Community Development Department public counters and City website.</li> <li>• Continue to implement the City’s Reasonable Accommodations regulations and promote its availability to interested parties on an ongoing basis.</li> </ul>	<p><b>Effectiveness:</b> The City continues to provide fair housing services to El Segundo residents. The City is still under contract with the Housing Rights Center to provide these services.</p> <p>Information about fair housing services is available on the City’s website and at the Community Development Department counter.</p> <p><b>Continued Appropriateness:</b> This program will be expanded to address the requirements to affirmatively furthering fair housing.</p>

## Cumulative Impact of Addressing Special Needs

Due to limited funding and staffing capacity, the City was unable to make meaningful progress in address the housing needs of special needs populations. Also, the City has not yet make the ESMC revisions to address the provision of special needs housing, with the exception of accommodating homeless shelters. The 540 East Imperial Specific Plan was originally planned as a senior housing development with 46 units set aside as housing affordable to lower income households. However, the final project did not include any affordable units. Instead, an in-lieu fee of \$5.3 million was paid. This fee allows the City to procure the service of Many Mansions to serve as the City’s affordable housing provider. Overall, the City expects to make significant progress in addressing special needs during the 6<sup>th</sup> cycle Housing Element planning period.

<b>Table 6-2 2013-2021 El Segundo Quantified Objectives</b>			
<b>Housing Goals</b>	<b>2013 to 2021</b>	<b>Progress 2020</b>	
<b>Housing Production</b>	<b>Number of Units Allocated</b>	<b>Units<sup>1</sup></b>	<b>Percent Achieved</b>
Extremely Low Income	9	0	0.0%
Very Low Income	9	0	0.0%
Low Income	11	0	0.0%
Moderate Income	12	30	250.0%
Above Moderate Income	28	29	103.6%
<b>Total Units</b>	<b>69</b>	<b>59</b>	<b>85.5%</b>
<b>Rehabilitation<sup>2</sup></b>			
Extremely Low Income	58	51	87.9%
Very Low Income	40	56	140.0%
Low Income	88	67	76.1%
Moderate Income	297	65	21.9%
Above Moderate Income	297	362	121.9%
<b>TOTAL</b>	<b>750</b>	<b>600</b>	<b>80.0%</b>
<b>Conservation</b>			
Extremely Low Income	48	48	100.0%
Very Low Income	49	49	100.0%
Low Income	0	0	0.0%
Moderate Income	0	0	0.0%
Above Moderate Income	0	0	0.0%
Source: City of El Segundo Planning and Building Department, 2020			
Notes:			
1. Objective is based on the Imperial School Specific Plan.			
2. Residential Sound Insulation program is not based on income qualifications. Therefore, overall objective is distributed according to the City’s overall income distribution.			
3. Affordable housing units to be conserved (Park Vista).			

# APPENDIX B: PUBLIC PARTICIPATION

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## A. MAILING LIST

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Lori Gangemi, President & CEO  
Ability First  
1300 E. Green Street  
Pasadena, CA 91106

Ruth Schwartz, Executive Director  
Shelter Partnership, Inc.  
520 S Grand Avenue, Suite 695  
Los Angeles, CA 90071

Samuel Bettencourt, Executive Director  
Beacon Light Mission  
525 North Broad Avenue  
Wilmington, CA 90744

El Segundo Chamber of Commerce  
427 Main Street  
El Segundo, CA 90245

Chancela Al-Mansour, Executive Director  
Housing Rights Center  
3255 Wilshire Blvd., Suite 1150  
Los Angeles, CA 90010

South Bay Children's Health Center  
410 Camino Real  
Redondo, Beach, CA 90277

St. Margaret's Center  
10217 Inglewood Avenue  
Lennox, CA 90304

Joel John Roberts, CEO  
P.A.T.H.  
340 N. Madison Avenue  
Los Angeles, CA 90004

Melissa Moore, Ed.D., Superintendent  
El Segundo Unified School District  
641 Sheldon Ave  
El Segundo, CA 90245

Gregory O'Brien, Superintendent  
Centinela Valley Union High School Dist.  
14901 Inglewood Avenue  
Lawndale, CA 90260

Blake Silvers, Superintendent  
Wiseburn School District  
201 N Douglas Street  
El Segundo, CA 90245

Jan Vogel, Executive Director  
South Bay Workforce Incentive Board  
11539 Hawthorne Blvd, #500  
Hawthorne, CA 90250

Boys & Girls Clubs of the South Bay  
1220 West 256th Street  
Harbor City, CA 90710

Monsignor Gregory Cox, Executive Direct.  
Catholic Charities of Los Angeles, Inc.  
P.O. Box 15095  
Los Angeles, CA 90015-0095

Jane Phillips, Founder & Executive  
Director  
Crown Jewel Club  
531 Main Street #1000  
El Segundo, CA 90245

Dr. Alice Harris, Executive Direct.  
Foodbank of Southern California  
1444 San Francisco Avenue  
Long Beach, CA 90813

South Bay Latino Chamber of Commerce  
13545 Hawthorne Blvd., # 201  
Hawthorne, CA 90250

The Salvation Army  
125 W. Beryl St.  
Redondo Beach, CA 90277

David Garcia, Executive Director  
The Society of St. Vincent De Paul  
210 North Avenue 21  
Los Angeles CA 90031

Jacki Bacharach, Executive Director  
South Bay Cities Council of Governments  
2355 Crenshaw Blvd, #125  
Torrance, CA 90501

Bank of America  
835 N Pacific Coast Hwy  
El Segundo, CA 90245

CHASE  
130 E Grand Ave  
El Segundo, CA 90245

Kinecta FCU - Home Loans  
1440 Rosecrans Avenue  
Manhattan Beach, CA. 90266

Wells Fargo Home Mortgage  
2141 Rosecrans Avenue, Suite 4100  
El Segundo, CA 90245

Kathy Kelly, CEO  
South Bay Association of Realtors  
22833 Arlington Ave.  
Torrance, California 90501

Sister Anne Tran, Center Director  
Good Shepherd Center  
1671 Beverly Blvd.  
Los Angeles, CA 90026

Providence Little Company of Mary  
Community Health  
4101 Torrance Blvd  
Torrance, CA 90505

Planned Parenthood So. Bay Center  
14623 Hawthorne Blvd. #300  
Lawndale, CA 90260

Elizabeth Eastlund, Executive Director  
Rainbow Services  
453 West 7th Street  
San Pedro, CA 90731

Social Vocational Services, Inc  
15342 Hawthorne Blvd., Suite 403  
Lawndale, CA 90260

Elise Buik, President /CEO  
United Way of Greater Los Angeles  
1150 S. Olive St., Suite T500  
Los Angeles, CA 90015

Michael Danneker, Director  
Westside Regional Center  
5901 Green Valley Circle, Suite 320  
Culver City, CA 90230

Mike Rotolo  
TG Construction Co., Inc  
139 Nevada Street  
El Segundo, CA 90245

JRO Construction  
952 Manhattan Beach Blvd., Suite 220  
Manhattan Beach, CA 90266

Scott Laurie, President/CEO  
Olson Company  
3010 Old Ranch Parkway #100  
Seal Beach, CA 90740

C.A.M. Construction  
310 East Imperial Avenue #C  
El Segundo, CA 90245

Brad Wiblin, Executive Vice President  
Bridge Housing  
2202 30th St.  
San Diego, CA 92104

Darrell Simien, VP of Community  
Development  
Habitat for Humanity  
18600 Crenshaw Blvd.  
Torrance, CA 90504

Laura Archuleta, President/CEO  
Jamboree Housing Corporation  
17701 Cowan Ave., Suite 200  
Irvine, CA 92614

Steve PonTell, President/CEO  
National CORE  
9421 Haven Ave.  
Rancho Cucamonga, CA 91730

Mr. Jerry Saunders  
Air Force Association  
P.O. Box 916  
El Segundo, CA 90245

Friends of El Segundo Public Library  
111 W. Mariposa Ave.  
El Segundo, CA 90245

El Segundo Rotary Club  
P.O. Box 85  
El Segundo, CA 90245

First Baptist Church  
591 East Palm Avenue  
El Segundo, CA 90245

Pacific Baptist Church  
859 Main St  
El Segundo, CA 90245

Father Alexei Smith  
St. Andrew Russian Greek Catholic  
Church  
538 Concord Street  
El Segundo, CA 90245

Rev. Robert S. Victoria, Pastor  
Saint Anthony's Church  
720 East Grand Avenue  
El Segundo, CA 90245

Jon Reed, Minister  
Hilltop Community Church of Christ  
717 East Grand Avenue  
El Segundo, CA 90245

El Segundo Christian Church  
223 W. Franklin St.  
El Segundo, CA 90245

Brandon Cash, Pastor  
Oceanside Christian Fellowship  
343 Coral Circle  
El Segundo, CA 90245

Church of Jesus Christ of Latter- day  
Saints  
1215 East Mariposa Avenue  
El Segundo, CA 90245

Rev. Dr. Dina Ferguson, Rector  
St. Michael the Archangel Church  
361 Richmond Street  
El Segundo, CA 90245

Rob McKenna, Lead Pastor  
Bridge South Bay Church  
429 Richmond Street  
El Segundo, CA 90245

Jehovah's Witnesses  
608 East Grand Avenue  
El Segundo, CA 90245

St. John's Church  
1611 East Sycamore Avenue  
El Segundo, CA 90245

Lee Carlile, Pastor  
United Methodist Church  
540 Main Street  
El Segundo, CA 90245

The Bible Church of His Will  
2000 E Mariposa Ave  
El Segundo, CA 90245

Tierra Vista Communities  
2400 South Pacific Ave, Bldg 410, Suite  
2  
San Pedro, CA 90731

Los Angeles Air Force Base  
482 N Aviation Blvd  
El Segundo, CA 90245

Los Angeles County Development  
Authority  
700 W Main Street  
Alhambra, CA 91801

Los Angeles Homeless Services  
Authority  
811 Wilshire Boulevard #600  
Los Angeles, CA 90017

El Segundo Residents Association  
425 Lomita Street  
El Segundo, CA 90245

Park Vista  
615 E. Holly Avenue  
El Segundo, CA 90245

El Segundo Herald  
500 Center St.  
El Segundo, CA 90245

Jenny Davies, President  
El Segundo Council Of PTAs  
641 Sheldon Street  
El Segundo, CA 90245

Donna Mae Ellis, President  
El Segundo Woman's Club  
P.O. Box 25  
El Segundo, CA 90245

Ty Leisher, President  
Kiwanis Club  
P.O. Box 392  
El Segundo, CA 90245

Knights Of Columbus  
224-1/2 S. Sepulveda Blvd.  
Manhattan Beach CA 90266

Paulette Caudill, President  
Road - Reach Out Against Drugs  
615 Richmond St.  
El Segundo, CA 90245

Tree Musketeers  
305 Richmond St  
El Segundo, CA 90245

Veronica Dover, CEO/Executive  
Director  
St. Vincent Meals On Wheels  
2303 Miramar Street  
Los Angeles, CA 90057

American Red Cross  
9800 La Cienega Blvd.  
Inglewood, CA 90301

Vistamar School  
737 Hawaii St.  
El Segundo, CA 90245

Rick Schroeder, President  
Many Mansions  
811 Wilshire Boulevard #1727  
Los Angeles, CA 90017

## B. OUTREACH MATERIALS

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### Housing Element Update: Community Meeting

**TUESDAY, APRIL 13, 2021**

5:30 PM



The City of El Segundo is in the process of updating the Housing Element for the 2021-2029 Planning Period and would like your participation. This is your chance to learn about the Housing Element Update.

The **Community Meeting** will cover the basics of the Housing Element Update requirements and is intended to identify housing needs that should be addressed.

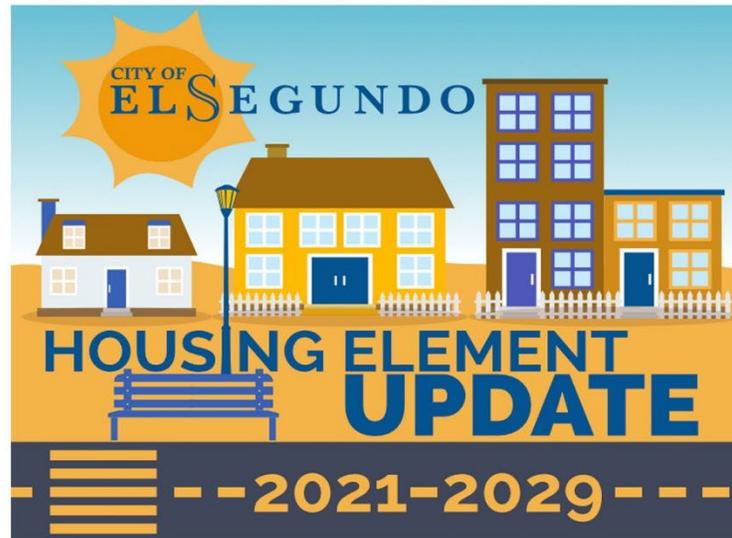
The **Housing Element** includes goals, policies, programs, and quantified objectives for adequately housing our future population.

Via web browser: <https://zoom.us/j/91048484015>  
Meeting ID: 910 4848 4015

Via telephone: (669) 900-9128

*For more information, please visit <http://www.elsegundo.org/housing-element> or contact [housingelement@elsegundo.org](mailto:housingelement@elsegundo.org)*

# Join us for a **Community Meeting** to Discuss the Update of the City's Housing Element



The **Housing Element** is a key component of the  
City's General Plan.  
The City needs your input!

#### Where:

<https://zoom.us/j/91048484015>  
Meeting ID: 910 4848 4015  
One tap mobile: +16699009128,,91048484015#  
Dial in: +1 669 900 9128 US  
Meeting ID: 910 4848 4015



#### When:

Tuesday, April 13, 2021  
at 5:30 p.m.

For more information about the Housing Element Update process please visit  
<https://www.elsegundo.org/housing-element>. If you have any questions,  
please email us at [housingelement@elsegundo.org](mailto:housingelement@elsegundo.org)  
or call city staff, Paul Samaras, Principal Planner, at (310) 524-2340.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting,  
please contact the City Clerk's office at 310-524-2305. Notification 48 hours prior to the meeting will enable the  
City to make reasonable arrangements to ensure accessibility to this meeting.

City of El Segundo - Bulletin Detail Report



Subject: Reminder: Future of Housing in El Segundo Virtual Workshop April 13  
 Sent: 04/12/2021 09:56 AM PDT  
 Sent By: mghurtado@elsegundo.org  
 Sent To: Subscribers of Business Stakeholders, ESB - Business & Real Estate News, General City News, H2O Water Billing, Internal - Media/Local News Outlets, Internal - NetPromoter - Business License, Internal - NetPromoter - Water/Residents, Internal--All City Staff, Internal--E Team, or Residents,

**12,923**

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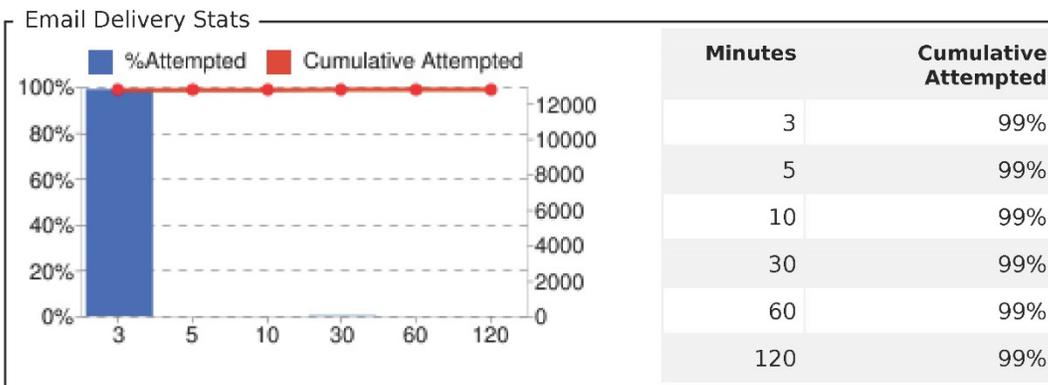
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Delivery Metrics - Details

<b>12,923</b>	Total Sent
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Bulletin Analytics

<b>5,599</b>	Total Opens
<b>3318 (27%)</b>	Unique Opens
<b>544</b>	Total Clicks
<b>469 (4%)</b>	Unique Clicks
<b>16</b>	# of Links

Delivery and performance

*These figures represent all data since the bulletin was first sent to present time.*

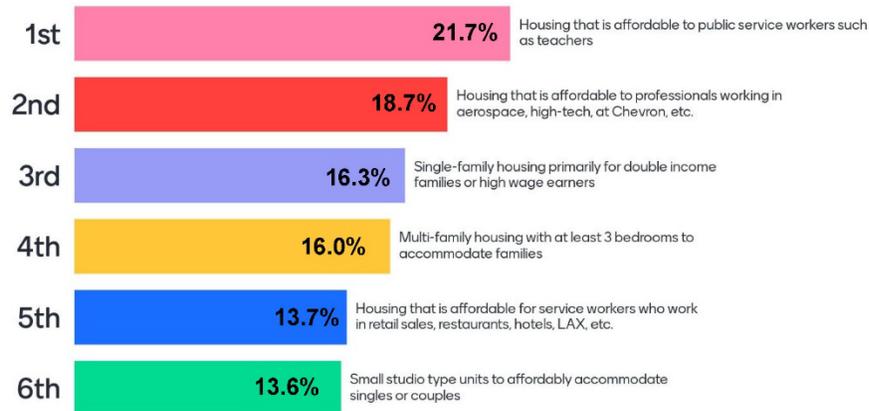
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<b>Email Bulletin</b>	Delivered	96.0%	12,780	12,270	3318 / 27.0%	510	15
<b>Digest</b>	n/a	n/a	0	0	0 / 0.0%	0	0
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Link URL	Unique Clicks	Total Clicks
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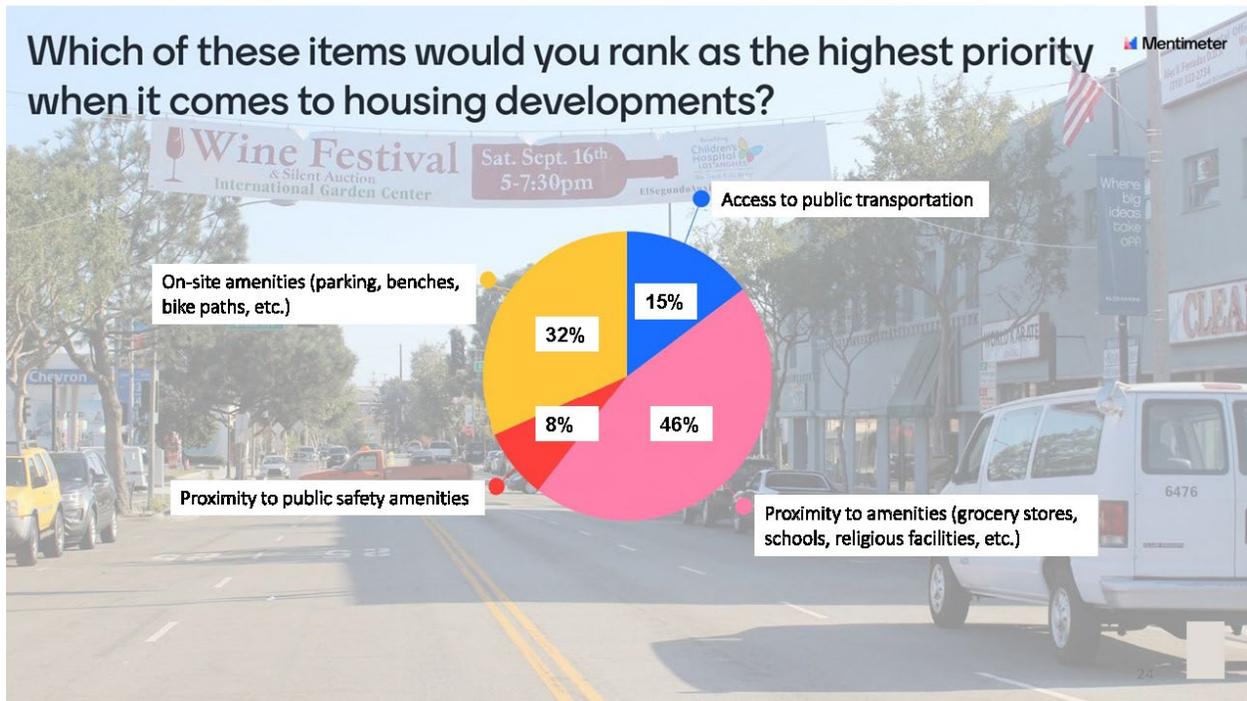
**Please rank from 1 to 6, with one being your first choice,  
What type of housing you feel is most needed in El Segundo:**

Mentimeter



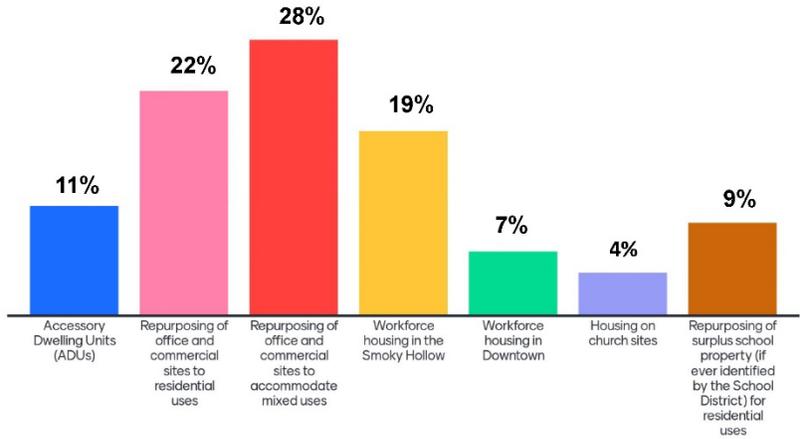
**Which of these items would you rank as the highest priority when it comes to housing developments?**

Mentimeter



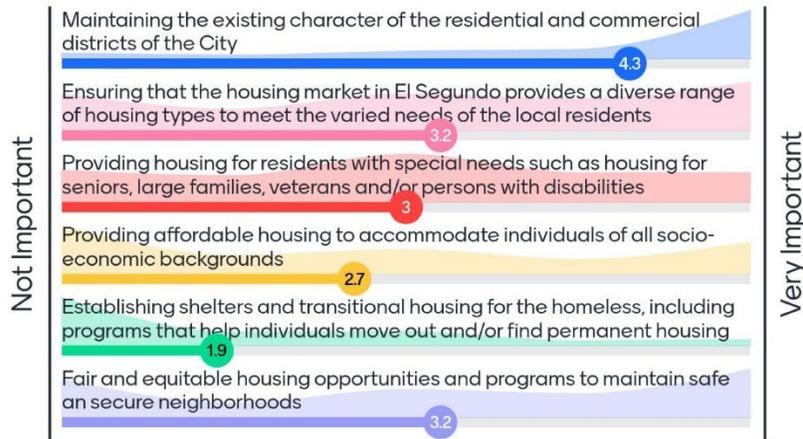
**In your opinion, what housing types would you like to see more of in El Segundo? (Select the Top 3)**

Mentimeter



**On a scale of 1 to 5, with 5 being "very important," how important are the following concerns to you?**

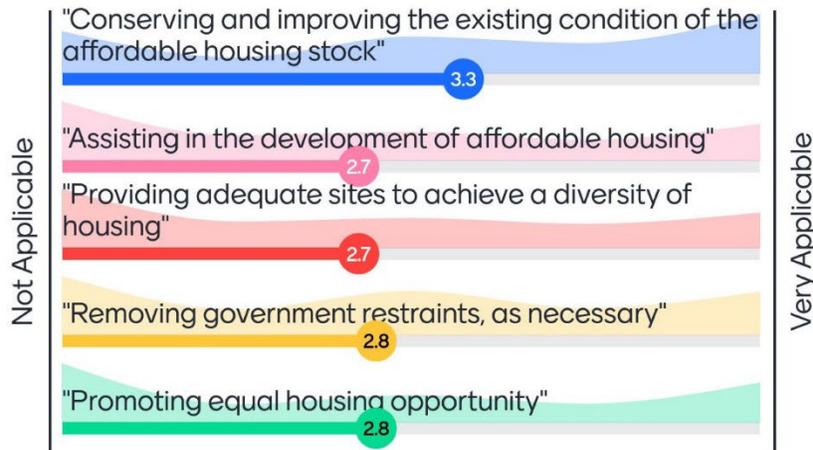
Mentimeter



26

These are existing housing goals adopted in the current Housing Element. How applicable are these goals to El Segundo today and for the future?

Mentimeter



### C. SUMMARY OF PUBLIC COMMENTS

The April 13, 2021 meeting was attended by 70 attendees. Public comments received are summarized below:

- The City lacks affordable housing, including housing for seniors who can no longer afford to live in the City. The former school site did not include any affordable units.
- Need to attract young adults to move back to El Segundo. Housing costs are too high. Need to provide opportunities for young adults to buy affordable housing.
- Should consider more housing on Rosecrans.
- Increasing density should consider how to alleviate gridlocks in traffic.

June 14, 2021 Meeting:

- Ensure affordable housing option includes the option to purchase.
- Housing for teachers and first responders, and housing for the Air Force Base.
- Support quality affordable housing.

# APPENDIX C: ASSESSMENT OF FAIR HOUSING

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## A. INTRODUCTION AND OVERVIEW OF AB 686

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In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions, those with populations over 50,000 that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

This analysis of fair housing issues in El Segundo relies on the 2018 Analysis of Impediments to Fair Housing Choice (AI) prepared by the Los Angeles Community Development Authority (LACDA), California Department of Housing and Community Development (HCD) AFFH Data Viewer mapping tool, 2015-2019 American Community Survey (ACS), HUD Comprehensive Housing Affordability Strategy (CHAS) data, HUD AFFH data, and additional local sources of information.

## B. ASSESSMENT OF FAIR HOUSING ISSUES

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### 1. Enforcement and Outreach

Federal fair housing laws prohibit discrimination based on race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- **The Civil Rights Act of 1866** – covers only race and was the first legislation of its kind
- **The Federal Fair Housing Act 1968** – covers refusal to rent, sell, or finance
- **The Fair Housing Amendment Act of 1988** – added the protected classes of handicap and familial status
- **The Americans with Disabilities Act (ADA)** – covers public accommodations in both businesses and in multi-family housing developments

- **Shelly v. Kramer 1948** – made it unconstitutional to use deed restrictions to exclude individuals from housing
- **Jones v. Mayer 1968** – made restrictive covenants illegal and unenforceable

California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:

- **Unruh Civil Rights Act** – extends to businesses and covers age and arbitrary discrimination
- **California Fair Employment and Housing Act (Rumford Act)** – covers the area of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
- **California Civil Code Section 53** – takes measures against restrictive covenants
- **Department of Real Estate Commissioner’s Regulations 2780-2782** – defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker’s duty to supervise
- **Business and Professions Code** – covers people who hold licenses, including real estate agents, brokers, and loan officers.

The City has committed to complying with applicable federal and State fair housing laws to ensure that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex as outlined in the 2018 AI. Further, the Los Angeles County Development Authority (LACDA) prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex.

During the 2018 AI development process, LACDA implemented a series of outreach efforts including regional discussion groups, three sets of four focus groups each, aimed to address disability and access, education, employment and transportation, and healthy neighborhoods, and a Resident Advisory Board Meetings; community input meetings; and the 2017 Resident Fair Housing Survey. Regional discussions included developer groups, companies, organizations, and agencies, and government groups, including the City of El Segundo. The following topics were covered in the Government Discussion Group meeting:

- Lack of jurisdictions that have R/ECAP areas
- Discussion on community meetings
- Discussion of surveys
- City of Los Angeles R/ECAP areas
- Social engineering in the past due to highway, designing of public housing in poor areas by private, federal, and local governments
- Setting realistic goals and outcomes
- HRC- protect class different in state verses federal law
- Mortgages based on disparate impact-census areas
- Disparate impacts on women

R/ECAPs are discussed in Chapter 3, *Racially or Ethnically Concentrated Areas of Poverty*, of this Assessment of Fair Housing. Historical trends, zoning, and home loan trends are also discussed in Chapter 5, *Disproportionate Housing Needs*, of this Assessment of Fair Housing.

Focus group meetings for preparation of the 2018 AI focused on the following contributing factors:

- **Education** – Attendees discussed the location of proficient schools, inadequate funding for schools both public and charter, lack of information on the transfer process for parents, and child safety when walking to school. Attendees expressed concern about school of choice and funding for under-performing schools, promotion of educational opportunities to parents, and safety.
- **Transportation and Jobs** – Attendees discussed lack of available clothing for employment, lack of resources and services for working families, stigma of transgender employees, and the prevalence of low skill workers. They expressed concern about the lack of reliable transportation, jobs located far from workers, and childcare expenses.
- **Healthy Neighborhoods** – This focus group discussed location and access to grocery stores, illegal dumping, poor access to quality healthcare, and general public safety concerns such as safe streets and homeless encampments. There were concerns related to industrial facilities in communities highly burdened by air pollution, proximity to air pollution, bike and pedestrian improvements, and greenhouse gas emission reduction strategies.
- **Disability and Access** – The disability and access focus group discussed availability of accessible housing options, lack of knowledge of the ADA’s Right to Reasonable Accommodation, overlapping needs of people with multiple disabilities, and a long waitlist for accessible and affordable housing.

A total of 6,290 responses were recorded from the 2017 Resident Fair Housing Survey. The survey found that most residents thought their neighborhood had adequate access to public transportation, cleanliness, and schools, and that the condition of public spaces and buildings were good, very good, or excellent. More residents reported availability of quality public housing and job opportunities were only fair or poor. The survey also found that households with a person with a disability found it more difficult to get around their neighborhood or apartment complex. Access to opportunities, housing conditions, and populations of persons with disabilities in El Segundo are further discussed below in this Assessment of Fair Housing Issues.

In preparation of this 2021-2029 Housing Element, the City of El Segundo conducted multiple outreach activities including:

- April 13, 2021 - Community meeting to obtain input on housing needs and suggestions for programs and policies
- City webpage on Housing Element Update (<https://www.elsegundo.org/housing-element>)
- Community Survey through Mentimeter
- YouTube Video regarding Housing Element Update (<https://youtu.be/SC9DJxxGQq8>)
- Social media postings (Facebook, Twitter, Instagram, YouTube, and City website)
- June 14, 2021 – Joint Planning Commission and City Council meeting to discuss the selection of sites for RHNA

- September 30, 2021 – Planning Commission meeting to discuss the Draft Housing Element

All meetings were advertised through social media, postcards to agencies and organizations that serve low and moderate income and special needs residents, local businesses, nonprofit organizations, and religious facilities. Notices of meetings were also published in El Segundo Herald. The Housing Element responded to public comments by continuing to adjust the sites inventory after each public meeting. The Draft Housing Element has been available for public review since September 27, 2021.

The following comments were received during community meeting on April 13, 2021, and the Planning Commission/City Council meeting on June 14, 2021:

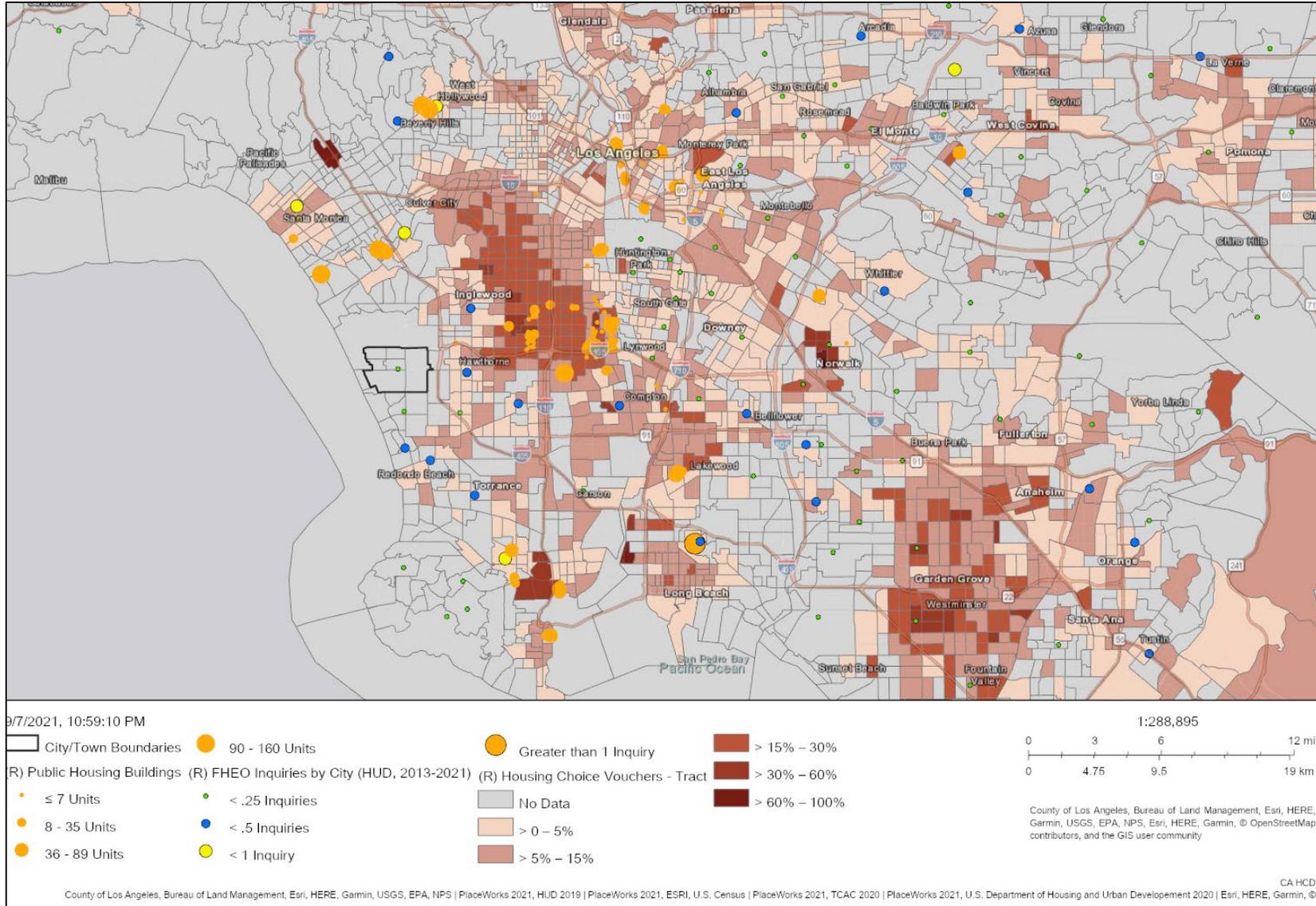
- The City lacks affordable housing, including housing for seniors who can no longer afford to live in the City; the former school site did not include any affordable units.
- Need to attract young adults to move back to El Segundo; housing costs are too high; need to provide opportunities for young adults to buy affordable housing.
- Should consider more housing on Rosecrans.
- Increasing density should consider how to alleviate gridlocks in traffic.
- Ensure affordable housing option includes the option to purchase.
- Housing for teachers and first responders, and housing for the Air Force Base.
- Support quality affordable housing.

According to HUD’s Office of Fair Housing and Equal Opportunity (FHEO) records, 130 housing discrimination cases were filed in Los Angeles County in 2020, compared to 291 in 2010. In 2020, a majority of cases were related to disability (66%). Another 21% of cases were related to racial bias. The percent of cases related to disability has increased significantly since 2010, when only 36% of cases reported a disability bias. Public housing buildings, FHEO inquiries by City and housing choice voucher (HCV) recipients by tract are shown in Figure C-1. HCVs are most concentrated in the areas east of El Segundo, near Inglewood, the City of Los Angeles, and in the adjacent unincorporated County areas. Public housing buildings are concentrated in the same area. However, there are many public housing buildings scattered throughout the County.

According to the HCD AFFH Data Viewer, there has been only two FHEO inquiries in El Segundo since 2013. Both were unrelated to a specific basis of discrimination. There is no additional discrimination complaint or case data available for the City of El Segundo.

There are no concentrations of renters receiving housing choice vouchers (HCVs) in the City. There are also no public housing buildings in El Segundo.

Figure C-1: Public Housing Buildings, FHEO Inquiries by City, and HCVs by Tract



Source: HCD AFFH Data Viewer, HUD 2013-2021, 2021.

## 2. Integration and Segregation

### RACE AND ETHNICITY

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

Dissimilarity indices can be used to measure the evenness of distribution between two groups in an area. Dissimilarity indices are commonly used to measure segregation. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The following analysis of racial/ethnic segregation also includes racial/ethnic minority population trends, maps of minority concentrated areas over time, and an analysis of the City’s sites inventory as it relates to minority (non-White) concentrated areas.

**Regional Trend.** As shown in Table C-1, racial/ethnic minority groups make up 73.7% of the Los Angeles County population. Nearly half of the Los Angeles County population is Hispanic/Latino (48.5%), 26.2% of the population is White, 14.4% is Asian, and 7.8% is Black/African American. El Segundo and the neighboring cities of Hermosa Beach, Manhattan Beach, and Redondo Beach have significantly smaller populations of racial/ethnic minority (non-White) populations compared to the County, while Hawthorne and Inglewood have racial/ethnic minority populations exceeding the countywide average. Of the selected jurisdictions, Inglewood has the largest racial/ethnic minority population (95.5%), and Hermosa Beach has the smallest (22%).

**Table C-1: Racial/Ethnic Composition – L.A. County, El Segundo, and Neighboring Cities**

Race/Ethnicity	El Segundo	Hawthorne	Hermosa Beach	Inglewood	Manhattan Beach	Redondo Beach	LA County
White	62.0%	10.3%	78.0%	4.5%	73.3%	60.3%	26.2%
Black/African American	3.7%	24.1%	1.0%	39.6%	0.4%	3.1%	7.8%
American Indian/Alaska Native	0.0%	0.2%	0.6%	0.3%	0.2%	0.3%	0.2%
Asian	10.2%	7.5%	5.2%	2.0%	13.4%	13.5%	14.4%
Native Hawaiian/Pacific Islander	0.1%	0.3%	0.0%	0.4%	0.1%	0.1%	0.2%
Some other race	0.4%	0.5%	0.3%	0.4%	0.1%	0.6%	0.3%
Two+ races	7.4%	2.2%	5.6%	2.2%	4.5%	6.1%	2.3%
Hispanic/Latino	16.2%	54.8%	9.4%	50.6%	8.0%	16.0%	48.5%

Source: 2015-2019 American Community Survey (ACS), 5-Year Estimates.

As discussed previously, HUD’s dissimilarity indices can be used to estimate segregation levels over time. Dissimilarity indices for Los Angeles County are shown in Table C-2. Dissimilarity indices between non-White and White groups indicate that the County has become increasingly segregated since 1990. Segregation between Black and White communities has decreased, while segregation

between Hispanic and Asian/Pacific Islander communities and White communities has increased. According to HUD’s thresholds, all White and non-White communities in Los Angeles County are highly segregated.

**Table C-2: Racial/Ethnic Dissimilarity Trends – Los Angeles County**

	1990	2000	2010	Current
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

Figure C-2 shows that most areas in Los Angeles County have high concentrations of racial/ethnic minorities. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, and the Pacific Palisades neighborhood generally have smaller non-White populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley, and central Los Angeles areas have majority racial/ethnic minority populations. El Segundo’s racial/ethnic minority populations are comparable to surrounding jurisdictions. Coastal communities north and south of El Segundo tend to have smaller racial/ethnic minority populations, while communities east of El Segundo, such as Hawthorne and Inglewood, have larger concentrations racial/ethnic minorities.

**Local Trend.** According to the 2015-2019 ACS, 38% of the El Segundo population belongs to a racial or ethnic minority group, an increase from 30.5% during the 2006-2010 ACS. In comparison, 73.7% of Los Angeles County residents belong to a racial or ethnic minority group. Since the 2006-2010 ACS, the City has seen a decline in the White, American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and Hispanic populations and increase in the Black/African American population, Asian population, persons of a race not listed (“some other race”), and persons of two or more races (Table C-3).

**Table C-3: Change in Racial/Ethnic Composition (2010-2019)**

Race/Ethnicity	2010		2019	
	Persons	Percent	Persons	Percent
White	11,499	69.5%	10,375	62.0%
Black/African American	276	1.7%	626	3.7%
American Indian/Alaska Native	90	0.5%	0	0.0%
Asian	956	5.8%	1,701	10.2%
Native Hawaiian/Pac. Islander	26	0.2%	9	0.1%
Some other race	21	0.1%	70	0.4%
Two or more races	649	3.9%	1,241	7.4%
Hispanic/Latino	3,017	18.2%	2,709	16.2%
<b>Total</b>	<b>16,534</b>	<b>100%</b>	<b>16,731</b>	<b>100.0%</b>

Source: 2015-2019 and 2006-2010 ACS (5-Year Estimates).

Because HUD does not provide dissimilarity indices for El Segundo, dissimilarity was calculated based on the 2000 and 2010 decennial census and 2015-2019 ACS. Indices for the City are presented in Table C-4. Dissimilarity between non-White and White communities in El Segundo has worsened since 2000. Based on HUD’s definition of the various levels of the index, segregation between Hispanic/White and Asian /White El Segundo residents is low. However, Black and White communities are highly segregated. Compared to the County as a whole, El Segundo is less segregated based on dissimilarity indices.

**Table C-4: Racial/Ethnic Dissimilarity Trends – El Segundo**

	2000	2010	2019
Non-White/White	14.35	13.48	22.87
Black/White	36.67	22.11	63.26
Hispanic/White	23.43	15.18	33.49
Asian/White	14.83	14.21	24.51
Source: 2000 and 2010 Decennial Census; 2015-2019 ACS (5-Year Estimates); Veronica Tam & Associates, 2021.			

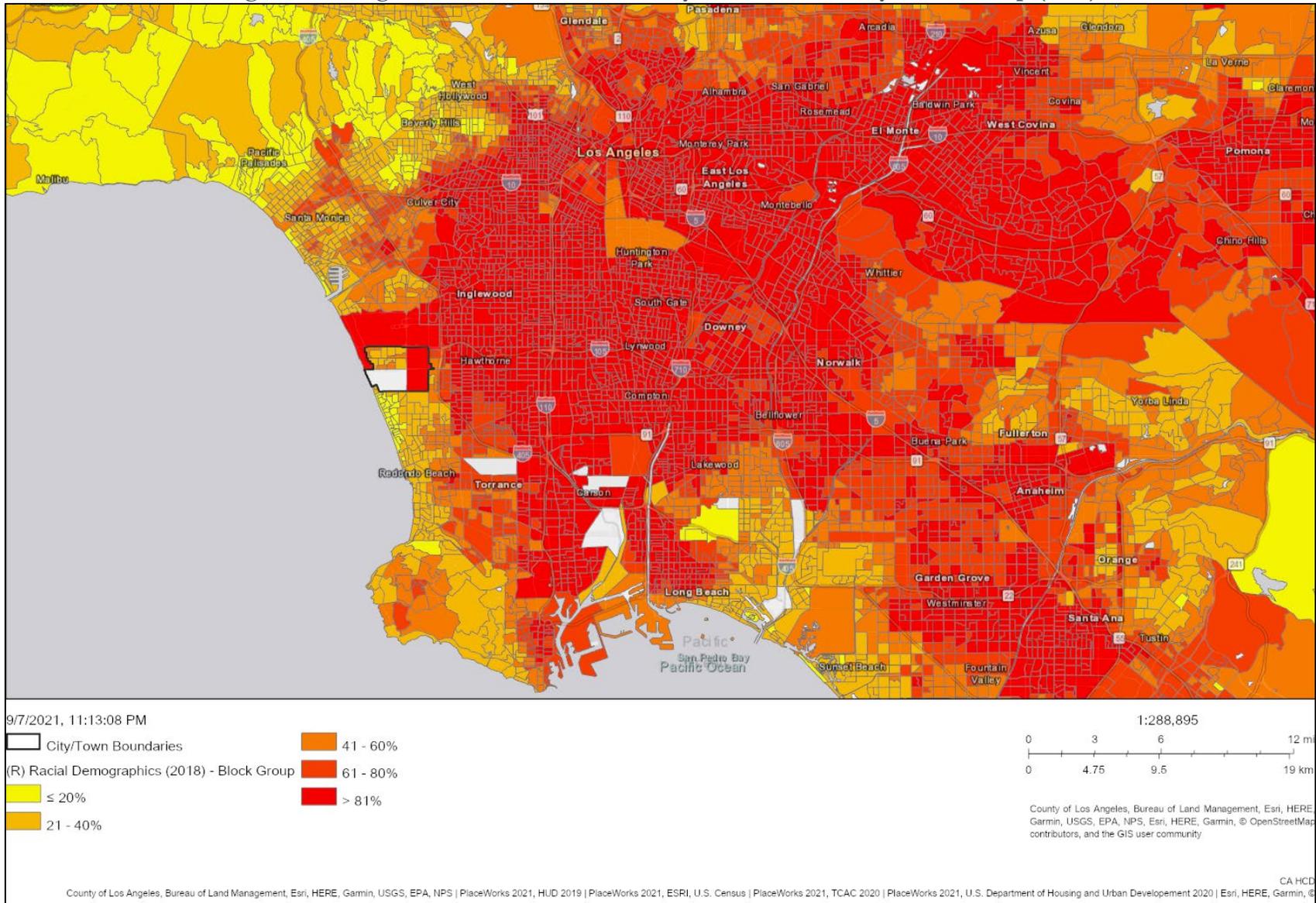
Figure C-3 and Figure C-4 compare racial or ethnic minority concentrations in El Segundo in 2010 and 2018. The eastern side of the City has seen the most significant increase in non-White populations, from less than 20% in 2010 to more than 81% in 2018. Between 21% and 60% of the population belongs to a racial/ethnic minority group in the northeastern corner of the City. Nearly all residential units are located in this section of the City.

**Sites Inventory.** To assess the City’s sites inventory used to meet the 2021-2029 RHNA, the distribution of units by income category and non-White block group population are shown in Figure C-4 and . The City relies on mixed use overlay sites and potential redevelopment sites in the housing overlay to meet the 2021-2029 RHNA. All sites are located in the northwestern corner of the City where nearly all existing residential units are located. Additional information on current zoning designations in El Segundo is provided Section 6, *Other Relevant Factors*, of this Assessment of Fair Housing. Refer to Chapter 5, Housing Opportunities, of this Housing Element for the complete RHNA strategy. Most units are in block where 41-60% of the population belongs to a racial/ethnic minority group, including all 71.6% of lower income units, 70.4% of moderate income units, and 77.4% of above moderate income units. The remaining RHNA units are in block groups where 21-40% of the population belongs to a racial or ethnic minority group. It is relevant to note that the block group containing RHNA sites with the largest non-White population has a racial/ethnic minority population of only 46%. The racial/ethnic minority population ranges provided by the HCD AFFH Data Viewer may exaggerate the concentration of minority groups in El Segundo block groups. Of block groups containing RHNA units, racial or ethnic minority populations range from 29.6% to 46%. The City’s RHNA strategy does not concentrate RHNA units, specifically lower income units, in areas where the racial/ethnic minority population exceeds the Citywide trend.

**Table C-5: Distribution of RHNA Units by Racial/Ethnic Minority Population**

Racial/Ethnic Minority Population (Block Group)	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
21-40%	73	28.4%	55	29.6%	53	22.6%	181	26.7%
41-60%	184	71.6%	131	70.4%	182	77.4%	497	73.3%
<b>Total</b>	<b>257</b>	<b>100.0%</b>	<b>186</b>	<b>100.0%</b>	<b>235</b>	<b>100.0%</b>	<b>678</b>	<b>100.0%</b>

Figure C-2: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)



Source: HCD AFFH Data Viewer (2018), 2021.

Figure C-3: Racial/Ethnic Minority Concentrations by Block Group (2010)

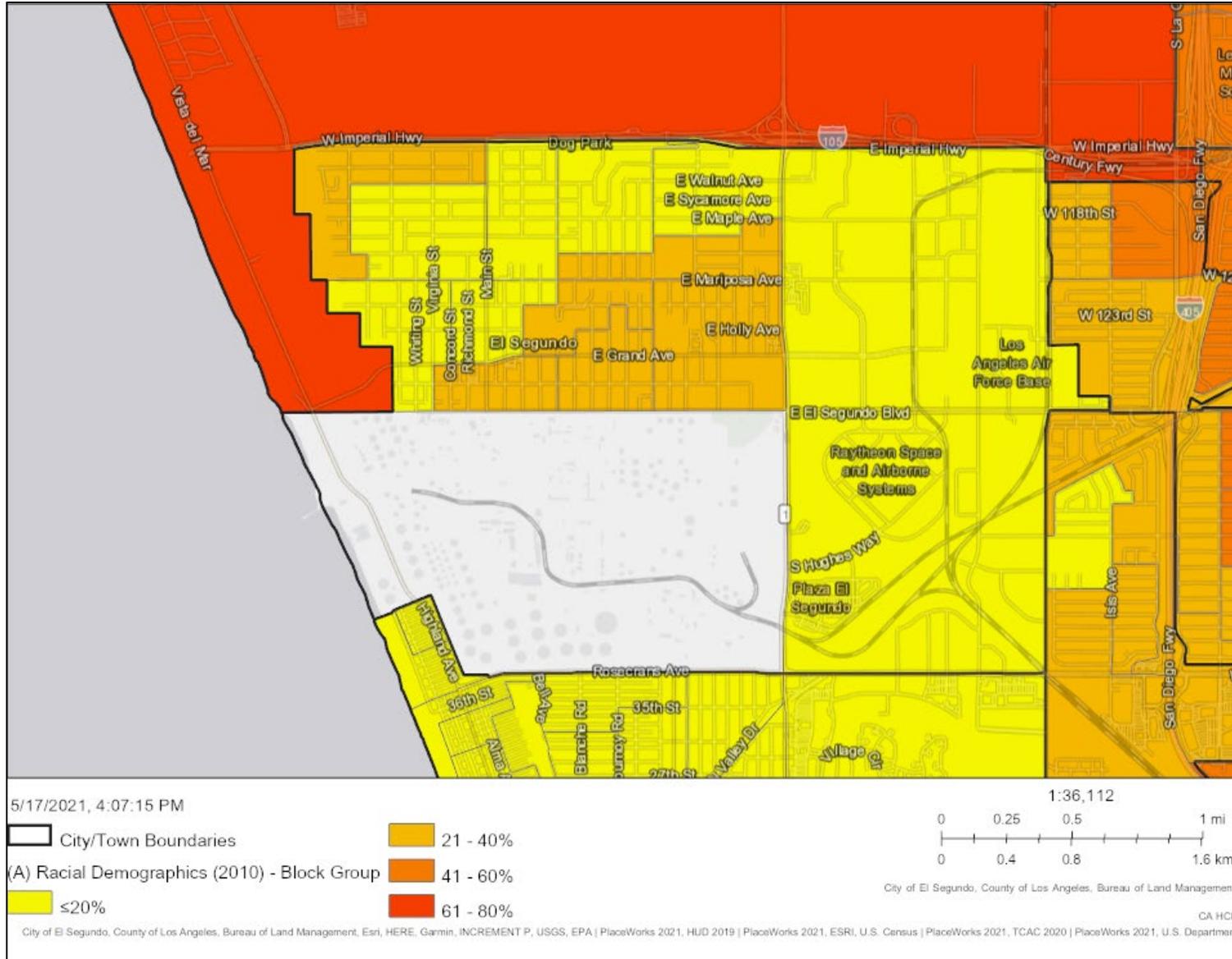
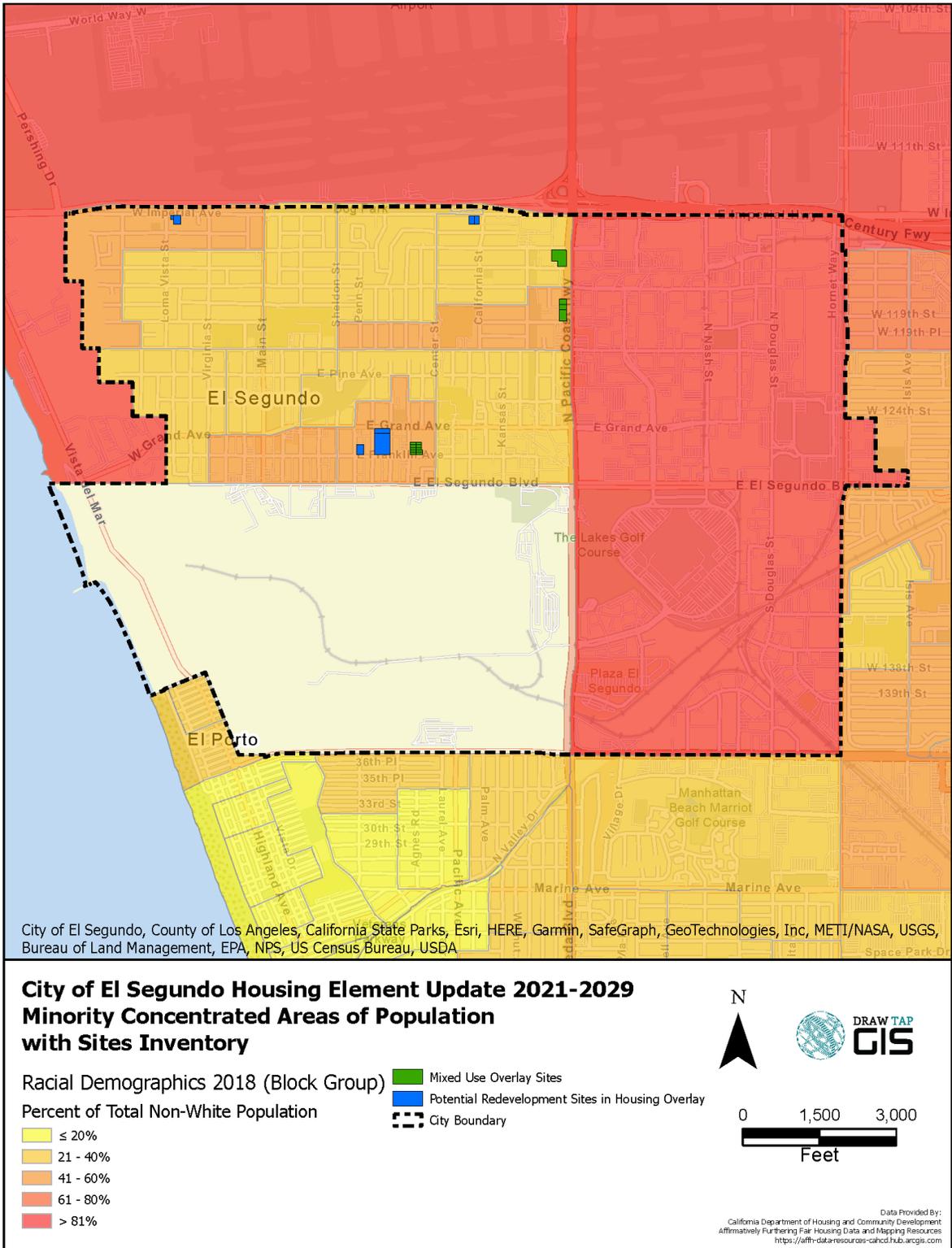


Figure C-4: Racial/Ethnic Minority Concentrations by Block Group and Sites Inventory (2018)



Source: HCD AFFH Data Viewer (2010-2018), 2021.

## **DISABILITY**

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

**Regional Trend.** According to the 2015-2019 ACS, 9.9% of Los Angeles County residents experience a disability. Only 6.2% of the El Segundo population experiences a disability. El Segundo has a smaller population of persons with disabilities compared to the neighboring cities of Hawthorne (9.6%), Hermosa Beach (6.7%), Inglewood (12.5%), and Redondo Beach (6.5%), but larger than Manhattan Beach (5.6%).

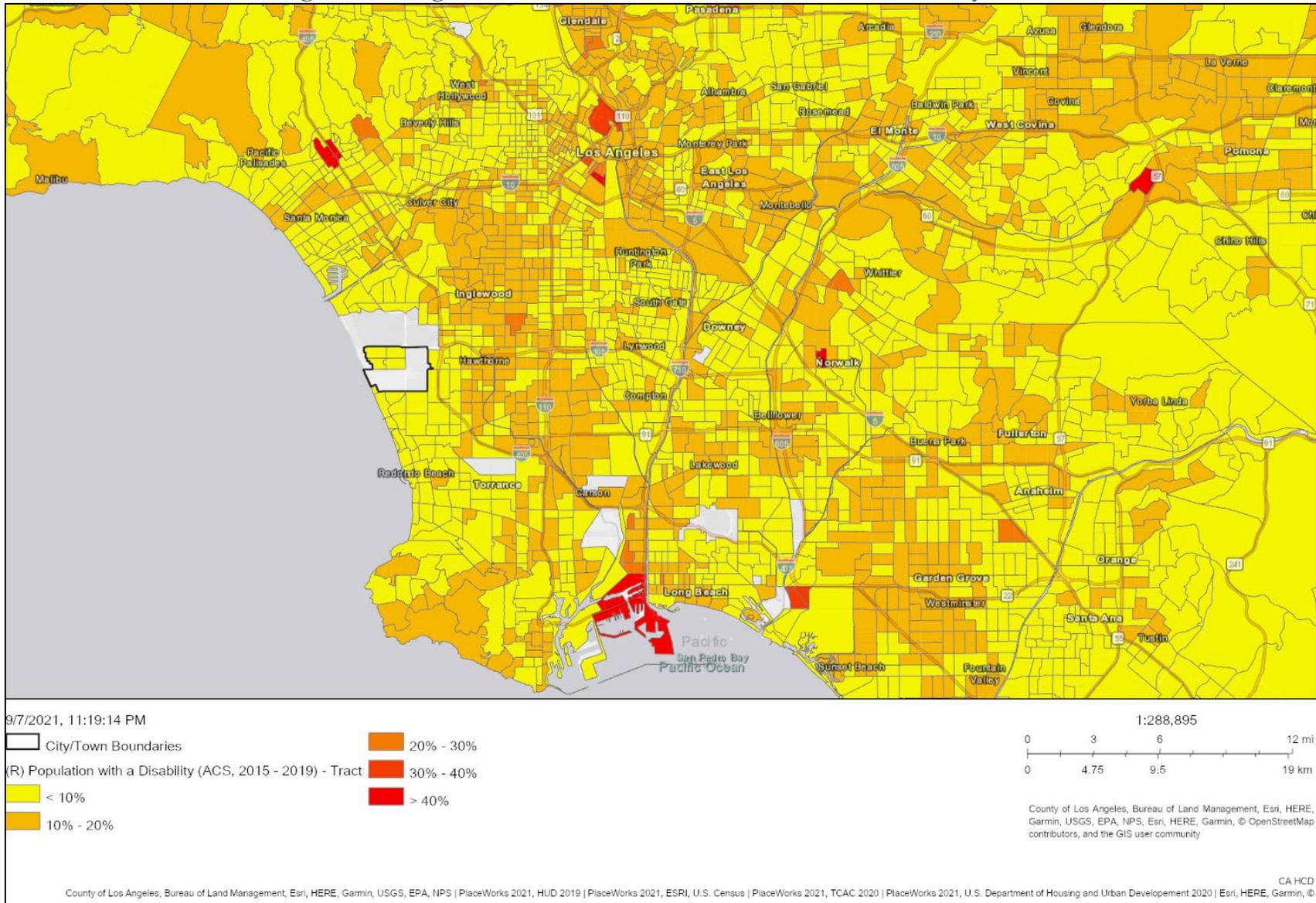
As shown in Figure C-5, less than 20% of the population in most tracts in Los Angeles County experience a disability. Tracts with disabled populations exceeding 20% are not concentrated in one area of the County. Tracts with populations of persons with disabilities exceeding 20% are near the cities of Inglewood, the City of Los Angeles, Long Beach, Norwalk, and Santa Monica. The coastal cities of El Segundo, Manhattan Beach, Hermosa Beach, and Redondo Beach tend to have smaller disabled populations. The concentration of persons with disabilities in El Segundo is comparable to neighboring jurisdictions.

**Local Trend.** All tracts in El Segundo have populations of persons with disabilities below 10% (Figure C-6). Independent living and cognitive difficulties are the most common disability type in El Segundo; 2.7% of the population experiences an independent living difficulty, 2.6% experiences a cognitive difficulty, 2.5% experiences an ambulatory difficulty, 2.2% experiences a hearing difficulty, 1.1% experiences a vision difficulty, and 0.9% experiences a self-care difficulty.

Disabilities are generally more common amongst aging populations. Over 35% of El Segundo residents above the age of 75 experience a disability and 17% of residents between the ages of 65 and 74 experience a disability. Approximately 11% of the population citywide is aged 65 or older.

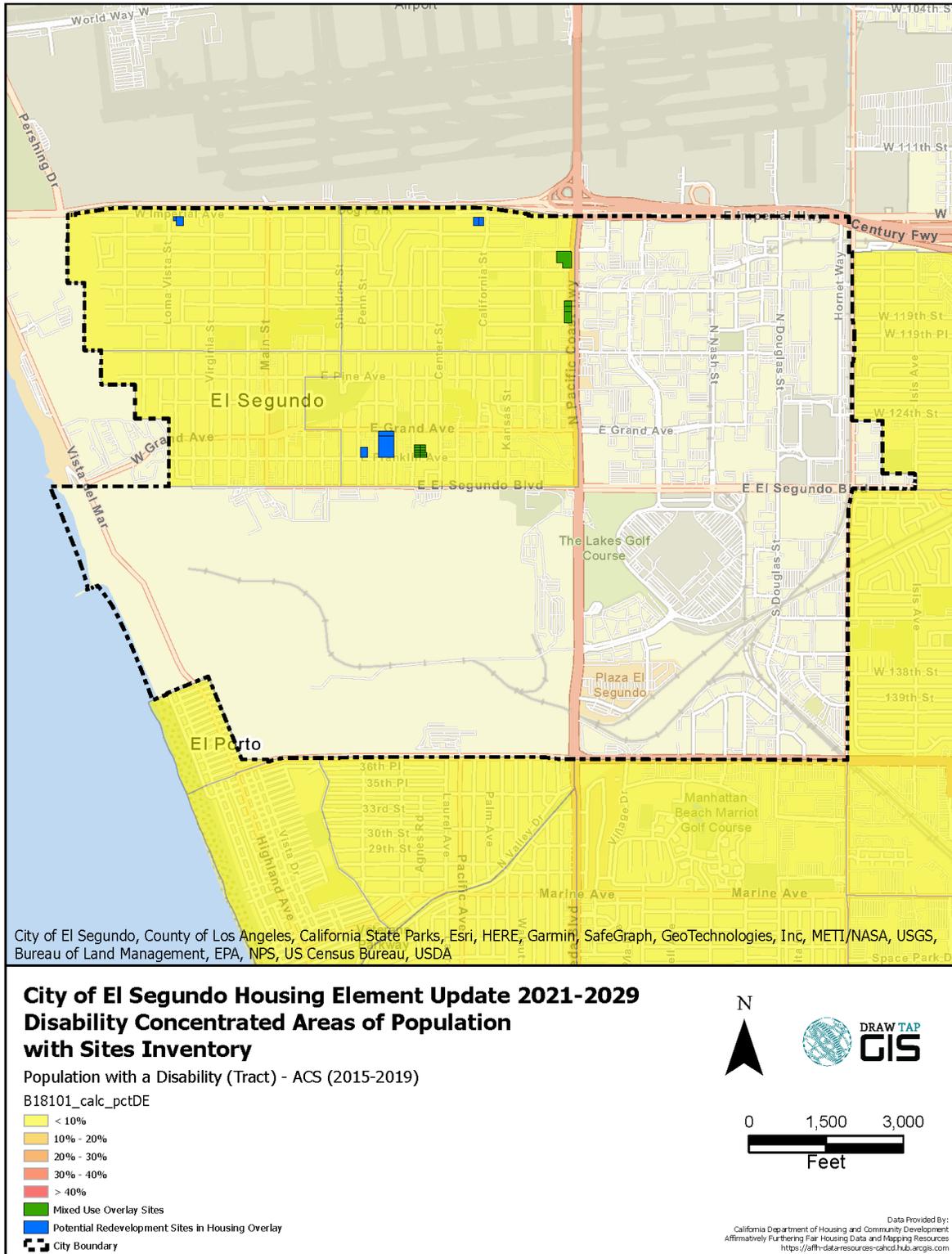
**Sites Inventory.** All sites selected to meet the 2021-2029 RHNA are in tracts where less than 10% of the population experiences one or more disabilities. The City's RHNA strategy does not concentrate RHNA units of any income level in areas where populations of persons with disabilities are more prevalent.

Figure C-5: Regional Concentrations of Persons with Disabilities by Tract



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-6: Concentrations of Persons with Disabilities by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

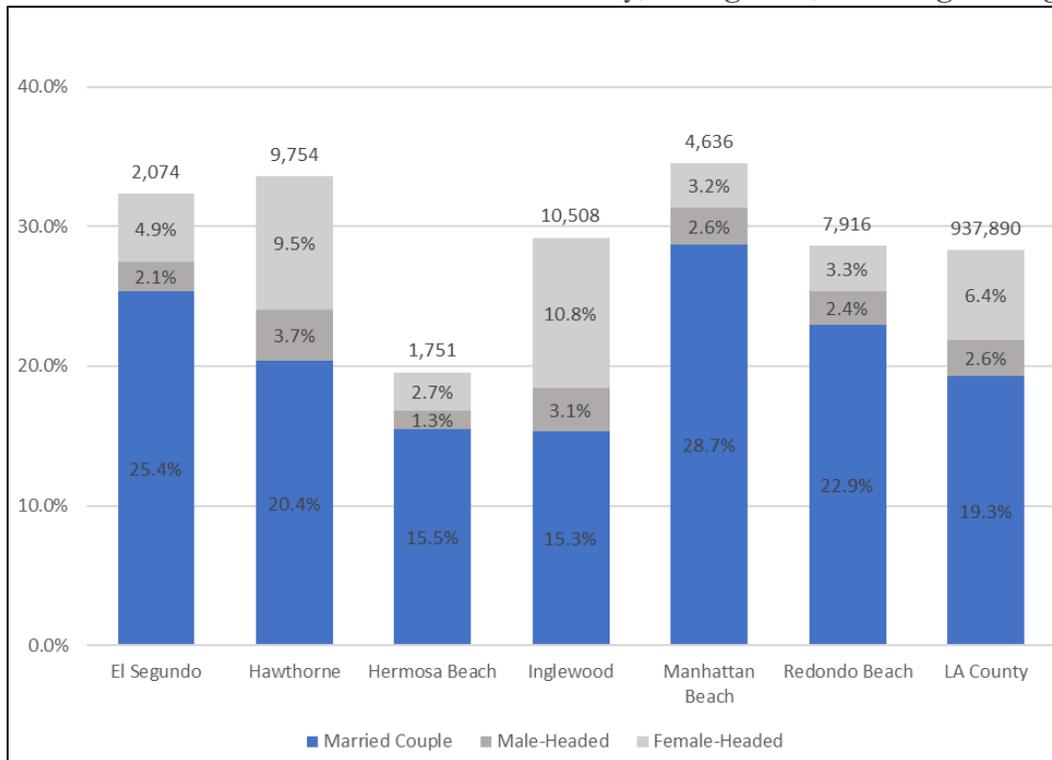
**FAMILIAL STATUS**

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law.

**Regional Trend.** Approximately 32% of El Segundo households are families with one or more child under the age of 18. The City’s share of households with children is larger than the County, and the neighboring cities of Hermosa Beach, Inglewood, and Redondo Beach, but smaller than Hawthorne and Manhattan Beach (Figure C-7). Of the selected jurisdictions, Inglewood has the largest proportion of single-parent households representing 13.9% of all households in the City, while only 4% percent of households in Hermosa Beach are single-parent households.

More than 60% of children in most areas around Rolling Hills, Burbank, Redondo Beach, and the Pacific Palisades neighborhood live in married couple households (Figure C-8). Figure C-9 shows percent of children living in single-parent female-headed households by tract. Children in female-headed households are most concentrated in the areas east of El Segundo, including Inglewood, the City of Los Angeles, and unincorporated Los Angeles County communities, and the areas around Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

**Figure C-7: Households with Children – L.A. County, El Segundo, and Neighboring Cities**



Source: 2015-2019 ACS (5-Year Estimates).

**Local Trend.** El Segundo has seen an increase in households with children since 2010. During the 2006-2010 ACS, there were 1,999 households with children representing 27.5% of all City households. The most recent 2015-2019 ACS estimates there is now only 2,074 households with children in El Segundo representing 32% of all households in the City. Approximately 7% of households in the City are single-parent households including 4.9% female-headed single-parent households. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

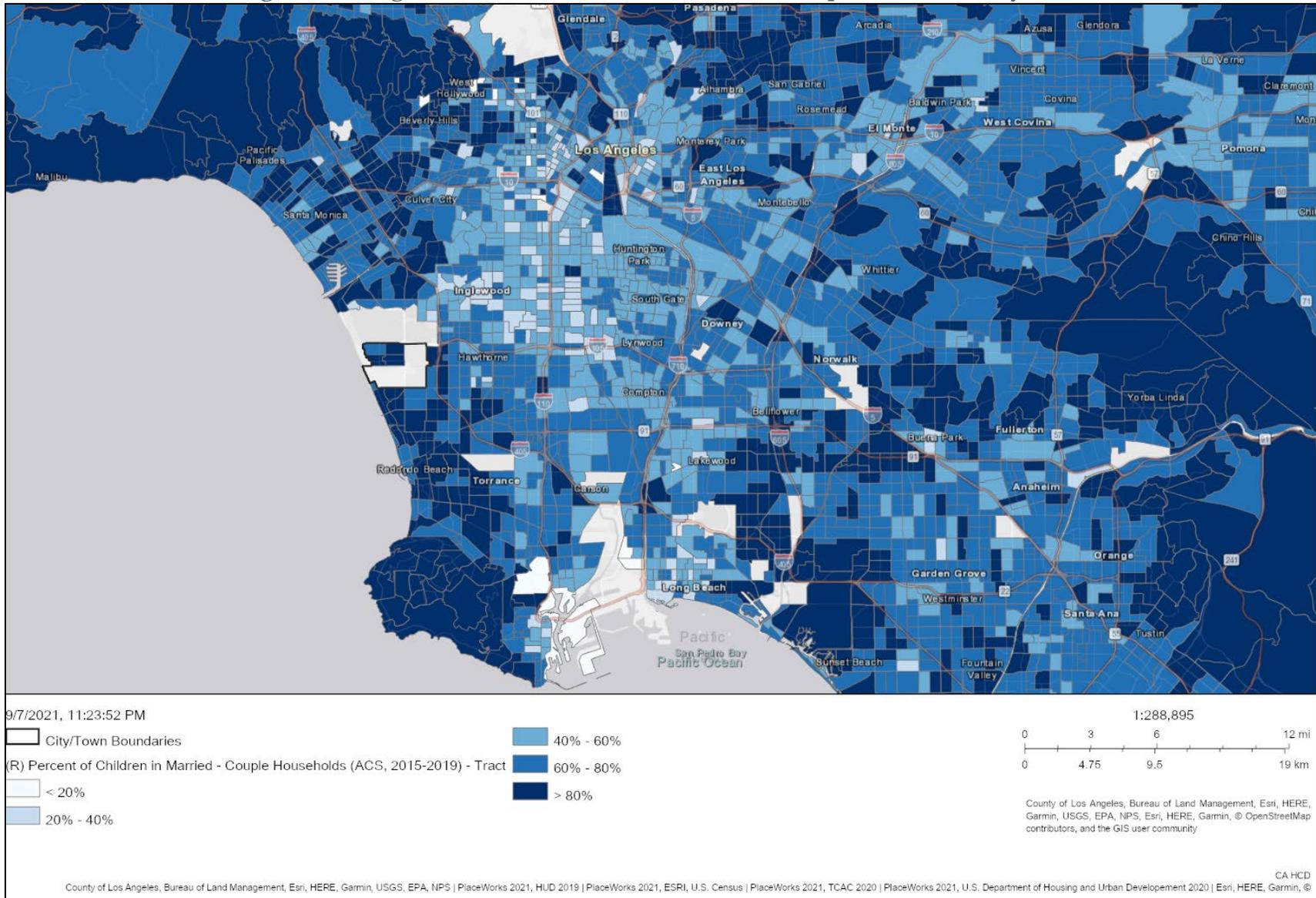
As shown in Figure C-10, more than 60% of children live in married couple households in all El Segundo tracts. There are no tracts where more than 20% of children live in single-parent female-headed households according to HCD’s AFFH data viewer.

**Sites Inventory.** The distribution of RHNA units by population of children residing in married couple households is shown in Table C-6 and Figure C-10. Consistent with the Citywide trend, most RHNA units, including 93.8% of lower income units, 93.5% of moderate income units, and 94.9% of above moderate income units, are in tracts where more than 80 percent of children reside in married couple households. There is one tract in the City, in the northwestern corner, where only 75.6 percent of children reside in married couple households. Approximately 5.9% of RHNA units are located in this tract. The City’s RHNA strategy does not disproportionately place sites in areas where fewer children reside in married couple households. As discussed above, there are no tracts in El Segundo where more than 20% of children reside in single-parent female-headed households.

**Table C-6: Distribution of RHNA Units by Children in Married Couple Households**

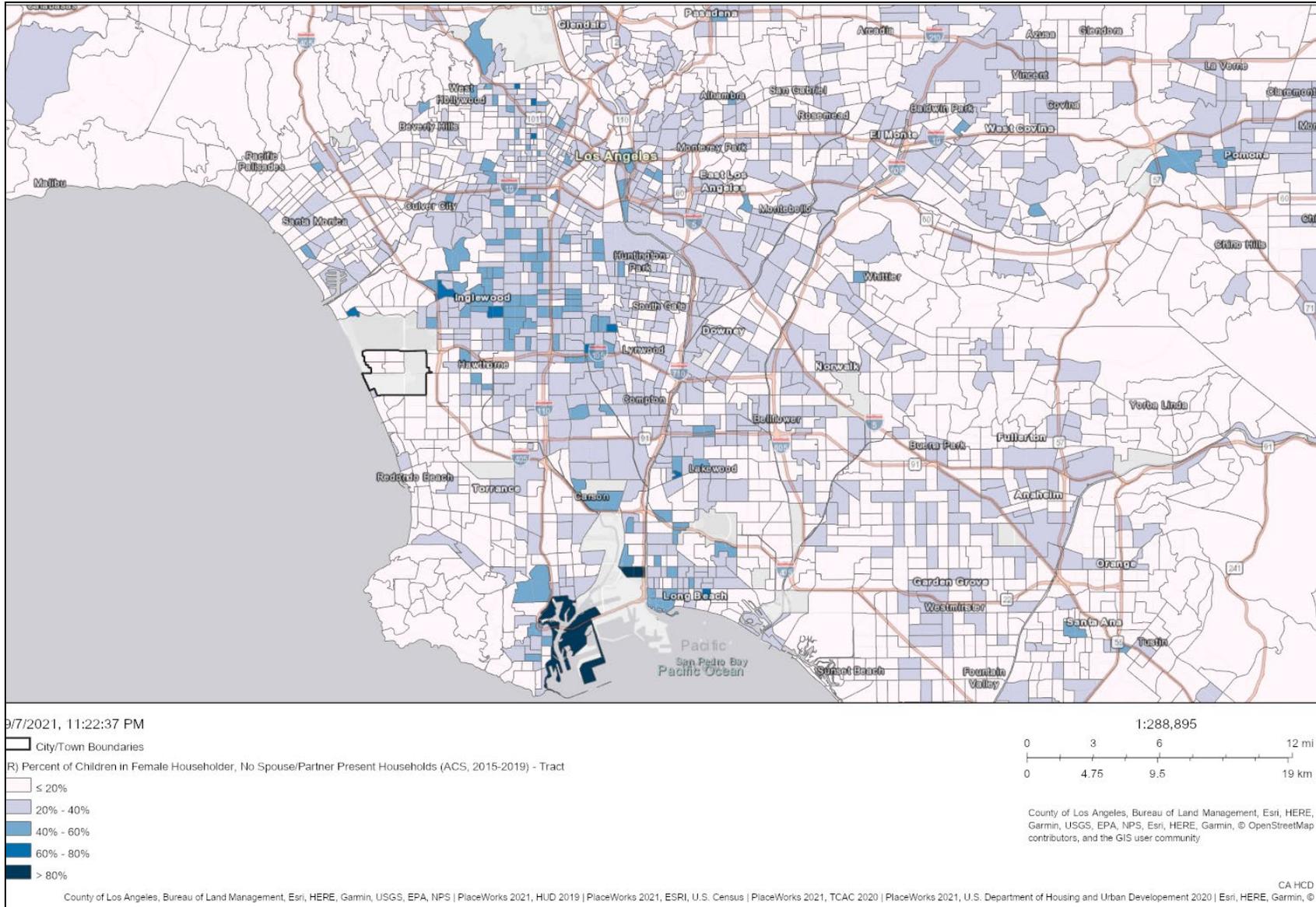
Percent of Children in Married Couple HHs (Tract)	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
60-80%	16	6.2%	12	6.5%	12	5.1%	40	5.9%
>80%	241	93.8%	174	93.5%	223	94.9%	638	94.1%
<b>Total</b>	<b>257</b>	<b>100.0%</b>	<b>186</b>	<b>100.0%</b>	<b>235</b>	<b>100.0%</b>	<b>678</b>	<b>100.0%</b>

Figure C-8: Regional Percent of Children in Married Couple Households by Tract



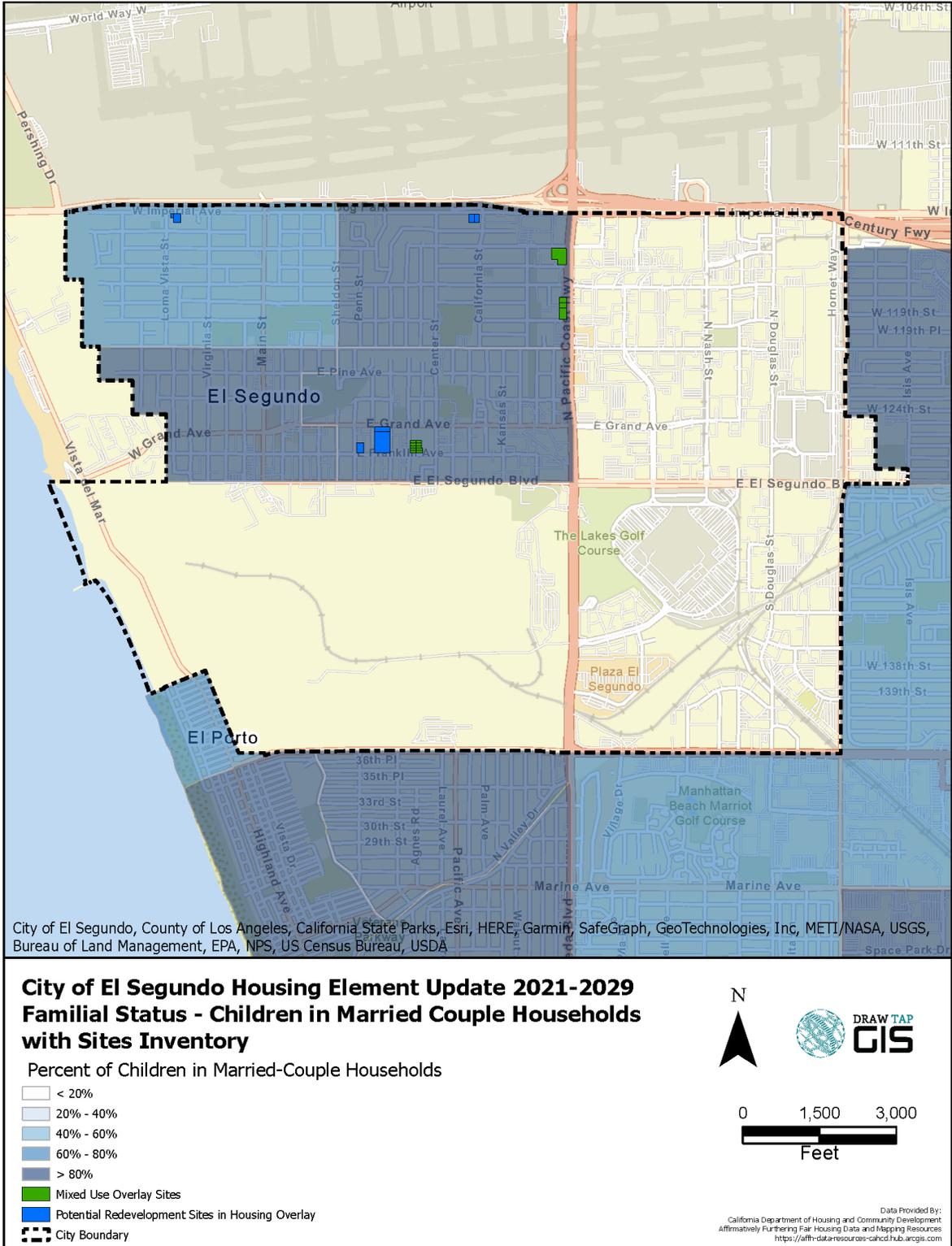
Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-9: Regional Percent of Children in Female-Headed Households by Tract



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-10: Children in Married Couple Households by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

## INCOME

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI (based on HUD’s income definition of up to 80% of the AMI).

**Regional Trend.** Table C-7 shows that only 24.3% of El Segundo households earn 80% or less than the area median income and are considered lower income, compared to 41.3% Countywide. According to the 2015-2019 ACS, the median household income in El Segundo is \$109,577, significantly higher than \$68,044 countywide. El Segundo also has a higher median income than the nearby cities of Hawthorne (\$54,215) and Inglewood (\$54,400), but lower than Hermosa Beach (\$136,702), Manhattan Beach (\$153,023), and Redondo Beach (\$113,499).

**Table C-7: Income Level Distribution**

Income Category	El Segundo		Los Angeles County	
	Households	Percent	Households	Percent
Very Low Income (<50% AMI)	835	12.6%	859,239	26.1%
Low Income (50-80% AMI)	781	11.8%	501,140	15.2%
Moderate Income (80-120% AMI)	991	14.9%	532,128	16.1%
Above Moderate Income (>120% AMI)	4,031	60.7%	1,402,692	42.6%
<b>Total Households</b>	<b>6,638</b>	<b>100.0%</b>	<b>3,295,199</b>	<b>100.0%</b>
Note: AMI = Area Median Income				
Source: Southern California Association of Governments (SCAG) Final RHNA Data Appendix, 2020.				

Figure C-11 shows LMI areas regionally. Coastal cities, from Rancho Palos Verdes to El Segundo, and the Pacific Palisades neighborhood have low concentrations of LMI households. In these areas, less than 25% of the population is LMI in most tracts. LMI households are most concentrated in the central Los Angeles County region around the City of Los Angeles. There are smaller concentrations of LMI households in and around the cities of Glendale, El Monte, San Fernando, and Long Beach. El Segundo has LMI household concentrations consistent with coastal cities to the north and south.

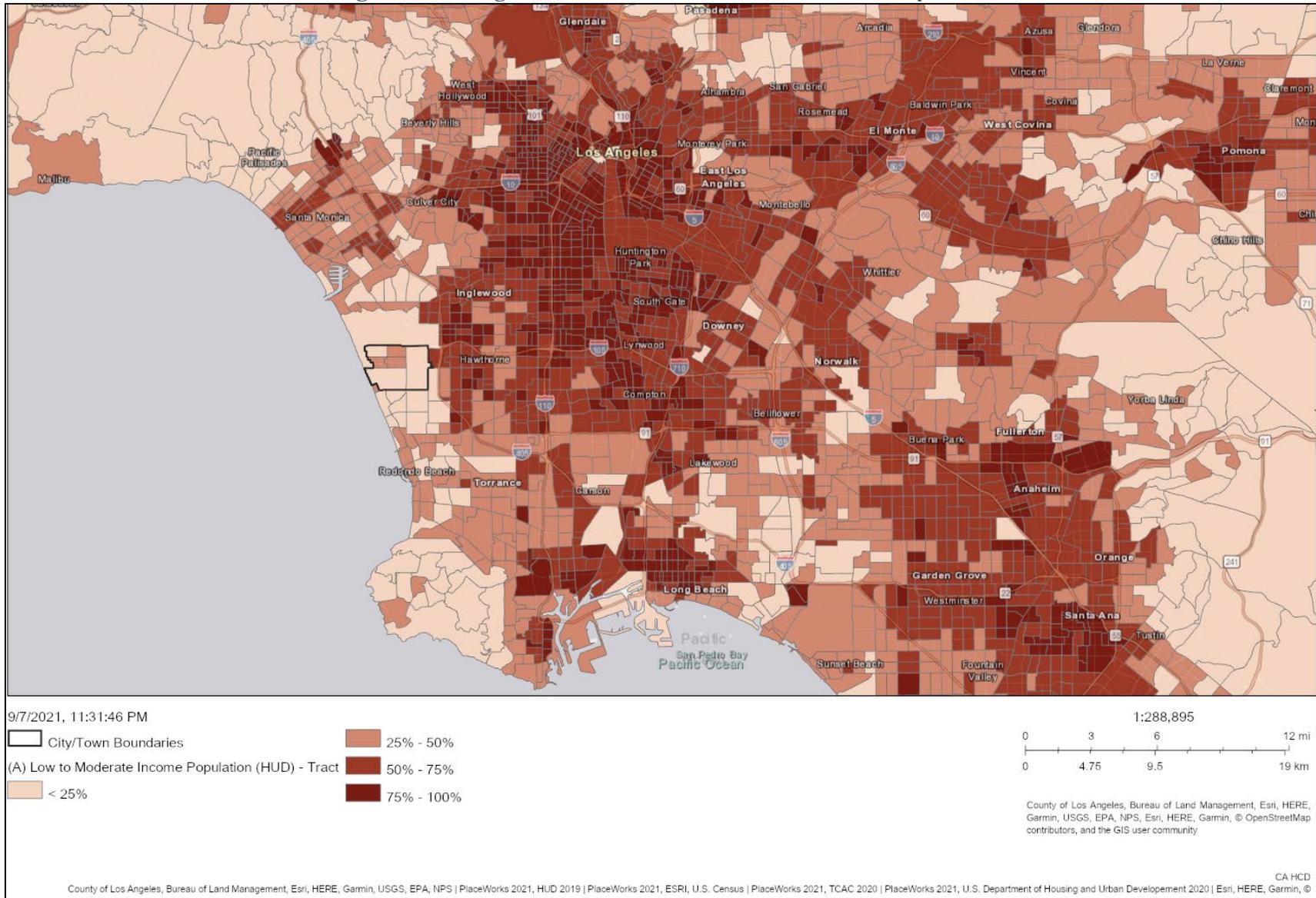
**Local Trend.** As discussed above, less than a quarter of El Segundo households are in the low or moderate income categories. Figure C-12 shows LMI concentrations by block group in the City. According to HUD’s definition, there are no LMI areas in El Segundo. Less than 50% of households in all block groups are LMI.

**Sites Inventory.** Figure C-12 also shows the mixed use overlay sites and potential redevelopment sites in the housing overlay used to meet the 2021-2029 RHNA. None of the sites are in LMI areas where more than 51% of households are low or moderate income. However, a larger proportion of lower and moderate income units are in block groups where 25% to 50% of households are LMI, compared to above moderate income units. Approximately 60% of lower income units and 62% of moderate income units are in tracts where more than 25% of the population is LMI compared to only 50% of above moderate income units. Despite this, none of the sites selected are in LMI areas. The City’s RHNA strategy does not exacerbate existing conditions related to LMI households. Further, sites are located in various areas of the residential section of El Segundo, promoting housing suitable for households of all income levels throughout the City to the greatest extent possible.

**Table C-8: Distribution of RHNA Units by Concentration of LMI Households**

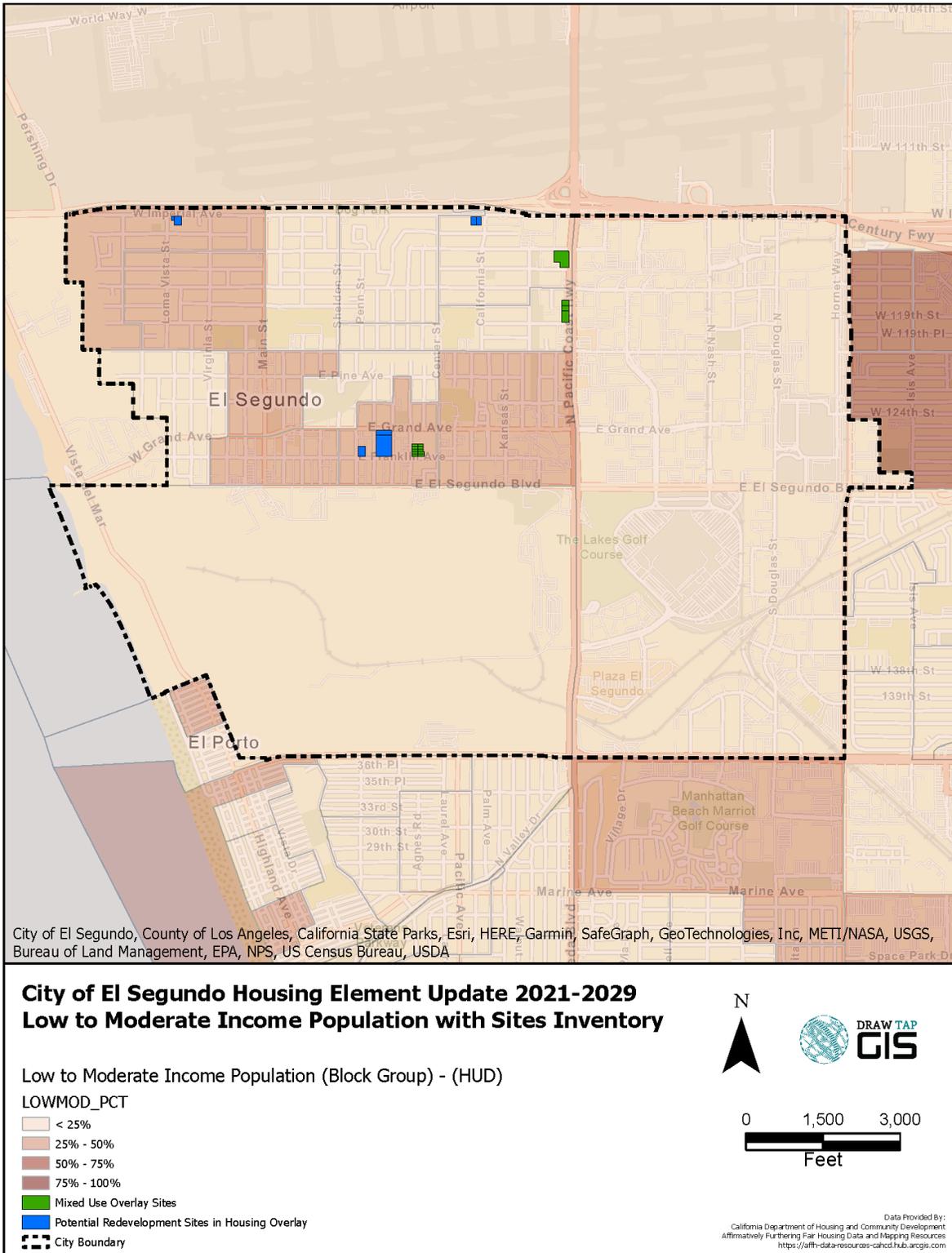
Population of LMI HHs (Block Group)	Lower Income		Moderate Income		Above Mod. Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	103	40.1%	71	38.2%	117	49.8%	291	42.9%
25-50%	154	59.9%	115	61.8%	118	50.2%	387	57.1%
<b>Total</b>	<b>257</b>	<b>100.0%</b>	<b>186</b>	<b>100.0%</b>	<b>235</b>	<b>100.0%</b>	<b>678</b>	<b>100.0%</b>

Figure C-11: Regional LMI Household Concentrations by Tract



Source: HCD AFFH Data Viewer, HUD LMI database (based on 2011-2015 ACS), 2021.

Figure C-12: LMI Household Concentrations by Block Group and Sites Inventory



Source: HCD AFFH Data Viewer, HUD LMI database (based on 2011-2015 ACS), 2021.

### 3. Racially or Ethnically Concentrated Areas of Poverty

#### RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPS)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. HCD and the California Tax Credit Allocation Committee (TCAC) convened as the Fair Housing Task Force to create opportunity maps. The maps also identify areas of high segregation and poverty. TCAC Opportunity Maps are discussed in more detail in the following section of this fair housing assessment.

**Regional Trend.** Approximately 15% of the County population is below the federal poverty level (Table C-9). Black/African American, American Indian/Alaska Native, persons of a race not listed (“Some other race”), and Hispanic/Latino populations all experience poverty at a higher rate than the average countywide. The proportion of non-Hispanic White residents under the poverty level is the lowest compared to other racial/ethnic groups in the County. Over 21% of persons with disabilities are also below the poverty level.

**Table C-9: Poverty Status by Race/Ethnicity and Disability Status**

	Percent Below Poverty Level	
	El Segundo	L.A. County
Black or African American	1.6%	20.8%
American Indian and Alaska Native	59.5%	18.1%
Asian	2.4%	11.1%
Native Hawaiian and Other Pacific Islander	0.0%	11.5%
Some other race	31.2%	19.2%
Two or more races	6.5%	11.7%
Hispanic or Latino (of any race)	11.9%	18.1%
White alone, not Hispanic or Latino	5.1%	9.6%
With a disability	--	21.2%
Population for whom poverty status is determined	5.9%	14.9%

Note: -- = Data not available.  
Source: 2015-2019 ACS (5-Year Estimates).

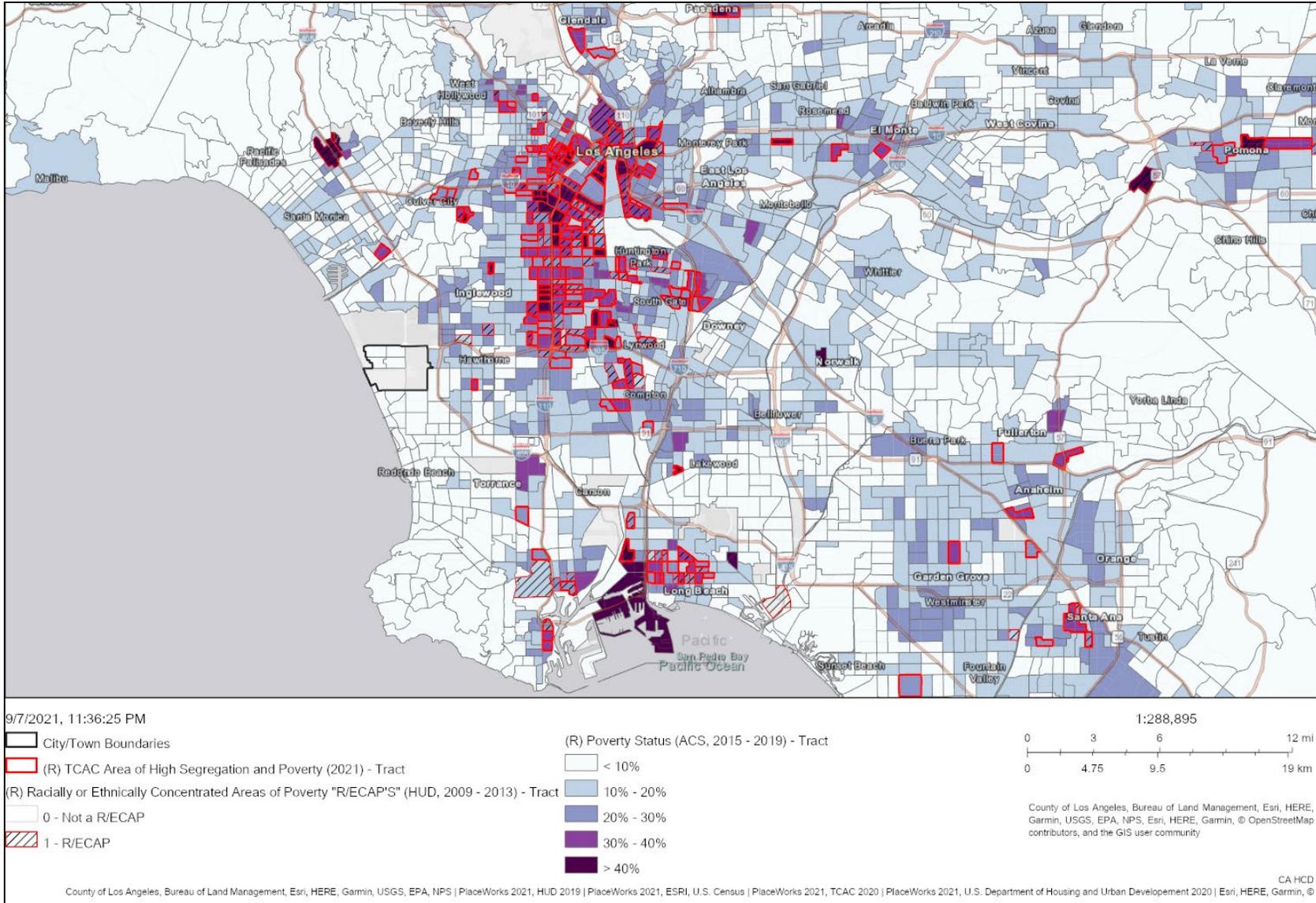
Figure C-13 shows R/ECAPs, TCAC designated areas of high segregation and poverty, and poverty status in the Los Angeles County region. R/ECAPs and areas of high segregation and poverty are concentrated in the central County areas around the City of Los Angeles. Areas of high segregation and poverty have also been identified in tracts east of El Segundo in Hawthorne and Inglewood. Tracts with larger populations of persons experiencing poverty are also concentrated in these areas.

**Local Trend.** As presented in Table C-9 above, only 5.9% of the El Segundo population is below the poverty level, significantly lower than the rate countywide. American Indian and Alaska Native residents experienced poverty at the highest rate. Nearly 60% the American Indian and Alaska Native population, 31.2% of the population belonging to a race not listed (“some other race”), and 11.9% of the Hispanic or Latino population is below the poverty level.

There are no R/ECAPs or TCAC-designated areas of high segregation and poverty in the City and fewer than 10% of the population in all El Segundo tracts have incomes below the poverty level.

**Sites Inventory.** There are no R/ECAPs or TCAC areas of high segregation and poverty in El Segundo; therefore, no sites selected to meet the RHNA are in tracts with these designations.

Figure C-13: R/ECAPs, TCAC Areas of High Segregation and Poverty, and Poverty Status by Tract



Source: HCD AFFH Data Viewer, HUD 2009-2013 R/ECAP database, TCAC 2021, 2015-2019 ACS, 2021.

## **RACIALLY/ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE (RCAAS)**

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.<sup>5</sup> According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” Based on their research, HCD defines RCAAs as census tracts where 1) 80% or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

**Regional Trend.** Figure C-14 shows racial/ethnic minority populations and median income by block group in the El Segundo region. Jurisdictions along the coast, including El Segundo, Manhattan Beach, and the Playa Vista neighborhood, have higher median incomes and smaller racial/ethnic minority populations. Cities east of El Segundo such as Hawthorne, Lawndale, and Inglewood, have higher concentrations of racial/ethnic minorities. Many block groups in the areas east of El Segundo also have median incomes below the 2020 State median income of \$87,100. There is a small concentration of RCAAs, block groups with median incomes exceeding \$125,000 and racial/ethnic minority populations below 20%, in Manhattan Beach.

**Local Trend.** As discussed previously, only 38% of the El Segundo population belongs to a racial or ethnic minority group. The remaining 62% of the population is non-Hispanic White. Racial/ethnic minority populations and median income by El Segundo block group are presented in Figure C-15. Of the block groups in the City with data for income, two have median incomes exceeding \$125,000, two have median incomes below the State median, and the remaining have median incomes between \$87,100 and \$125,000. There are no block groups in the City where racial/ethnic minorities make up less than 20% of the population; therefore, there are no RCAAs in El Segundo.

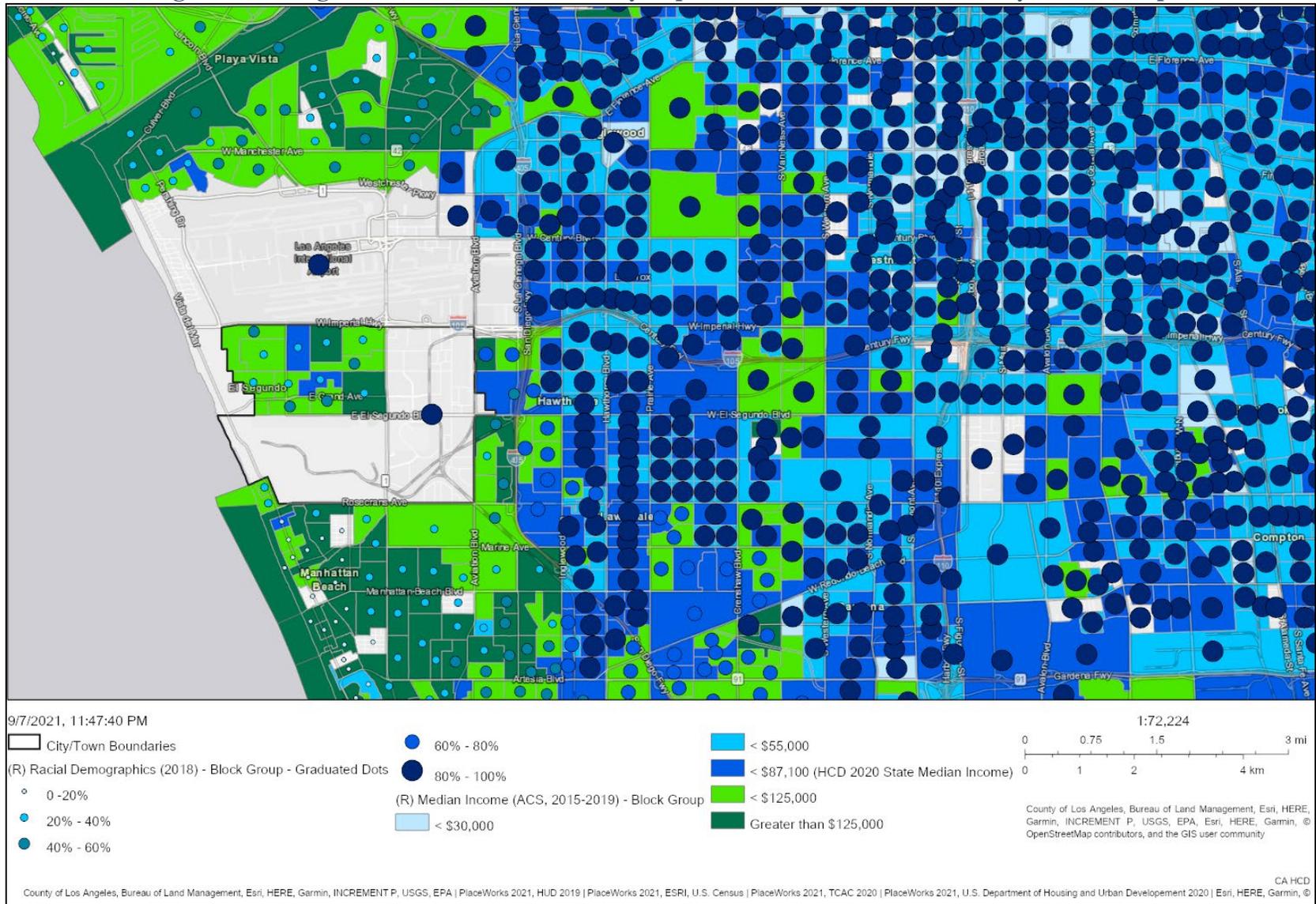
On July 8, 2022, HCD released a map illustrating census tracts designated as RCAAS, in addition to an updated data methodology. A census tract is designated an RCAA if its proportions of non-Hispanic White residents and households earning above the region’s area median income are overrepresented. The map in Figure C-16 illustrates that there is one tract in El Segundo that is considered an RCAA. According to HCD AFFH Data Viewer data, this tract contains block groups with racial/ethnic minority populations ranging from 29.6% to 40.7%, similar to the Citywide trend. Like the remainder of the City, this tract is designated as a TCAC highest resource area.

**Sites Inventory.** Of the 678 units identified to meet the RHNA in El Segundo, 291 (43%) are located in the RCAA, including 40.1% of lower income units, 38.2% of moderate income units, and 49.8% of above moderate income units. The City’s RHNA strategy ensures above moderate income units alone are not allocated in the RCAA. The strategy promotes a mix of housing types that can adequately serve populations of various income levels in the RCAA. Further, sites selected to meet the RHNA are not located in the RCAA alone and can serve existing and future El Segundo residents throughout the City.

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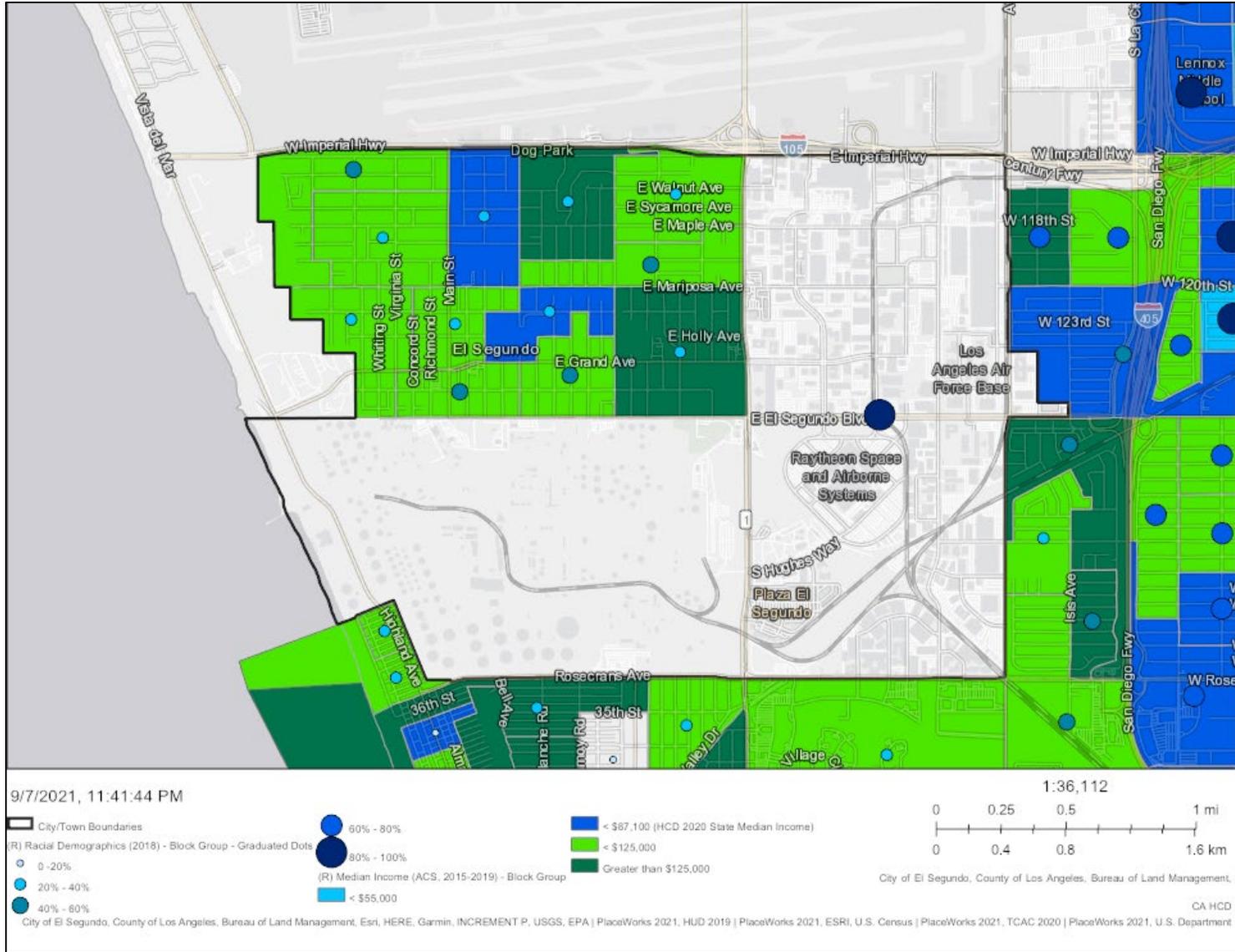
<sup>5</sup> Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.’ Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in *Cityscape: A Journal of Policy Development and Research* (21,1, 99-124).

Figure C-14: Regional Racial/Ethnic Minority Populations and Median Income by Block Group



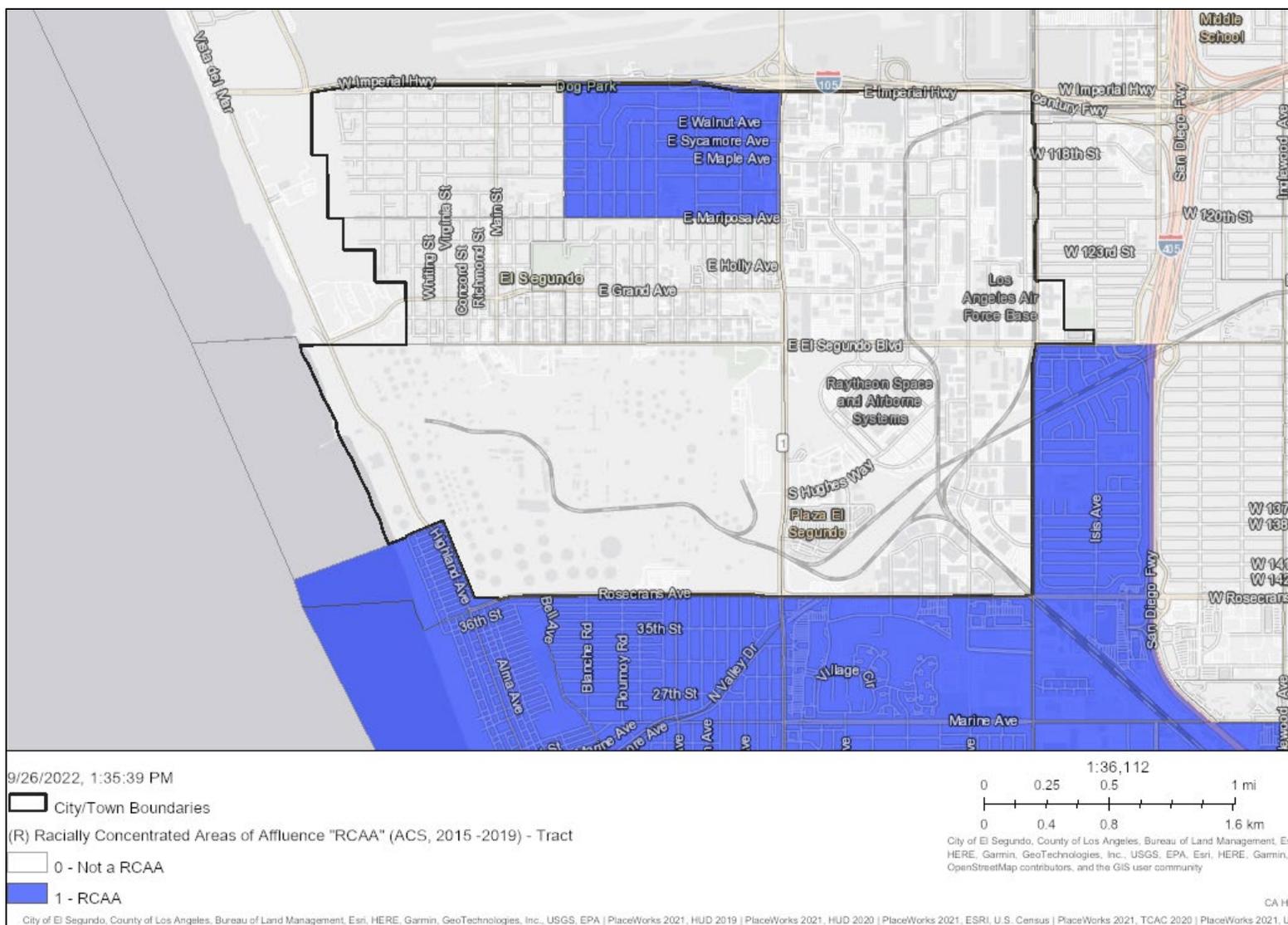
Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021

Figure C-15: Racial/Ethnic Minority Populations and Median Income by Block Group



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-16: RCAAs



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

#### 4. Access to Opportunities

To assess fair access to opportunities regionally and locally, this analysis uses HUD Opportunity Indicators and TCAC Opportunity Area Maps. This section also specifically addresses economic, education, environmental, and transportation opportunities.

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. HUD only provides indicator scores for jurisdictions receiving CDBG funding. Because El Segundo receives CDBG funds through the County, opportunity indicator scores are not available. Index scores are based on the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators related to economic, environmental, and educational opportunities and poverty and racial segregation. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table C-10 shows the full list of indicators.

**Table C-10: Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County
Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.	

**Regional Trend.** HUD Opportunity Indicator scores for Los Angeles County are shown in Table C-11. The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

**Table C-11: HUD Opportunity Indicators by Race/Ethnicity – Los Angeles County**

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Prox.	Env. Health
<b>Total Population</b>							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
<b>Population below federal poverty line</b>							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01
Source: HUD AFFH Database – Opportunity Indicators, 2020.							

The central Los Angeles County areas around the City of Los Angeles are comprised of mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are mostly concentrated in coastal communities from Rolling Hills and Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

**Local Trend.** Opportunity map scores for El Segundo census tracts are presented in Figure C-18 along with the City’s sites inventory. As discussed previously, nearly all El Segundo residents reside in the northwestern corner of the City. A majority of the southern and northeastern areas are comprised of commercial, corporate, and industrial uses. There are no housing units in these tracts. Only four El Segundo tracts in the northwestern corner of the City have TCAC Opportunity Map designations. Due to insufficient data, the remaining two tracts the City, along the eastern and southern boundaries, do not have TCAC Opportunity Map categorizations.

All tracts with sufficient data in the City are highest resource tracts. There are no tracts in the City that are classified as areas of high segregation and poverty. Opportunity map categorization and domain scores for El Segundo census tracts are shown in Table C-12.

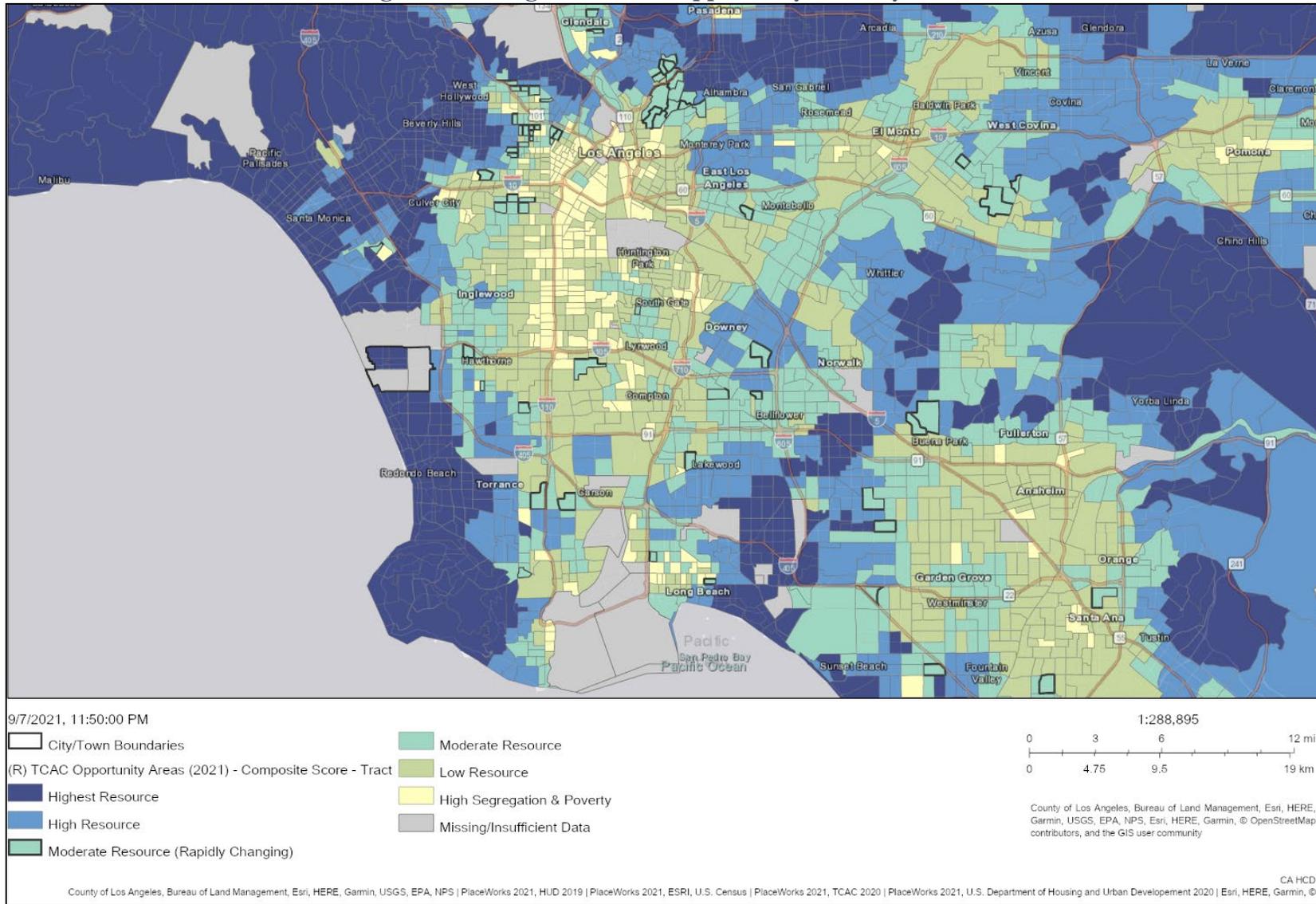
**Sites Inventory.** All units selected to meet the RHNA are in highest resource areas. The City’s RHNA strategy does not exacerbate fair housing conditions related to TCAC opportunity areas.

**Table C-12: Opportunity Map Scores and Categorization**

Census Tract	Economic Score	Environmental Score	Education Score	Composite Score	Final Category
6037620101	0.805	0.649	0.931	0.701	Highest Resource
6037620001	0.897	0.474	0.952	0.831	Highest Resource
6037620002	0.918	0.288	0.963	0.845	Highest Resource
6037620102	0.881	0.271	0.986	0.852	Highest Resource

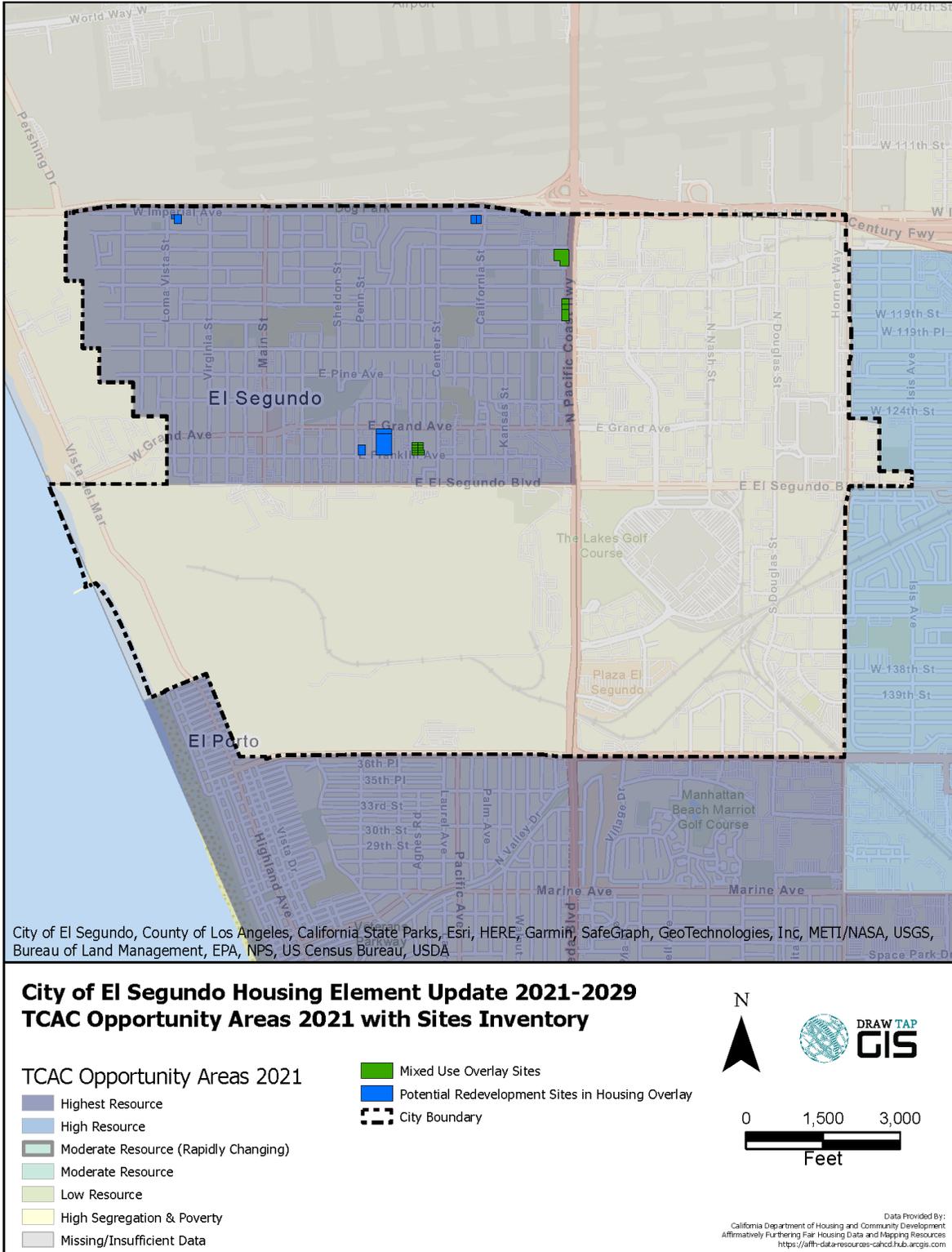
Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

Figure C-17: Regional TCAC Opportunity Areas by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

Figure C-18: TCAC Opportunity Areas by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

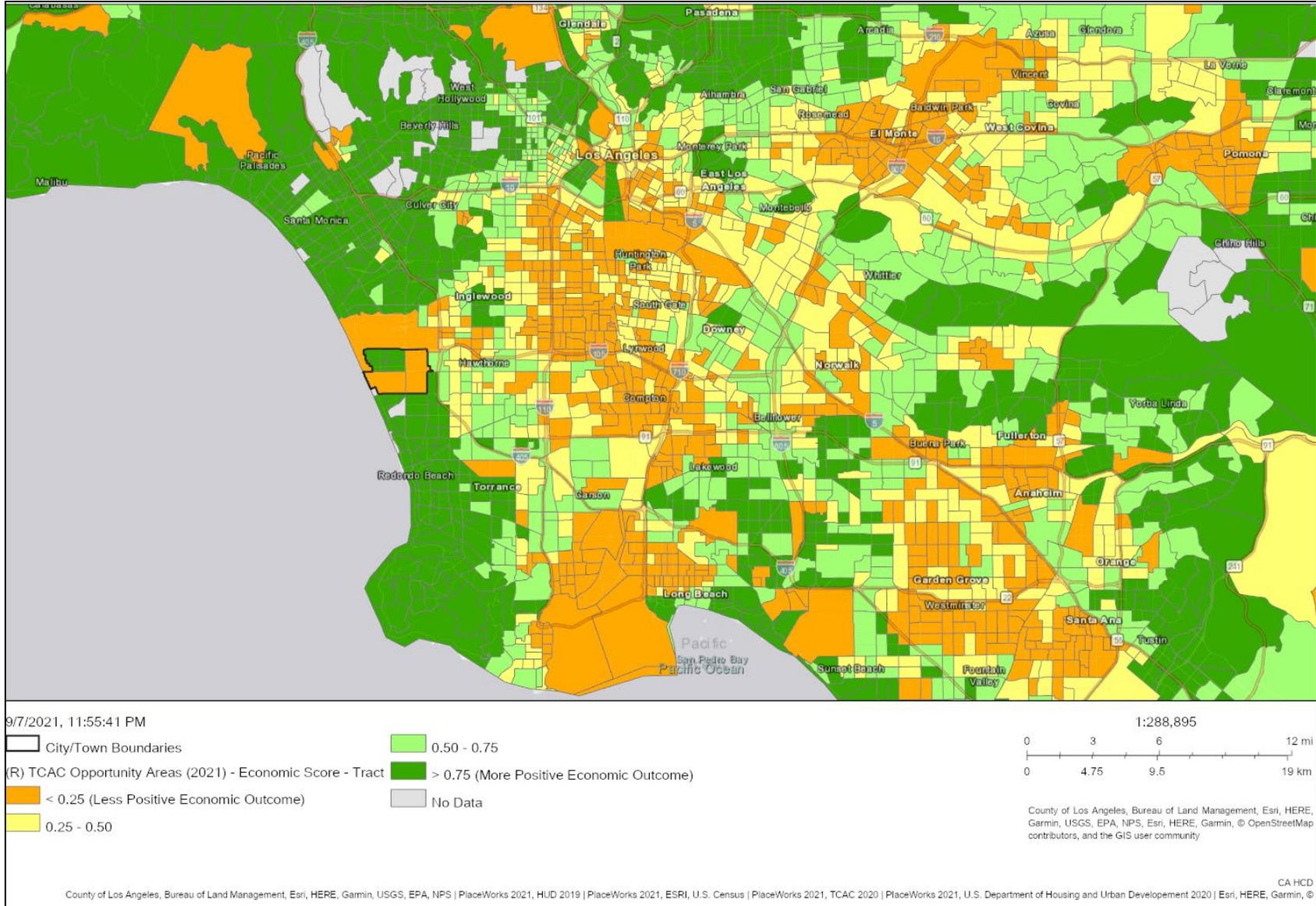
## ECONOMIC

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. See Table C-10 for the complete list of TCAC Opportunity Map domains and indicators.

**Regional Trend.** As presented in Table C-11 above, in Los Angeles County, White residents have the highest labor market participation, while Hispanic residents have the lowest labor market participation. Figure C-19 shows TCAC Opportunity Map economic scores in the Los Angeles region by tract. Consistent with final TCAC categories, tracts with the highest economic scores are concentrated in coastal communities, from the Rancho Palos Verdes to Santa Monica, and areas around Beverly Hills, Pasadena, and Arcadia. Tracts with economic scores in the lowest quartile are concentrated in the central Los Angeles County areas, San Gabriel Valley cities around El Monte, and around the cities of Long Beach and Carson.

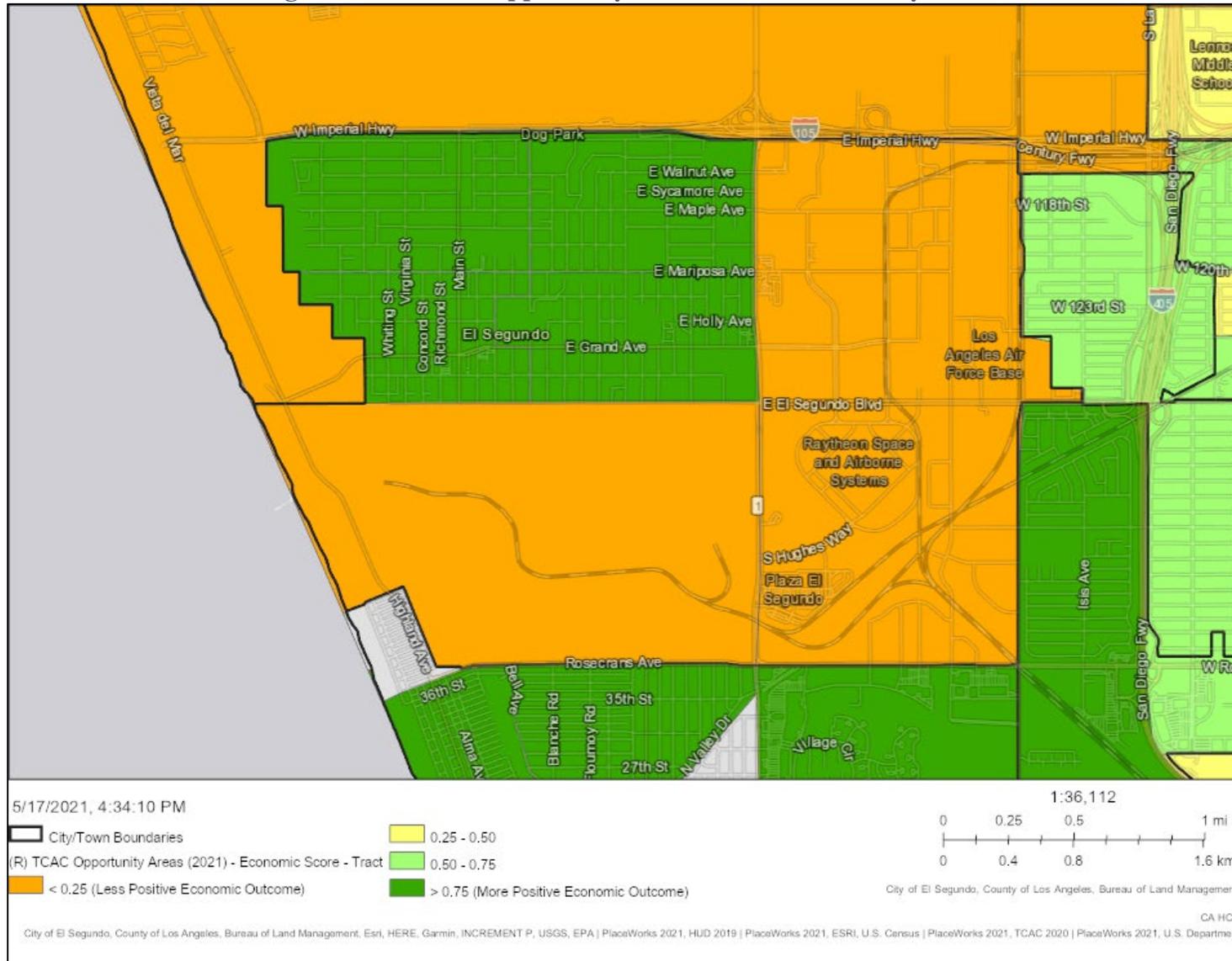
**Local Trend.** As presented in Figure C-20, the northwestern corner of the City is comprised of tracts with economic scores in the highest quartile. As discussed previously, the tracts along the eastern and southern City boundaries are comprised of mostly industrial, corporate, and commercial uses. There are no housing units located in these tracts. These tracts scored in the lowest quartile for economic opportunity. The tract along the eastern City boundary has high concentrations of racial/ethnic minorities exceeding 81% (see Figure C-3).

Figure C-19: Regional TCAC Opportunity Area Economic Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021

Figure C-20: TCAC Opportunity Area Economic Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

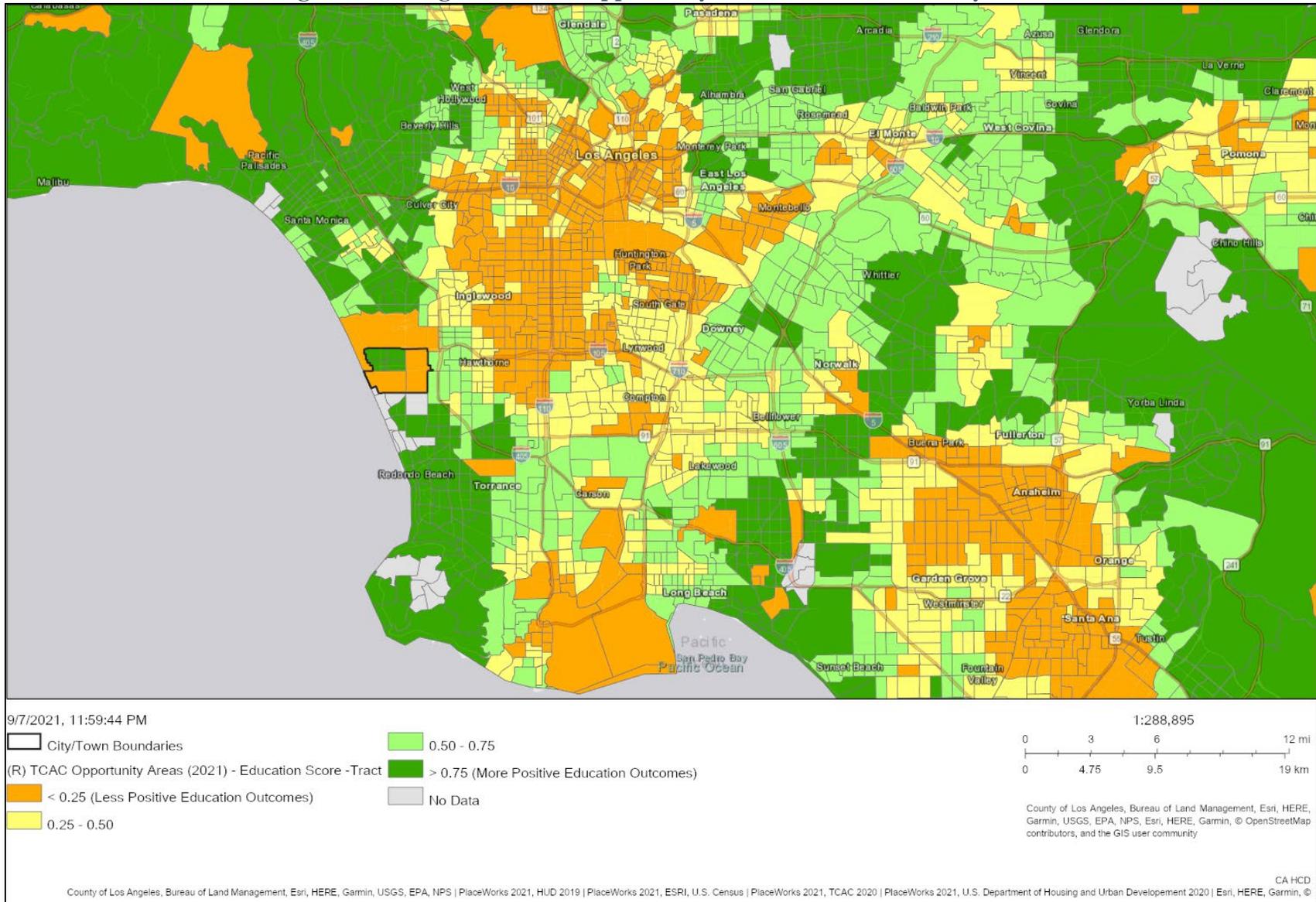
## EDUCATION

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. See Table C-10 for the complete list of TCAC Opportunity Map domains and indicators.

**Regional Trend.** As presented in Table C-11 previously, White Los Angeles County communities are located closest to the highest quality school systems, while Black communities are typically located near lower quality school systems. TCAC Opportunity Map education scores for the region are shown in Figure C-21. The central County areas have the highest concentration of tracts with education scores in the lowest percentile. There is also a concentration of tracts with low education scores around the San Pedro community and City of Long Beach. Coastal communities, and areas near Arcadia, Whittier, and Beverly Hills have the highest education scores.

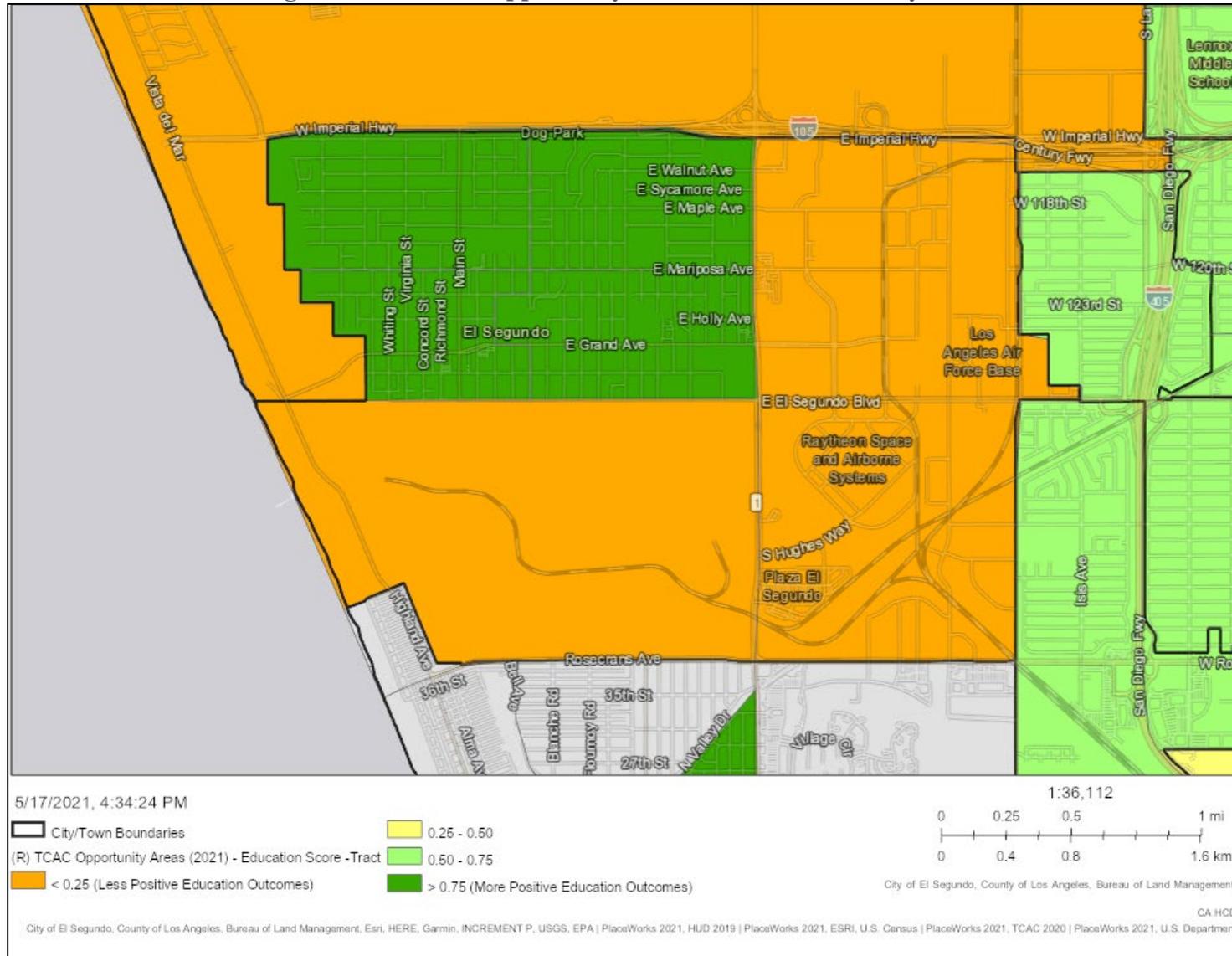
**Local Trend.** Figure C-22 shows TCAC education scores for El Segundo tracts. Tracts in El Segundo received education scores consistent with economic scores discussed above. The northwestern corner of the City, where a large majority of El Segundo households are located, scored in the highest quartile, while the tracts along the eastern and southern City boundaries received education scores below 0.25.

Figure C-21: Regional TCAC Opportunity Area Education Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021

Figure C-22: TCAC Opportunity Area Education Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021

## ENVIRONMENTAL

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to considering (1) environmental factors such as pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure and (2) sensitive receptors, including seniors, children, persons with asthma, and low birth weight infants, CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

**Regional Trend.** As discussed previously, Black residents countywide are most likely to experience adverse environmental health conditions, while White residents are the least likely. A larger proportion of Los Angeles County has environmental scores in the lowest percentile compared to economic and education scores (Figure C-23). The central Los Angeles County, San Gabriel Valley, and South Bay areas all have concentrations of tracts with environmental scores in the lowest percentile. Tracts with the highest environmental scores are in western South Bay areas (i.e., Rolling Hills and Redondo Beach), and areas around Inglewood, Altadena, Whittier, Lakewood, and Malibu.

**Local Trend.** Environmental scores by tract in El Segundo are shown in Figure C-24. Only one tract in the northwestern corner of the City received an environmental score above 0.50. The three remaining tracts in the northwestern corner scored between 0.25 and 0.50, and the tracts along the eastern and southern City boundaries scored in the lowest quartile. The tract along the eastern City boundary has a larger non-White population compared to the rest of the City (see Figure C-3).

Access to parks, recreation, and open space is also crucial to healthy communities. To affirmatively further fair housing, all residents, regardless of demographics, should have access to recreational areas and open space. Figure C-25 shows protected open space in the City, including City and County land. There are many open space areas accessible to El Segundo residents in all areas of the City. The areas mapped include a variety of uses from national forests to small urban parks. In the case of El Segundo, most areas are parks and smaller open space areas. The northwestern section of the City, where nearly all residential units are located, has the highest density of open space. There are additional open space areas on the eastern side of the City and in the coastal area.

**Sites Inventory.** The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) and the City's sites inventory is shown in Figure C-26. A census tract's overall CalEnviroScreen percentile equals the percentage of all ordered CalEnviroScreen scores that fall below the score for that area. The areas with the highest (worst) scores are in the northwestern corner of the City; however, nearly all residential units in the City, including potential sites for future residential development projects, are located in this corner.

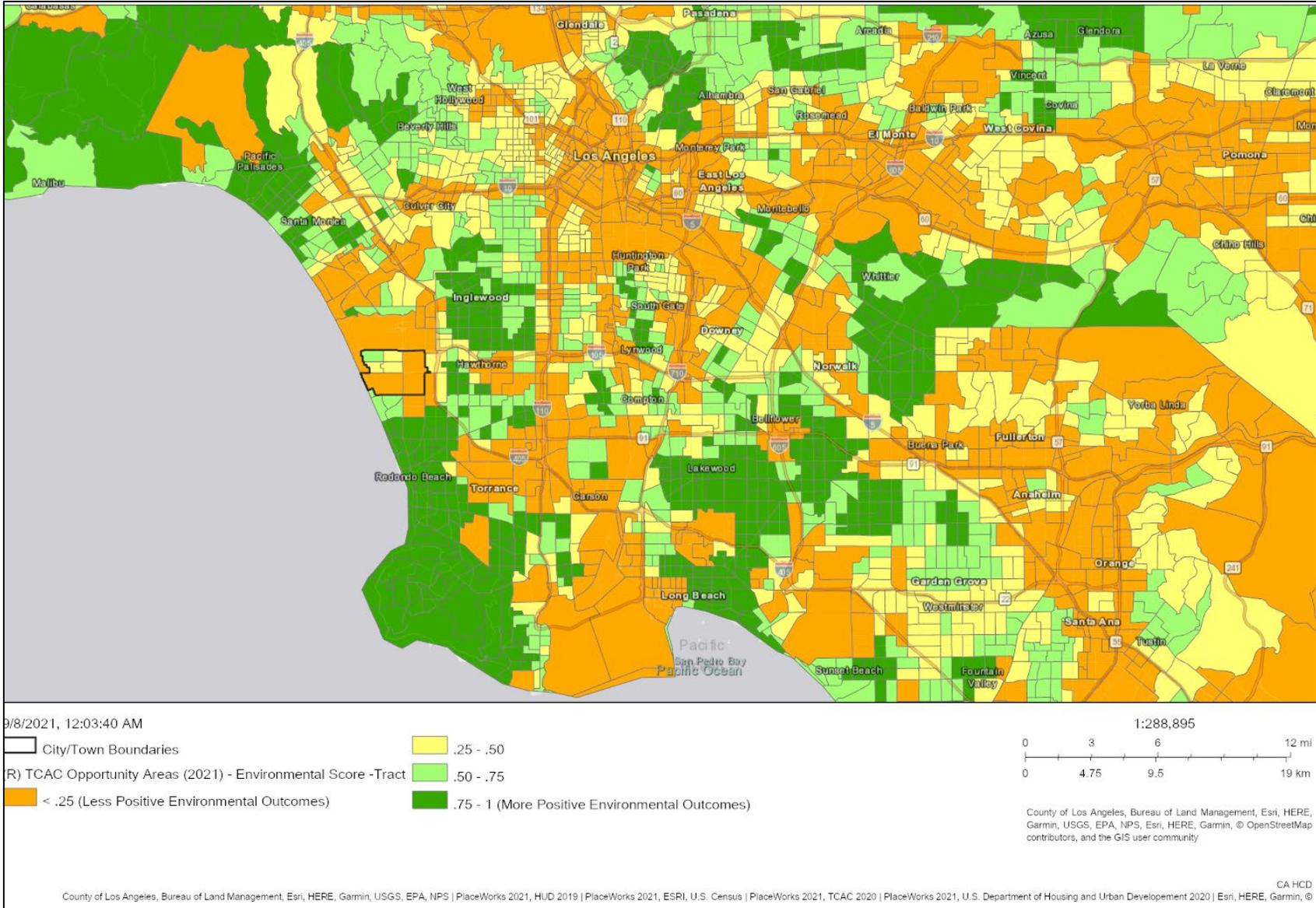
The distribution of RHNA units by CalEnviroScreen 4.0 score is shown in Table C-13. Approximately 54% of lower income units, 55% of moderate income units, and 45% of above moderate income units are in tracts scoring between the 51<sup>st</sup> and 60<sup>th</sup> percentile, the worst scores amongst El Segundo tracts. As shown in Figure C-26, tracts with CalEnviroScreen 4.0 scores include the tract bound by City boundaries to the north and west, Sheldon Street to the east, and W. Mariposa Avenue to the south, and the tract bound by W. Mariposa Avenue to the north, the Pacific Coast Highway to the east, El Segundo Boulevard to the south, and Sheldon Street to the west. While there are a significant number of RHNA units in these tracts, it is also relevant to note that 40.1% of lower income units, 38.2% of moderate income units, and 49.5% of above moderate income units are also in tracts with

CalEnviroScreen 4.0 scores in the 20<sup>th</sup> percentile or lower (best scores). RHNA units of all income levels are distributed throughout tracts with variable CalEnviroScreen 4.0 scores, ensuring housing units, specifically lower income units, are not concentrated in areas with worse environmental conditions. Further, all units are located in the northwestern area of the City where open space areas are prevalent and accessible (Figure C-25).

**Table C-13: Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile Score**

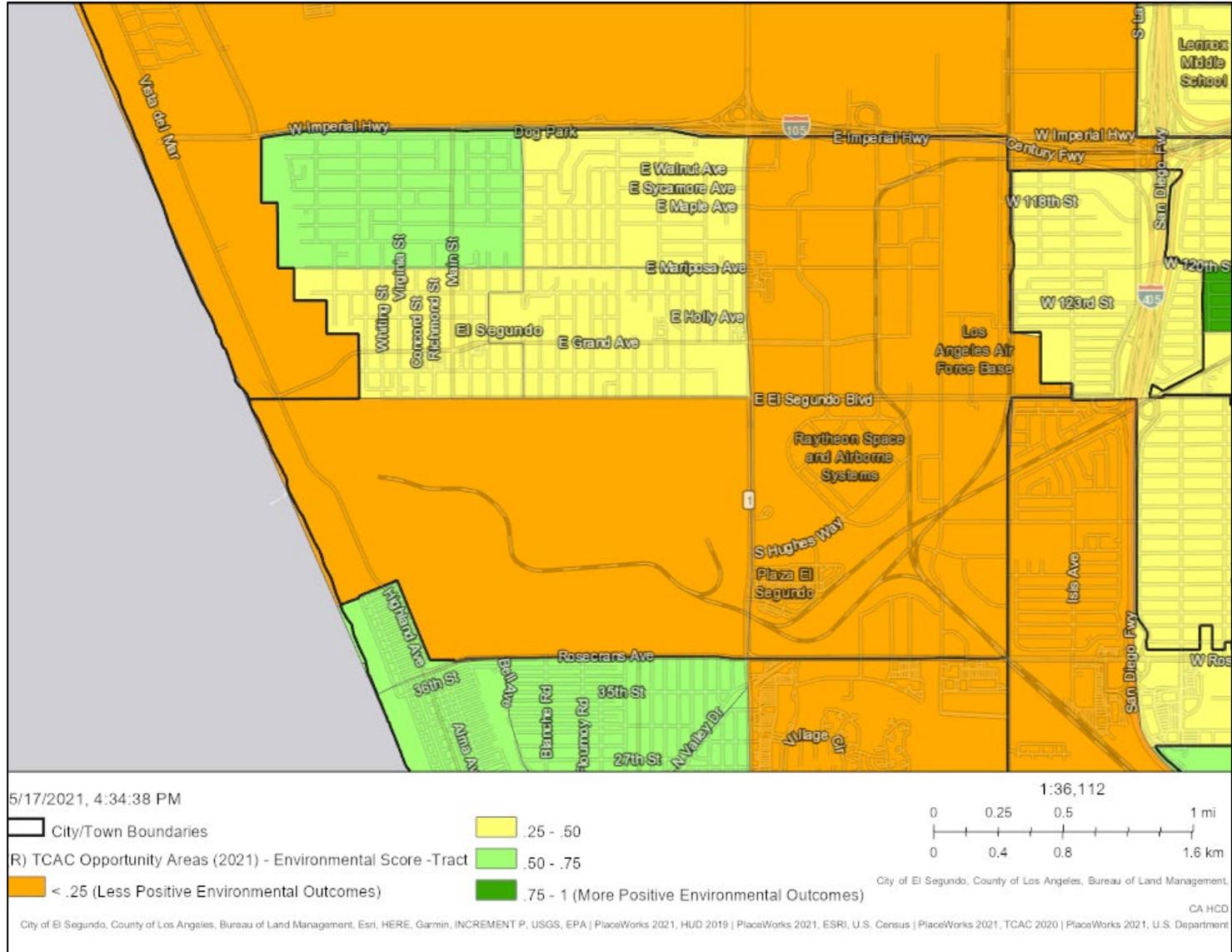
CalEnviroScreen 4.0 Percentile (Tract)	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
11-20%	103	40.1%	71	38.2%	117	49.8%	291	42.9%
21-30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
31-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
41-50%	16	6.2%	12	6.5%	12	5.1%	40	5.9%
51-60%	138	53.7%	103	55.4%	106	45.1%	347	51.2%
<b>Total</b>	<b>257</b>	<b>100.0%</b>	<b>186</b>	<b>100.0%</b>	<b>235</b>	<b>100.0%</b>	<b>634</b>	<b>100.0%</b>

Figure C-23: Regional TCAC Opportunity Area Environmental Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021

Figure C-24: TCAC Opportunity Area Environmental Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

Figure C-25: Protected Open Space in City of El Segundo (2019)

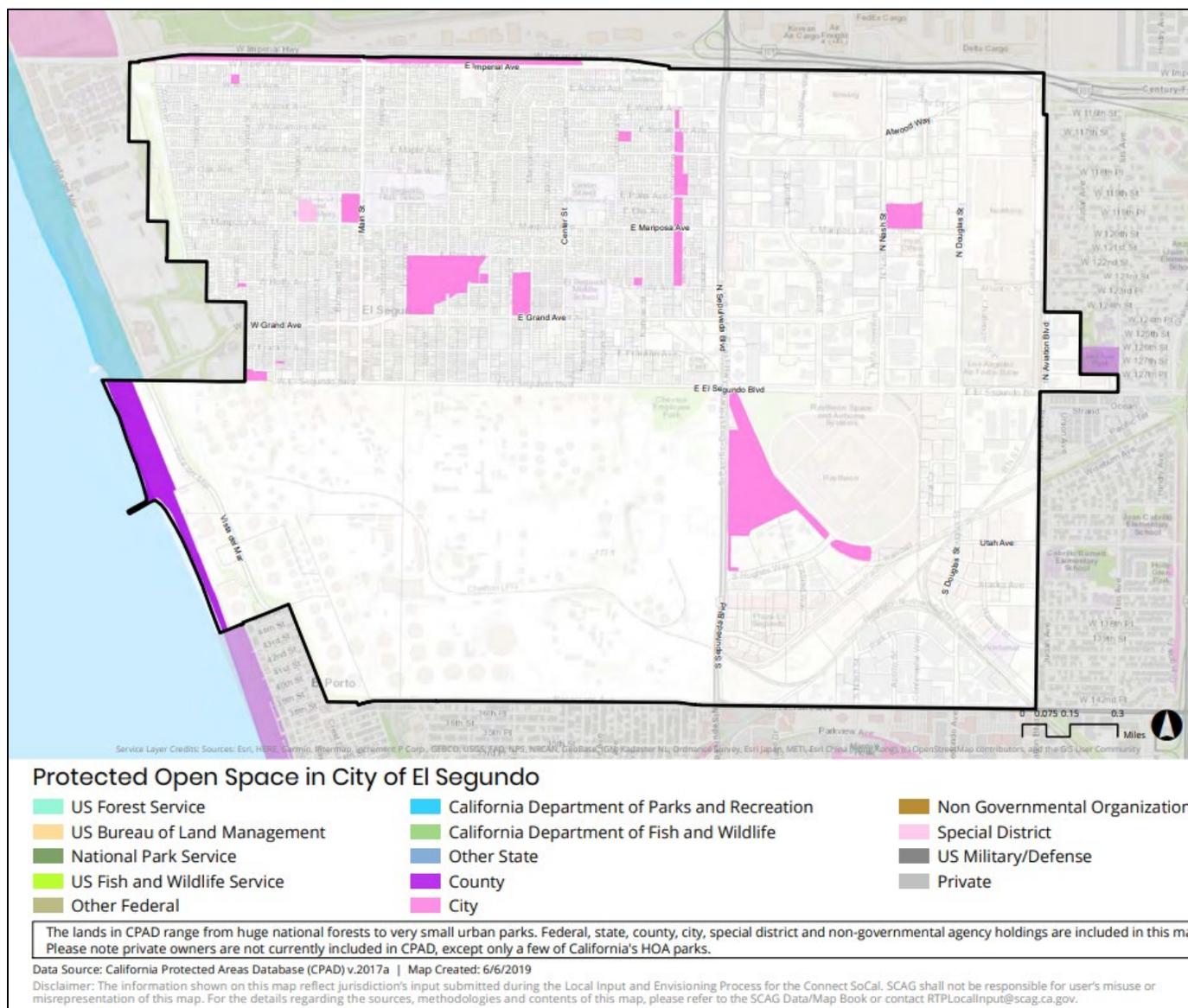
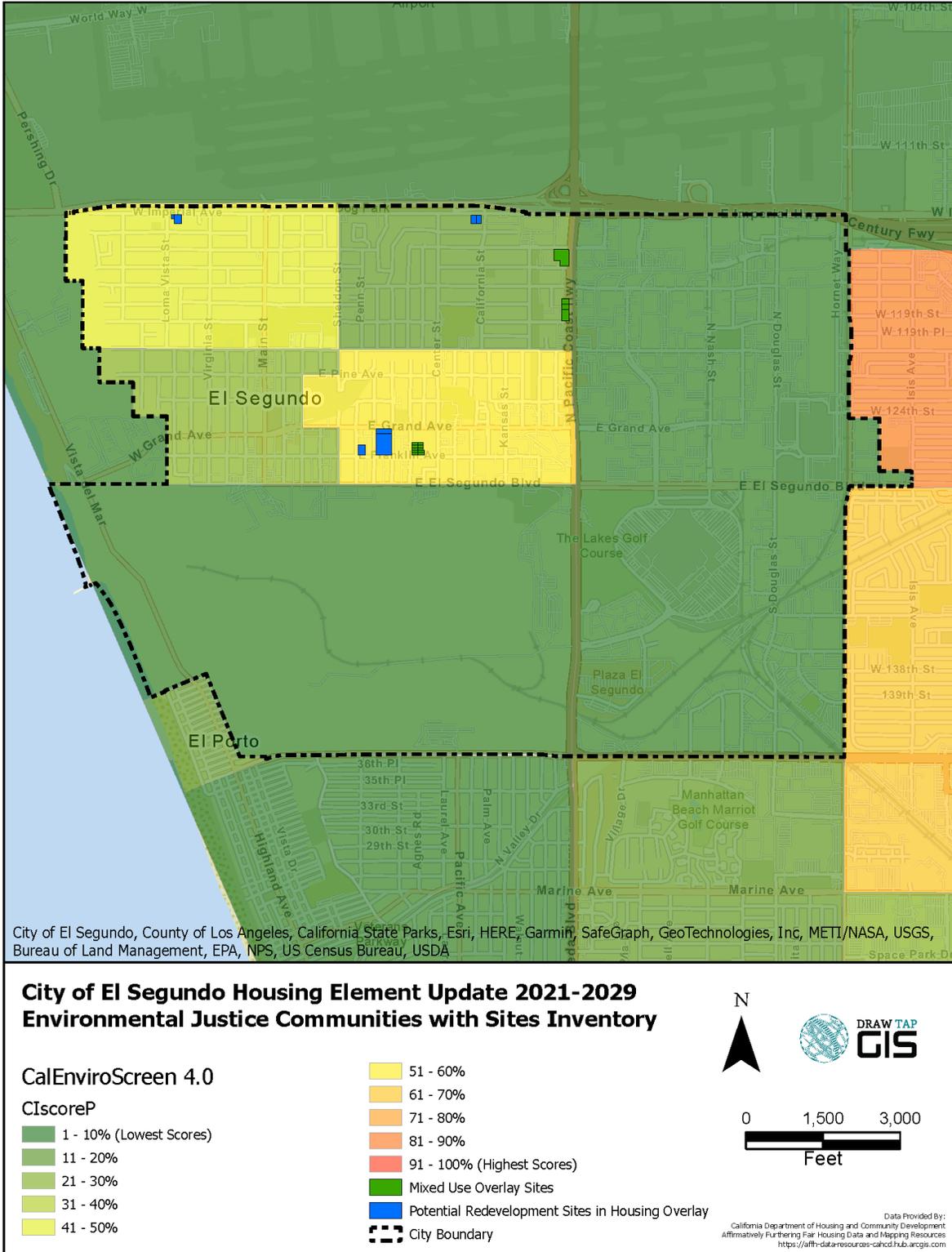


Figure C-26: CalEnviroScreen 4.0 Percentile Score by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, CalEnviroScreen 4.0, 2021.

**TRANSPORTATION**

HUD’s Job Proximity Index, shown in Table C-11, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. This section also utilizes All Transit metrics to identify transportation opportunities in Los Angeles County and El Segundo.

**Regional Trend.** All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. El Segundo’s All Transit Performance score of 5.8 Hawthorne (7.3), Hermosa Beach (6.4), Inglewood (7.7), Lawndale (7.8), Redondo Beach (6.6), and the County (6.8). The City scored slightly higher than Manhattan Beach (5.6). Los Angeles County All Transit metrics are shown in Figure C-27. The County’s All Transit score of 6.8 indicates a moderate combination of trips per week and number of accessible jobs enabling a moderate number of people to take transit to work. All Transit estimates 93.9% of jobs and 90.1% of workers are located within ½ a mile from transit.

**Figure C-27: Los Angeles County All Transit Metrics**



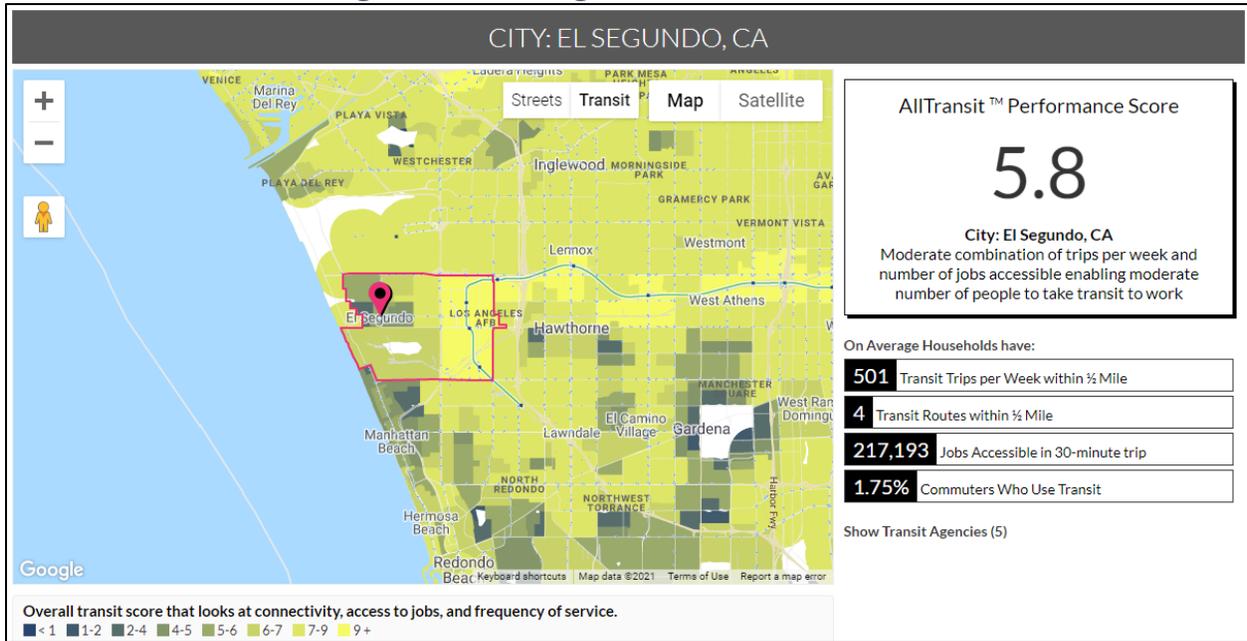
Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019.

As shown in Figure C-29, block groups around Santa Monica and Beverly Hills, Pasadena, Torrance, downtown Los Angeles, and coastal areas around El Segundo have the highest jobs proximity index scores indicating employment opportunities are most accessible in these areas. Central County areas, from Inglewood to Bellflower, southern South Bay cities, and parts of the San Gabriel Valley have the lowest jobs proximity index scores. Most of the central County areas are considered HQTAs.

**Local Trend.** All Transit metrics for El Segundo are shown in Figure C-28. El Segundo received an All Transit Performance Score of 5.8, indicating a moderate combination of trips per week and

number of jobs accessible by transit. All Transit estimates that 99.6% of jobs and 99.6% of workers in El Segundo are within 1/2 a mile from transit.

**Figure C-28: El Segundo All Transit Metrics**

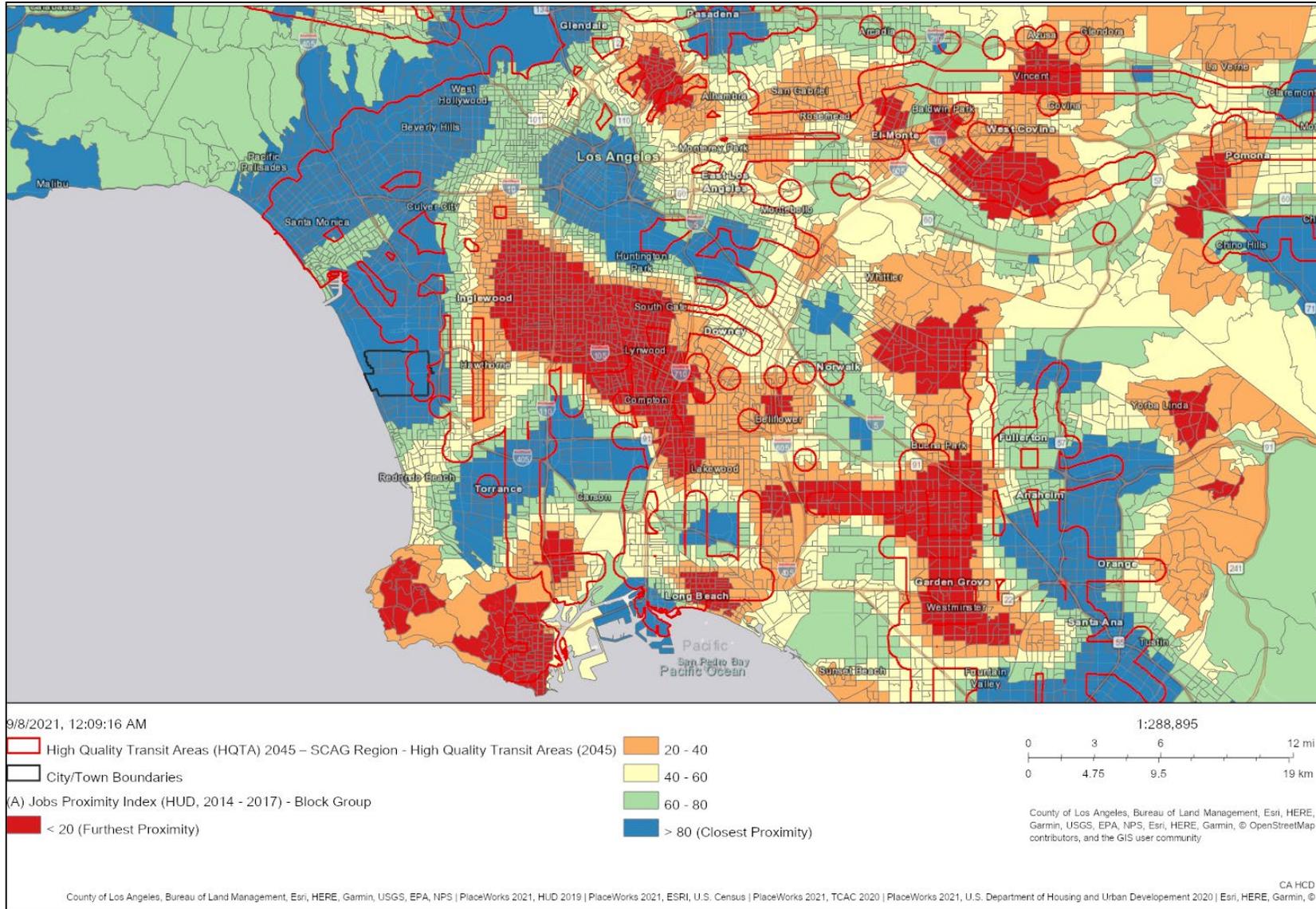


Source: All Transit Metrics: All Transit Performance Score – El Segundo, 2019.

As shown in Figure C-30, all census block groups in El Segundo received the highest jobs proximity index scores exceeding 80, indicating that employment opportunities are very accessible in the City. Additionally, the eastern side of the City is considered an HQTA (Figure C-29).

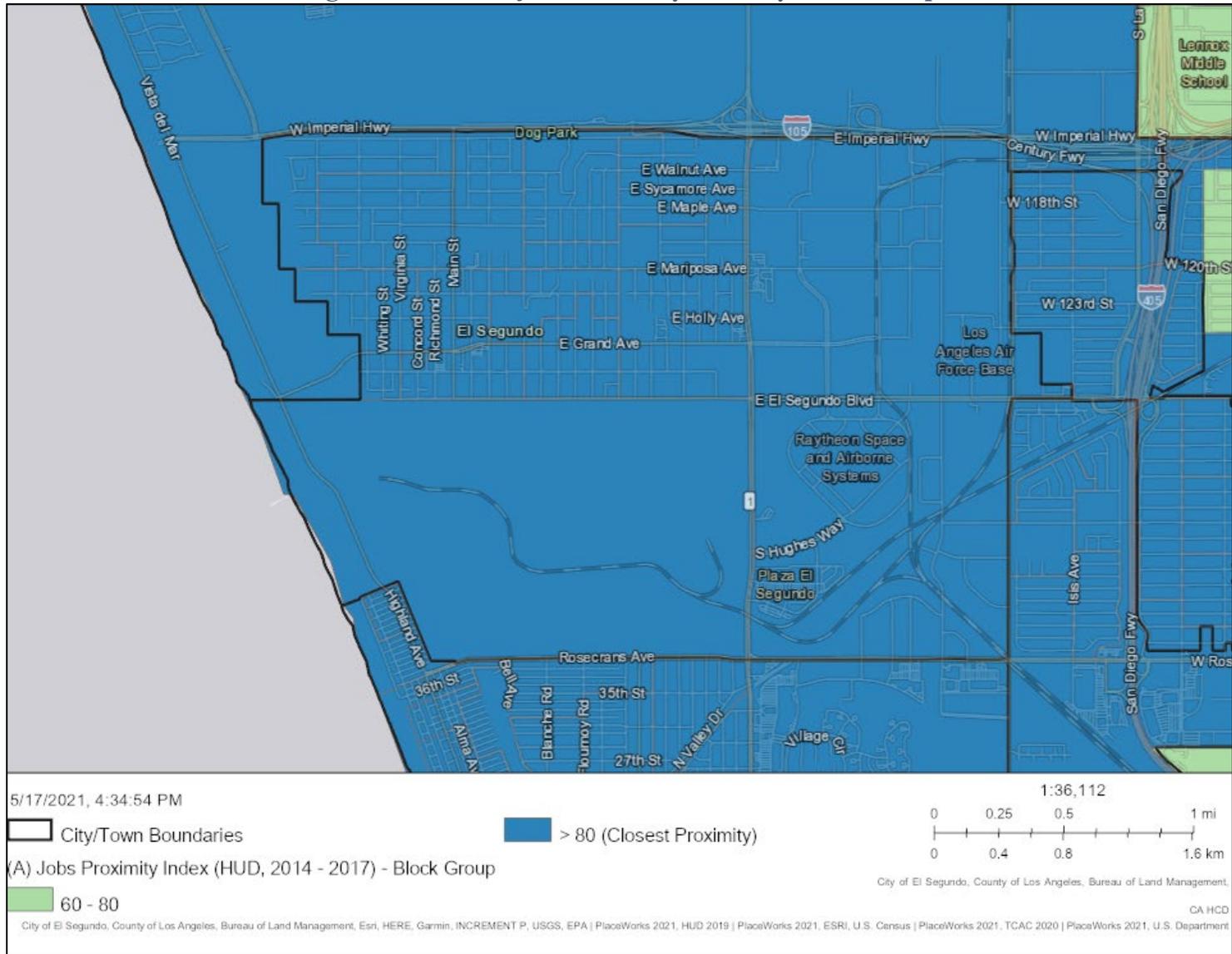
Figure C-31 shows bikeways throughout the City. El Segundo has a widespread network of proposed or planned interconnected bikeways according to the SCAG Data/Map Book for the City of El Segundo. Additional bikeways throughout the City will encourage mobility, specifically in the northwestern corner of the City where nearly all residential units are located.

Figure C-29: Regional HUD Jobs Proximity Index by Block Group and HQTAs



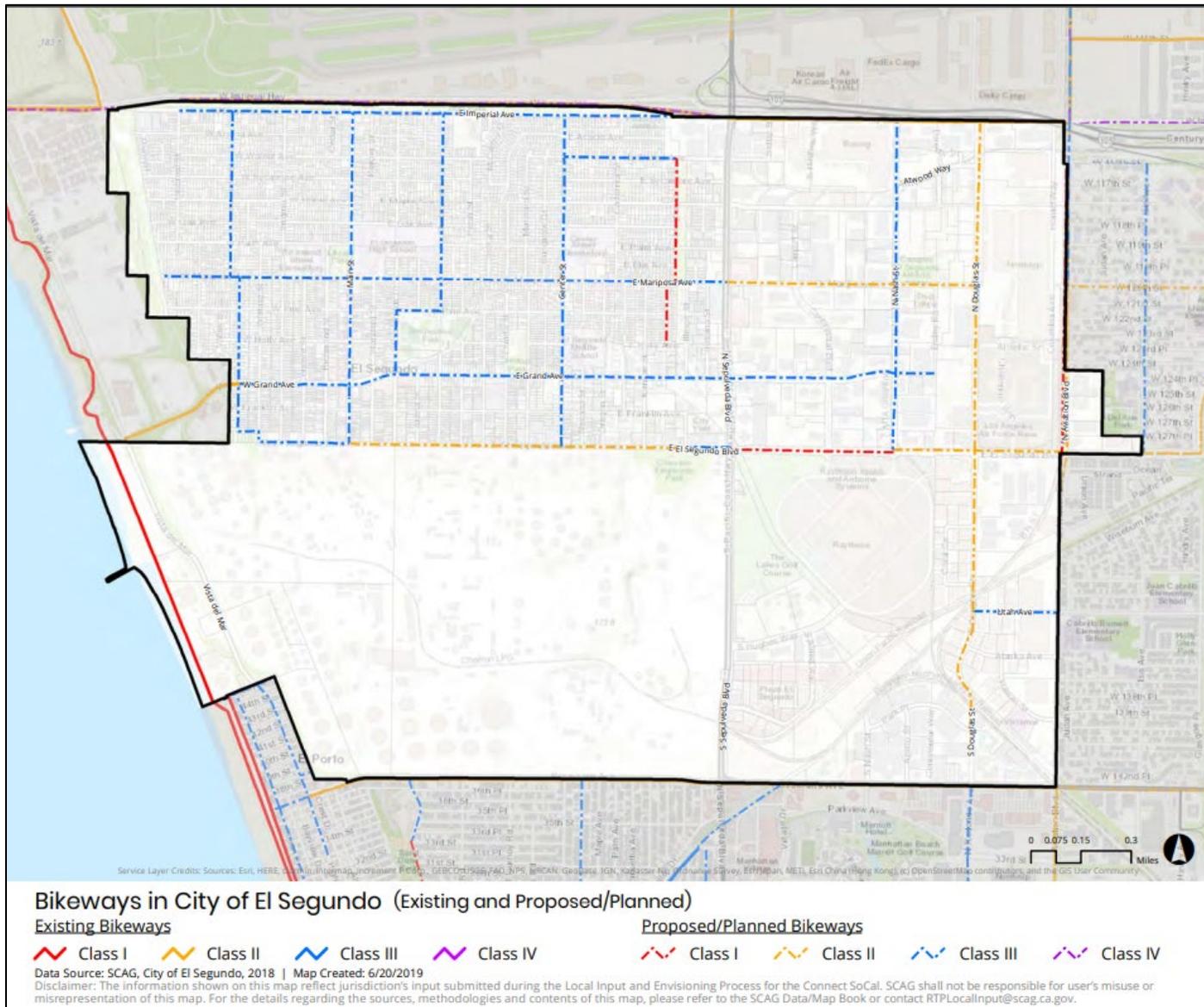
Source: HCD AFFH Data Viewer, HUD 2014-2017, 2021.

Figure C-30: HUD Jobs Proximity Index by Block Group



Source: HCD AFFH Data Viewer, HUD 2014-2017, 2021.

Figure C-31: Bikeways in the City of El Segundo



## 5. Disproportionate Housing Needs

Housing problems in El Segundo were calculated using HUD’s 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. Table C-14 breaks down households by race and ethnicity and presence of housing problems for El Segundo and Los Angeles County households. The following conditions are considered housing problems:

- Substandard Housing (measured by incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

In El Segundo, 24.7% of owner-occupied households and 44.4% of renter-occupied households have one or more housing problems. The City has a smaller proportion of households with a housing problem compared to the County, where 38.9% of owner-occupied households and 62.3% of renter-occupied households experience a housing problem. In El Segundo, all Pacific Islander renter-households experience a housing problem. White owner-occupied households, Asian owner-occupied households, and Hispanic renter-occupied households also experience housing problems at a higher rate than the City average.

**Table C-14: Housing Problems by Race/Ethnicity**

	El Segundo		Los Angeles County	
	Owner	Renter	Owner	Renter
White	26.6%	43.7%	32.1%	52.6%
Black	--	43.8%	41.5%	63.7%
Asian	38.0%	42.4%	38.3%	56.3%
American Indian	--	--	39.7%	56.4%
Pacific Islander	--	100.0%	39.7%	55.5%
Hispanic	0.0%	53.3%	48.2%	71.1%
Other	0.0%	24.0%	36.5%	55.7%
<b>All</b>	<b>24.7%</b>	<b>44.4%</b>	<b>38.9%</b>	<b>62.3%</b>

Note: -- = 0 households in category.  
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

### **COST BURDEN**

Households are considered cost burdened if housing costs exceed 30% of their gross income for housing, and severely cost burdened if housing costs exceed 50% of their gross income. Cost burden in El Segundo and Los Angeles County is assessed using 2020 HUD CHAS data (based on 2013-2017 ACS estimates) and the HCD Data Viewer (based on 2010-2014 and 2015-2019 ACS estimates).

**Regional Trend.** Cost burden by tenure and race/ethnicity for Los Angeles County is shown in Table C-15. Approximately 45% of Los Angeles County households are cost burdened, including 35% of owner-occupied households and 54.2% of renter-occupied households. Non-Hispanic Black and Hispanic renter households have the highest rate of cost burden of 59.6% and 58.3%, respectively. Non-Hispanic White and non-Hispanic Pacific Islander owner households have the lowest rate of cost burden of 31.1% and 33.3%, respectively. Cost burden is more common amongst renter households than owner households regardless of race or ethnicity.

**Table C-15: Cost Burden by Race/Ethnicity and Tenure – Los Angeles County**

	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
<b>Owner-Occupied</b>			
White, non-Hispanic	31.1%	14.8%	648,620
Black, non-Hispanic	40.0%	19.6%	104,895
Asian, non-Hispanic	34.4%	15.8%	255,890
American Indian, non-Hispanic	36.9%	16.3%	3,215
Pacific Islander, non-Hispanic	33.3%	14.8%	2,165
Hispanic	39.5%	17.8%	470,670
Other	34.9%	17.2%	26,905
<b>Renter-Occupied</b>			
White, non-Hispanic	49.4%	27.5%	541,545
Black, non-Hispanic	59.6%	34.8%	206,950
Asian, non-Hispanic	47.6%	25.5%	226,765
American Indian, non-Hispanic	48.8%	26.8%	4,420
Pacific Islander, non-Hispanic	47.9%	22.5%	4,355
Hispanic	58.3%	30.5%	755,590
Other	50.9%	27.5%	43,210

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Cost burden Figure C-32 and Figure C-33 show concentrations of cost burdened owners and renters by tract for the region. Tracts with high concentrations of cost burdened owners are generally dispersed throughout the County. Overpaying owners are most prevalent in the central County areas, in the westside cities of Santa Monica and Beverly Hills, and parts of the San Gabriel Valley. In most tracts in coastal areas from Rolling Hills to El Segundo, 20% to 60% of owners are cost burdened. There is a higher concentration of cost burdened renters countywide. More than 40% of renters overpay for housing in most Los Angeles County tracts. Tracts where more than 60% of renters are cost burdened are most concentrated in the central County areas around Inglewood and the City of Los Angeles, Long Beach, eastern County cities including Norwalk, and parts of the San Gabriel Valley. Between 20% and 60% of renters in coastal areas around El Segundo overpay for housing. There is a higher concentration of overpaying renters in tracts to the east of the City.

**Local Trend.** Cost burden by tenure in El Segundo based on HUD CHAS data is shown in Table C-16. Pacific Islander, Hispanic, and Black renter-occupied households have the highest rate of cost burden in the city (100%, 45.3%, and 43.8% respectively). There are no cost burdened Hispanic owners or owners of a race not listed (“other”) in El Segundo. For all racial and ethnic groups other than Asians, cost burden is more prevalent amongst renter-occupied households. Overall, 31.9% of El Segundo households are cost burdened, and 14.6% are severely cost burdened. Only 24% of owners in El Segundo spend more than 30% of their income on housing, compared to 38.3% of renters. Fewer households are cost burdened in El Segundo compared to the County.

**Table C-16: Cost Burden by Race/Ethnicity and Tenure – El Segundo**

	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
<b>Owner-Occupied</b>			
White, non-Hispanic	26.2%	11.5%	2,350
Black, non-Hispanic	--	--	0
Asian, non-Hispanic	38.0%	20.0%	250
American Indian, non-Hispanic	--	--	0
Pacific Islander, non-Hispanic	--	--	0
Hispanic	0.0%	0.0%	285
Other	0.0%	0.0%	75
<b>Renter-Occupied</b>			
White, non-Hispanic	40.0%	16.8%	2,325
Black, non-Hispanic	43.8%	25.0%	80
Asian, non-Hispanic	22.7%	3.0%	330
American Indian, non-Hispanic	--	--	0
Pacific Islander, non-Hispanic	100.0%	0.0%	10
Hispanic	45.3%	26.3%	685
Other	20.0%	20.0%	250

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Figure C-34 through Figure C-37 compare cost burden by tract in using the 2010-2014 and 2015-2019 ACS. The rate of cost burdened owners has decreased or remained the same in all tracts in El Segundo since the 2010-2014 ACS. Between 20% and 40% of owners are currently cost burdened in all tracts. The rate of cost burdened renters has increased in one tract in the northwestern corner of the City. According to the most recently 2015-2019 ACS estimates, between 40% and 60% of renters overpay in most El Segundo tracts. Only 20% to 40% of renters overpay in the tract at the cross section of the PCH and El Segundo Boulevard.

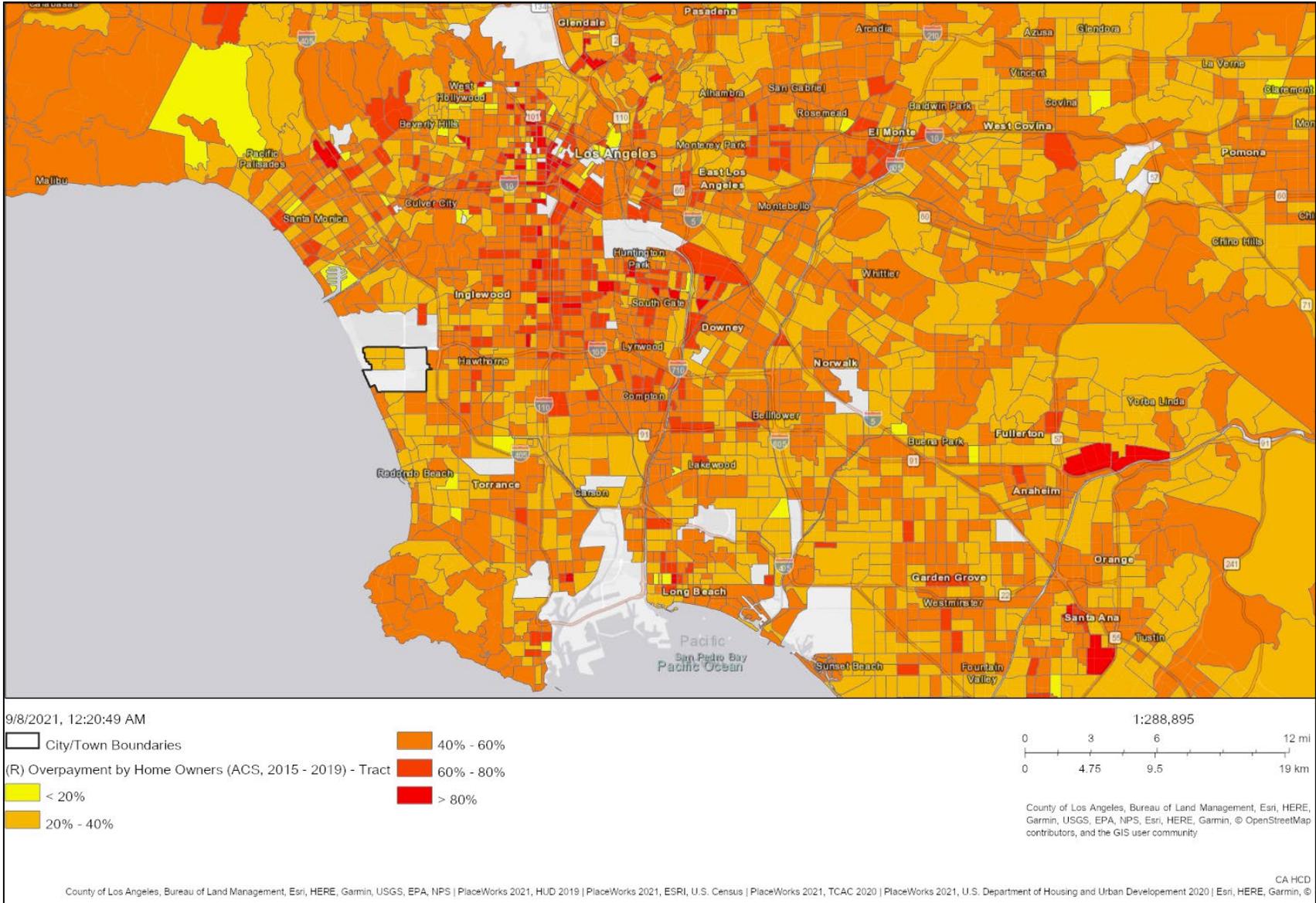
**Sites Inventory.** As discussed above, between 20% and 40% of owners overpay for housing in all El Segundo tracts; therefore, all RHNA units are located in tracts with populations of cost burdened owners in this range. The distribution of RHNA units by cost burdened renters is shown below. Over half (51.2%) of RHNA units are in tracts where 20% to 40% of renters overpay for housing, including 53.7% of lower income units, 55.4% of moderate income units, and 45.1% of above moderate income units. The other 48.8% of RHNA units are in tracts where 40% to 60% of renters overpay. As shown in Figure C-37, the distribution of RHNA units is consistent with the Citywide trend where 40% and 60% of renters are cost burdened in a majority of the City. The City’s RHNA strategy does not exacerbate existing fair housing conditions related to cost burden.

**Table C-17: Distribution of RHNA Units by Percent of Cost Burdened Renters**

Cost Burdened Renters (Tract)	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
20-40%	138	53.7%	103	55.4%	106	45.1%	347	51.2%
40.1-60%	119	46.3%	83	44.6%	129	54.9%	331	48.8%

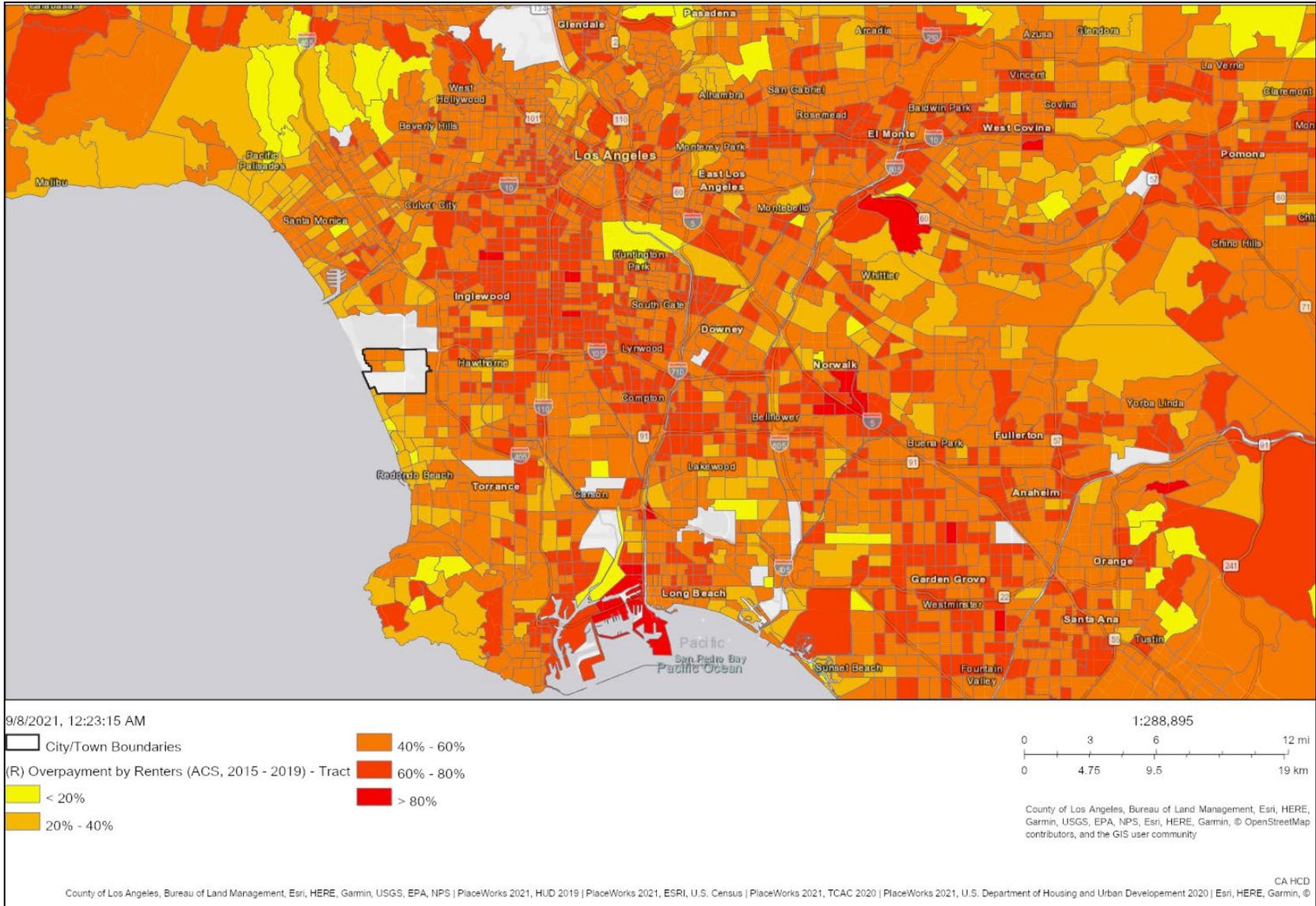
<b>Total</b>	<b>257</b>	<b>100.0%</b>	<b>186</b>	<b>100.0%</b>	<b>235</b>	<b>100.0%</b>	<b>678</b>	<b>100.0%</b>
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Figure C-32: Regional Cost Burdened Owners by Tract (2019)



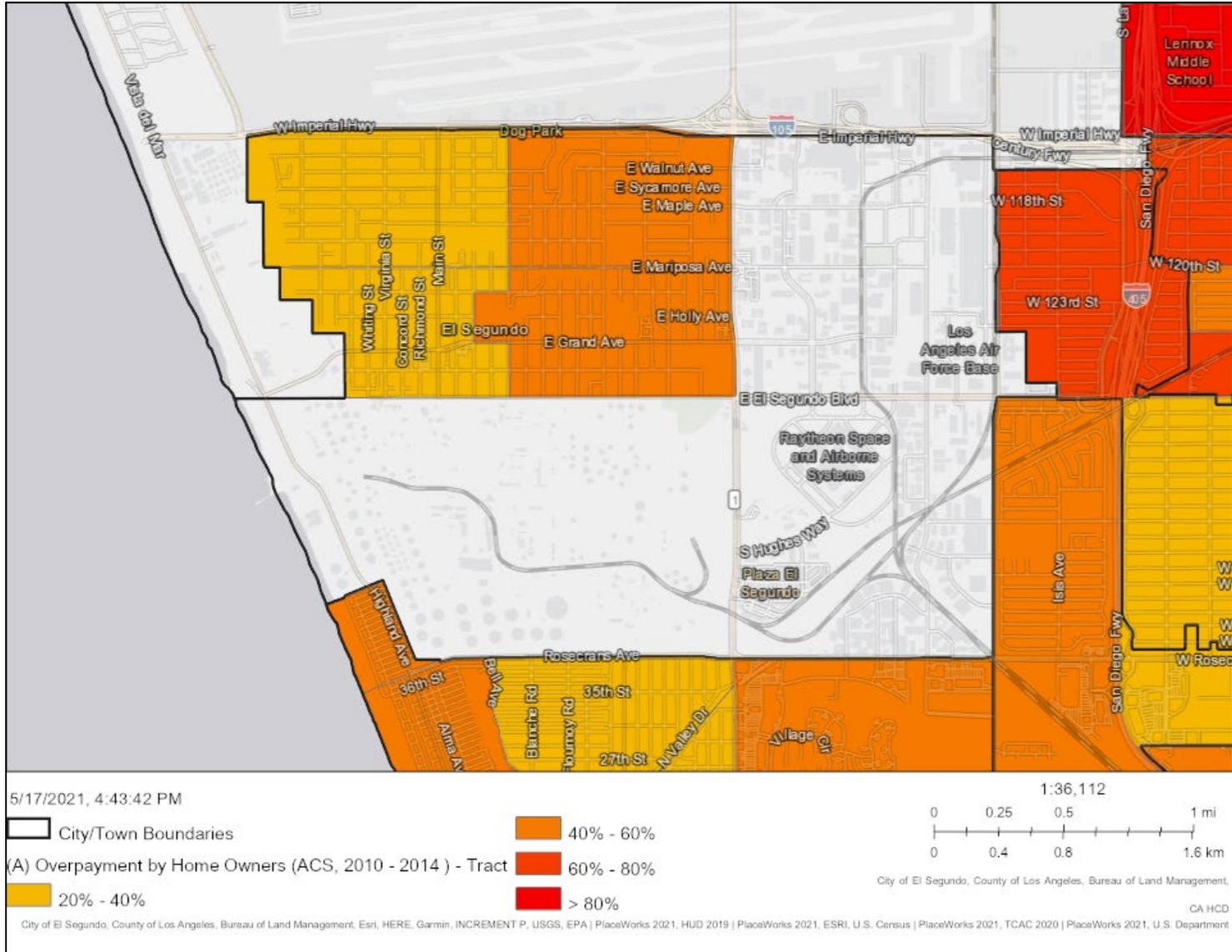
Source: HCD AFFH Data Viewer, 2010-2014 ACS, 2021.

Figure C-33: Regional Cost Burdened Renters by Tract (2019)



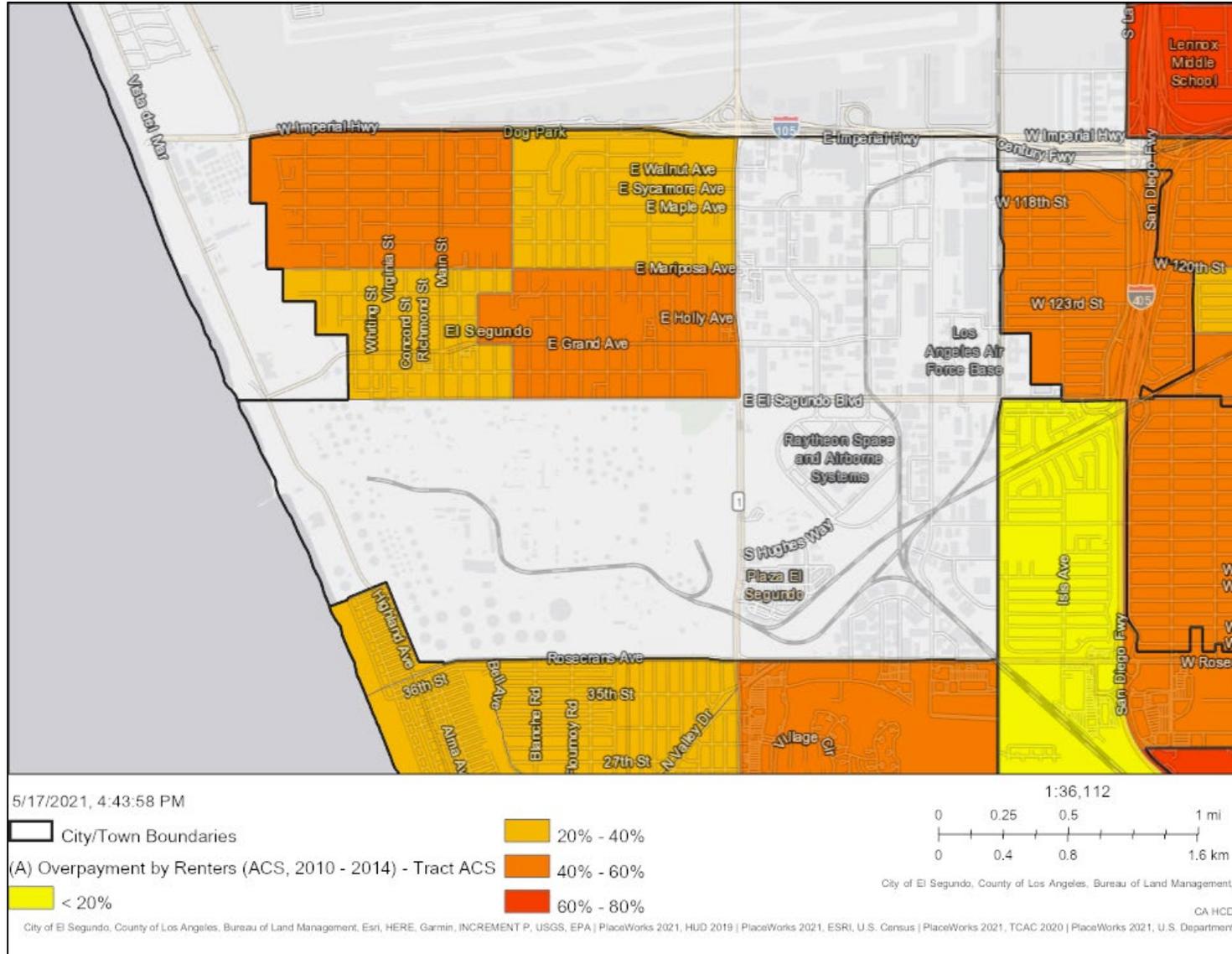
Source: HCD AFFH Data Viewer, 2010-2014 ACS, 2021.

Figure C-34: Cost Burdened Owners by Tract (2014)



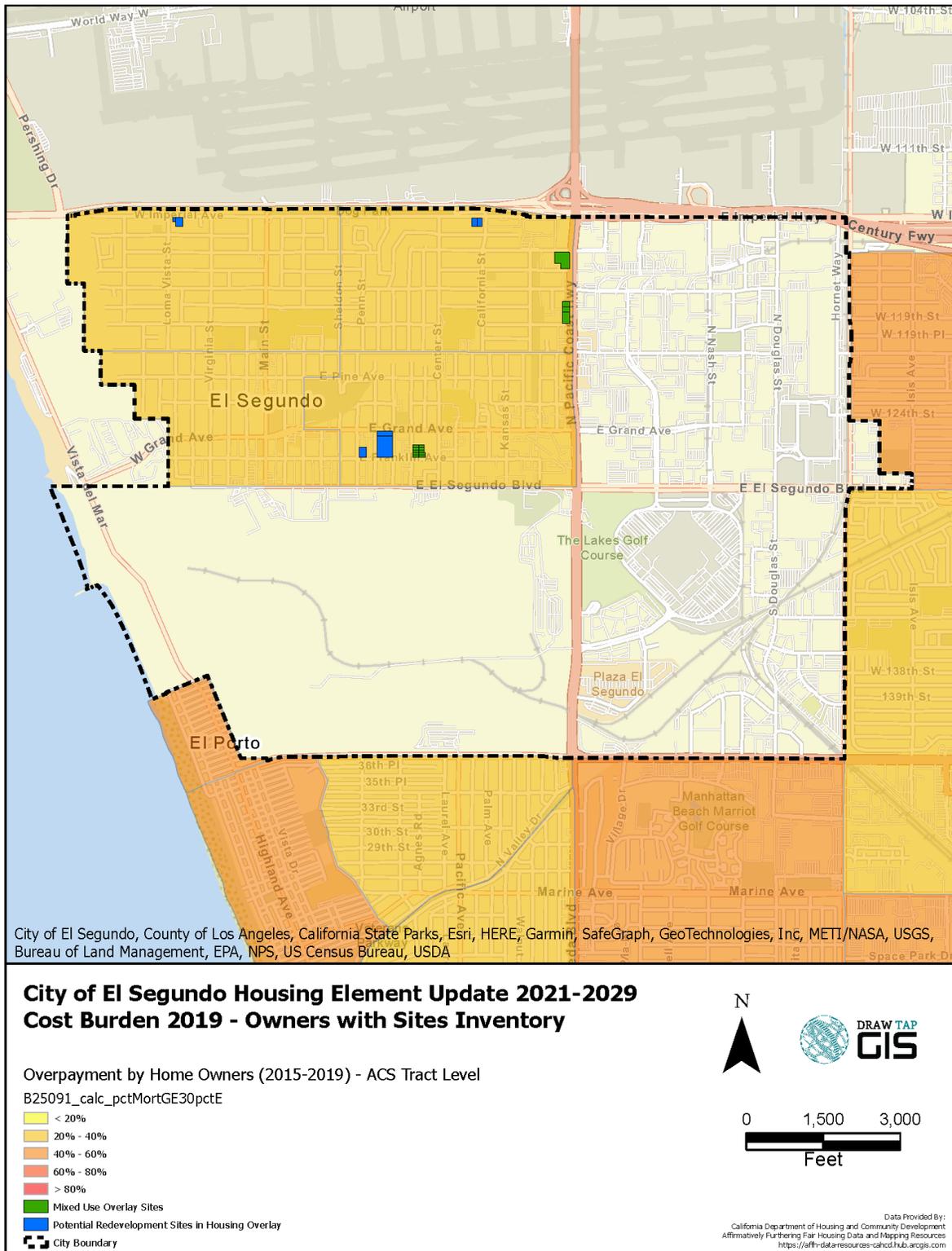
Source: HCD AFFH Data Viewer, 2010-2014 ACS, 2021.

Figure C-35: Cost Burdened Renters by Tract (2014)



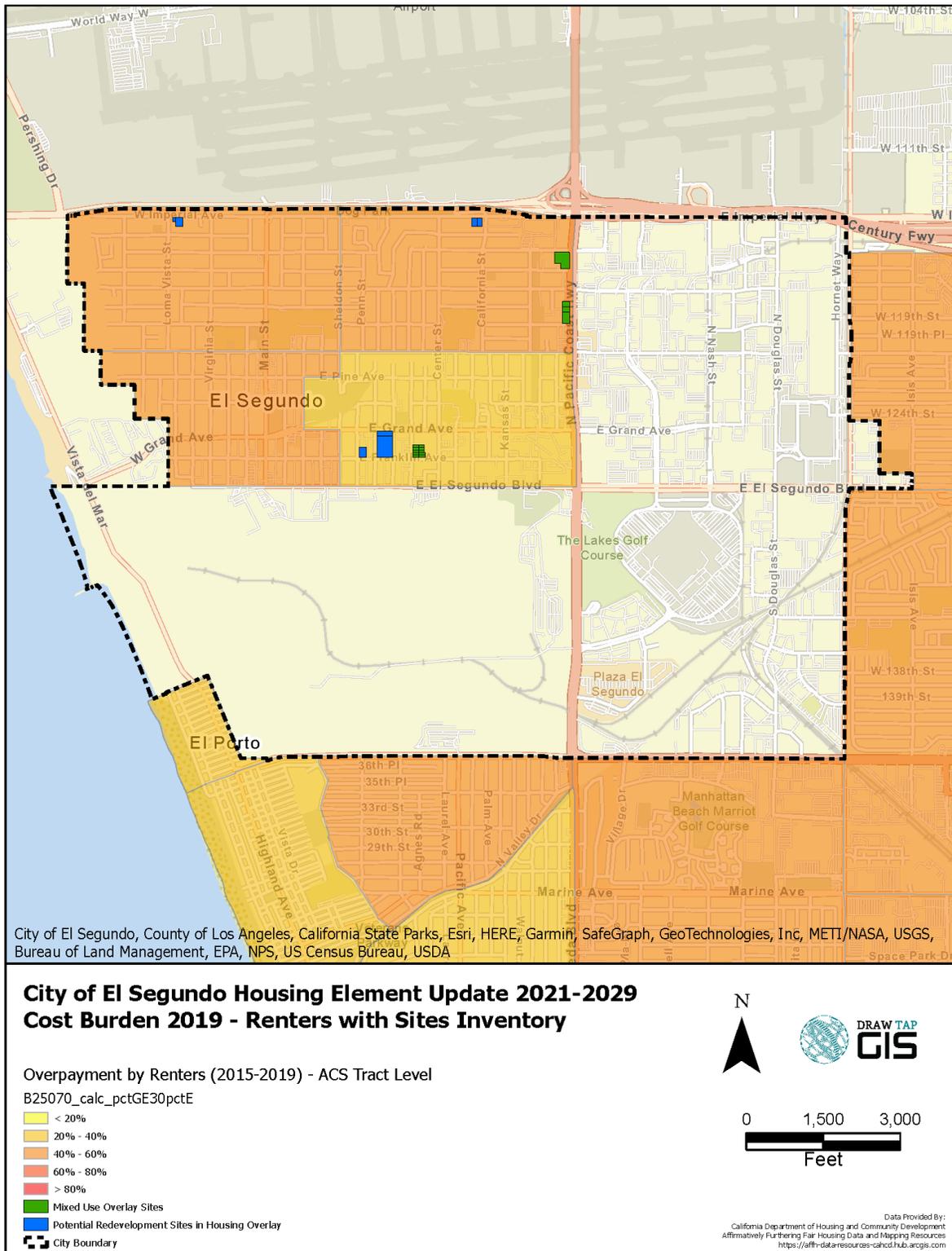
Source: HCD AFFH Data Viewer, 2010-2014 ACS, 2021.

Figure C-36: Cost Burdened Owners by Tract and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-37: Cost Burdened Renters by Tract and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

## **OVERCROWDING**

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. HUD CHAS data based on the 2013-2017 ACS and the HCD AFFH Data Viewer (2015-2019 ACS) is used to show overcrowding in El Segundo and Los Angeles County.

**Regional Trend.** As shown in Table C-18, 5.7% of owner-occupied households and 16.7% of renter-occupied households in the County are overcrowded. Severe overcrowding is also an issue in the County, especially amongst renter households. More than 1% of owner households and 7.6% of renter households are severely overcrowded.

**Table C-18: Overcrowding by Tenure**

	Overcrowded (>1 person per room)		Severely Overcrowded (>1.5 persons per room)		Total Households
	Households	Percent	Households	Percent	
<b>El Segundo</b>					
Owner-Occupied	25	0.8%	15	0.5%	2,960
Renter-Occupied	215	5.8%	80	2.2%	3,680
<b>Los Angeles County</b>					
Owner-Occupied	85,870	5.7%	23,025	1.5%	1,512,365
Renter-Occupied	298,460	16.7%	134,745	7.6%	1,782,835

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

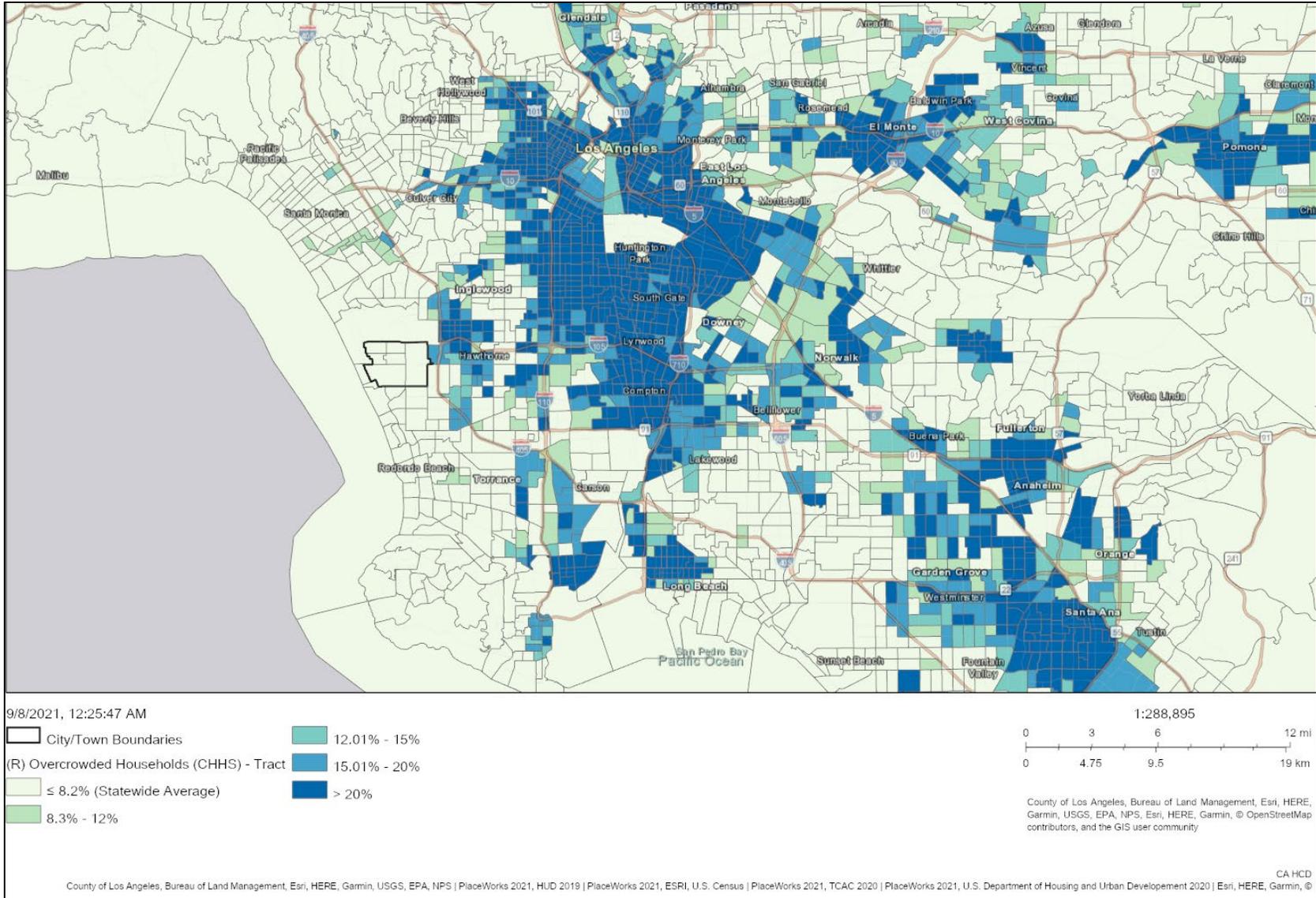
Figure C-38 shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the City of Los Angeles, South Gate, and Compton, and in parts of San Gabriel Valley. Areas north and south of El Segundo have concentrations of overcrowded households below the State average. Tracts east of El Segundo, around Hawthorn and Inglewood, have significantly more overcrowding.

**Local Trend.** As presented in Table C-18 above, a smaller share of households in El Segundo are overcrowded compared to the countywide average. Less than 1% of owner-occupied households and 5.8% of renter-occupied households in the City have more than one person per room. Only 0.5% of owner households and 2.2% of renter households are severely overcrowded, with more than 1.5 persons per room.

Figure C-39 shows overcrowding by tract in the City. There are no tracts in El Segundo where the percent of overcrowded households exceeds the statewide average of 8.2%.

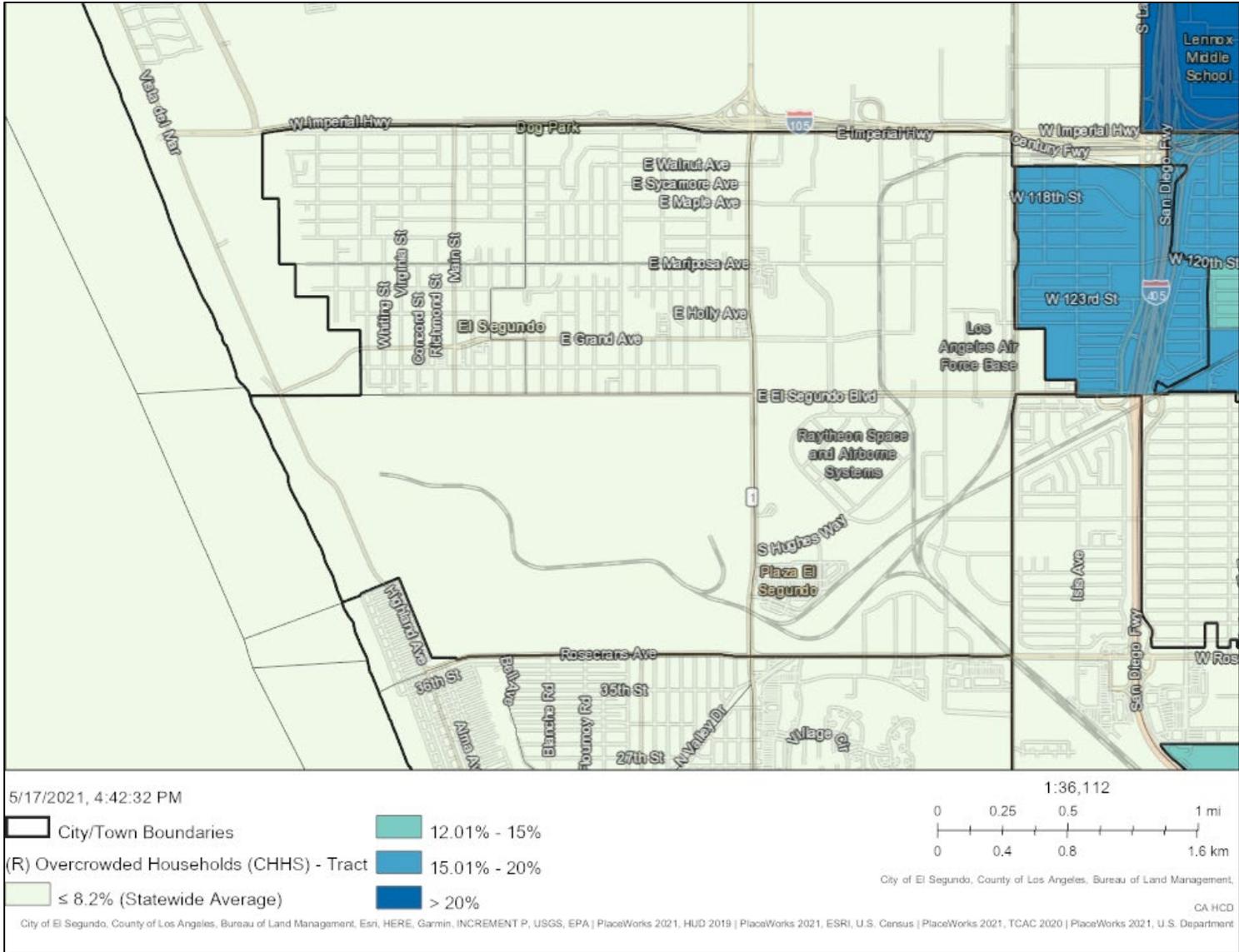
**Sites Inventory.** There are no RHNA units in tracts where the population of overcrowded households exceeds the statewide average of 8.2%. The City's RHNA strategy does not exacerbate conditions related to overcrowding.

Figure C-38: Regional Overcrowded Households by Tract



Source: HCD AFFH Data Viewer, 2020 HUD CHAS data, 2021.

Figure C-39: Overcrowded Households by Tract



Source: HCD AFFH Data Viewer, 2020 HUD CHAS data, 2021.

## **SUBSTANDARD HOUSING**

Incomplete plumbing or kitchen facilities and housing stock age can be used to measure substandard housing conditions. Incomplete facilities and housing age are based on the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

**Regional Trend.** Less than 1% households in the County lack complete plumbing facilities, and 1.5% lack complete kitchen facilities. Incomplete facilities are more common amongst renter-occupied households. Only 0.4% of owner households lack complete kitchen facilities compared to 2.5% of renters (Table C-19).

**Table C-19: Incomplete Facilities**

	Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		Total Households
	Households	Percent	Households	Percent	
<b>El Segundo</b>					
Owner-Occupied	0	0.0%	0	0.0%	2,792
Renter-Occupied	19	0.5%	129	3.6%	3,625
Total	19	0.3%	129	2.0%	6,417
<b>Los Angeles County</b>					
Owner-Occupied	3,672	0.2%	5,823	0.4%	1,519,516
Renter-Occupied	11,410	0.6%	44,441	2.5%	1,797,279
Total	15,082	0.5%	50,264	1.5%	3,316,795

Source: 2015-2019 ACS (5-Year Estimates).

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. In the County, 86% of the housing stock was built prior to 1990, including 60.5% built prior to 1970 (Table C-20).

**Local Trend.** There are no owner-occupied households lacking complete plumbing or kitchen facilities in El Segundo (Table C-19). A larger proportion of renter-occupied households in El Segundo lack complete kitchen facilities compared to the share countywide. Of renter households, 0.5% lack complete plumbing facilities and 3.6% lack complete kitchen facilities.

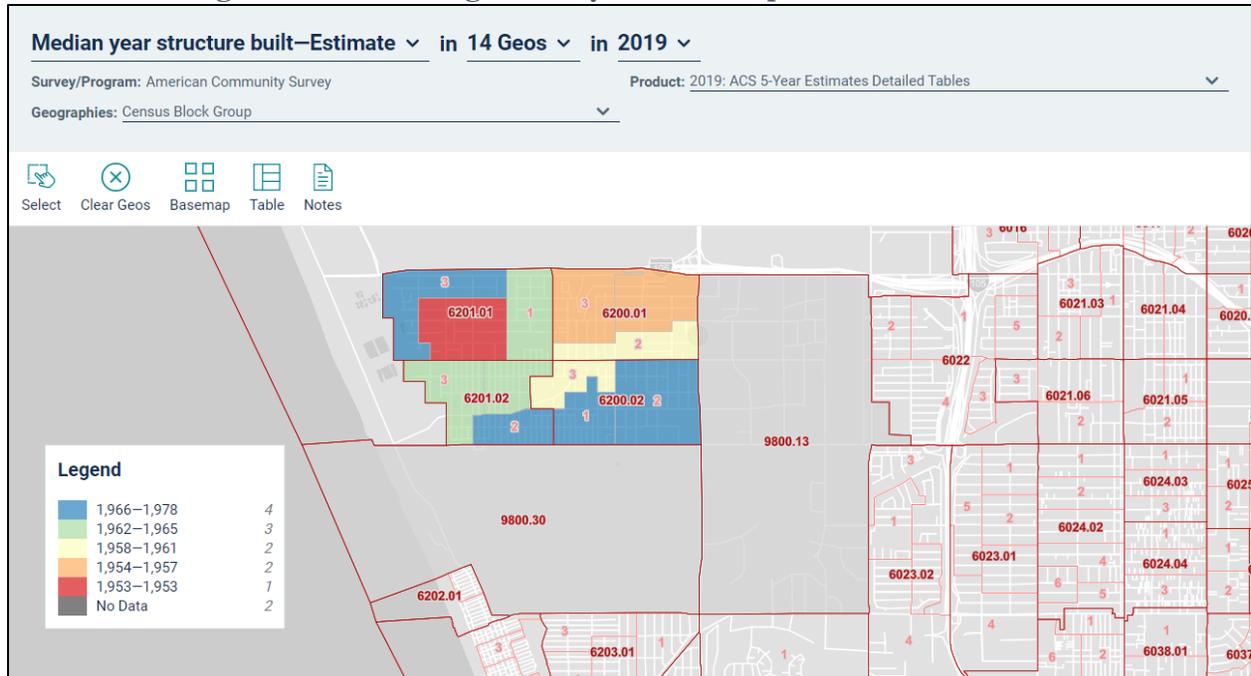
Table C-20 shows the housing stock age in El Segundo and El Segundo block groups. Nearly 90% of the City's housing stock was built prior to 1990, a slightly higher share than the County. Tract 6200.01 block groups 1 and 3, and tract 6201.01 block group 2 have the largest share of housing units aged 50 or older. More than 70% of housing units in these block groups were built prior to 1970. Figure C-40 shows the median year housing units were built by block group. The northernmost tracts, tracts 6201.01 and 6200.01, have slightly older housing stocks.

**Table C-20: Housing Unit Age**

Tract/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
Block Group 1, Tract 6200.01	73.1%	21.0%	5.9%	442
Block Group 2, Tract 6200.01	64.9%	27.8%	7.3%	479
Block Group 3, Tract 6200.01	76.5%	11.0%	12.4%	571
Block Group 1, Tract 6200.02	55.3%	29.4%	15.4%	494
Block Group 2, Tract 6200.02	42.5%	29.7%	27.7%	602
Block Group 3, Tract 6200.02	59.9%	29.1%	11.1%	416
Block Group 1, Tract 6201.01	57.4%	38.1%	4.6%	680
Block Group 2, Tract 6201.01	75.3%	18.9%	5.8%	782
Block Group 3, Tract 6201.01	56.8%	33.3%	9.9%	718
Block Group 1, Tract 6201.02	57.5%	23.1%	19.4%	381
Block Group 2, Tract 6201.02	55.1%	36.7%	8.2%	403
Block Group 3, Tract 6201.02	62.0%	29.9%	8.1%	803
Block Group 1, Tract 9800.13	--	--	--	0
Block Group 1, Tract 9800.30	--	--	--	0
El Segundo	61.7%	27.4%	10.9%	6,771
Los Angeles County	60.5%	25.4%	14.1%	3,542,800

Source: 2015-2019 ACS (5-Year Estimates).

**Figure C-40: Housing Stock by Block Group – Median Year Built**



## **DISPLACEMENT RISK**

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

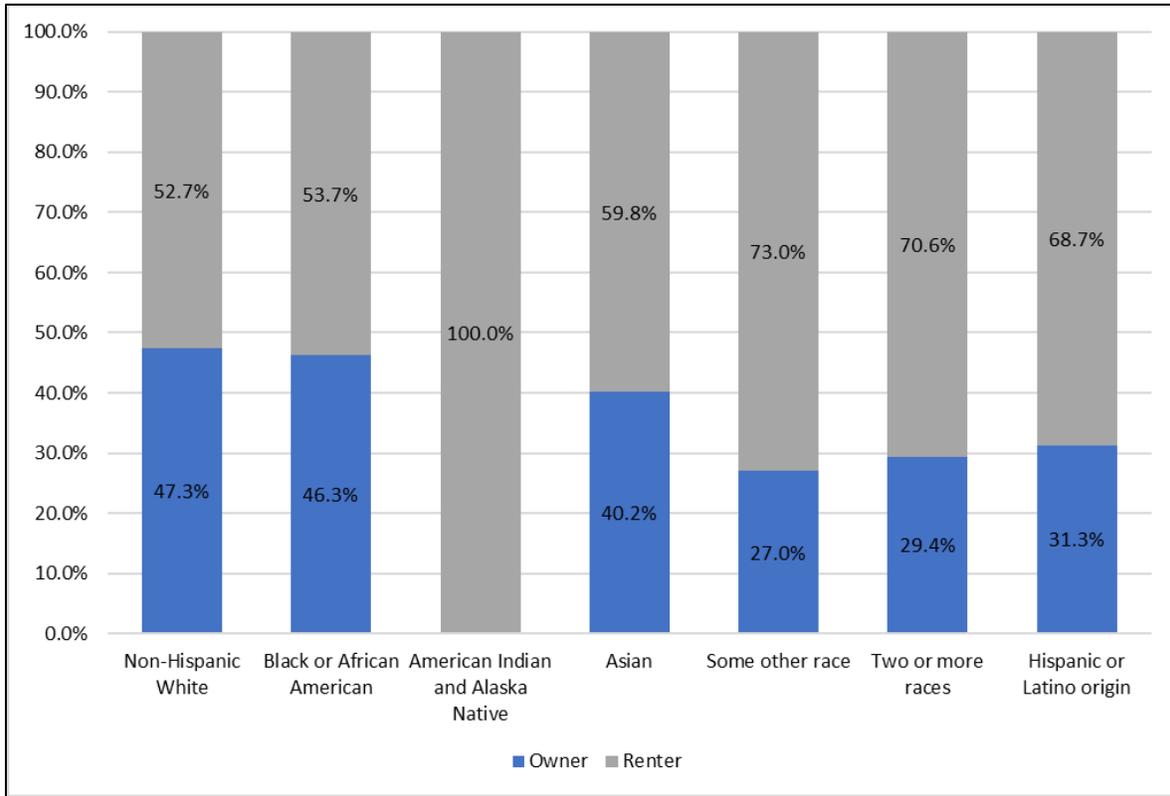
- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households that are severely rent burdened households is above the county median,
  - The area or areas in close proximity have recently experienced displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

**Regional Trend.** Figure C-43 shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the City of Los Angeles, Inglewood, South Gate, and Compton, East Los Angeles, and parts of the San Gabriel Valley. There are fewer vulnerable communities in coastal areas from Rolling Hills to Malibu.

**Local Trend.** As shown in Figure C-44, there are no sensitive communities at risk of displacement in El Segundo. Tracts just east of the City in Hawthorne and Lawndale are considered vulnerable to displacement in the event of increased redevelopment or shifts in housing cost.

As discussed previously, vulnerability is measured based on several variables including: share of renters exceeding 40%, share of people of color exceeding 50%, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. According to 2015-2019 ACS estimates, 56.5% of households in El Segundo are renter-occupied, a slight increase from 55.7% during the 2006-2010 ACS. All racial/ethnic minority groups are more likely to be renters compared to White householders. As presented in Figure C-41, 100% of American Indian and Alaska Native householder (15 total households), 73% of households of some other race, 70.6% of households of two or more races, 68.7% of Hispanic or Latino households, 59.8% of Asian households, and 53.7% of Black or African American households are renter-occupied compared to only 52.7% of non-Hispanic White households. As discussed previously, some racial/ethnic minority groups are more likely to experience housing problems including cost burden (see Table C-16). Based on this demographic data, racial/ethnic minority populations in El Segundo are more likely to be at risk of displacement.

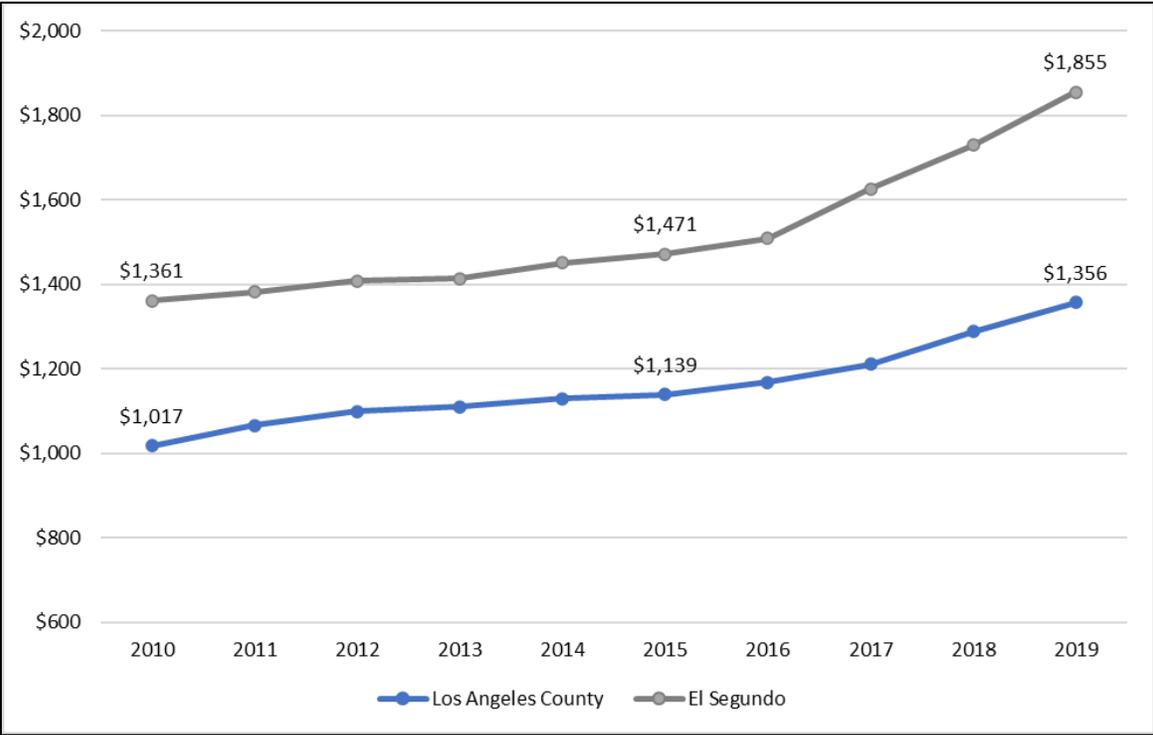
Figure C-41: Tenure by Race (2019)



Source: 2015-2019 ACS (5-Year Estimate).

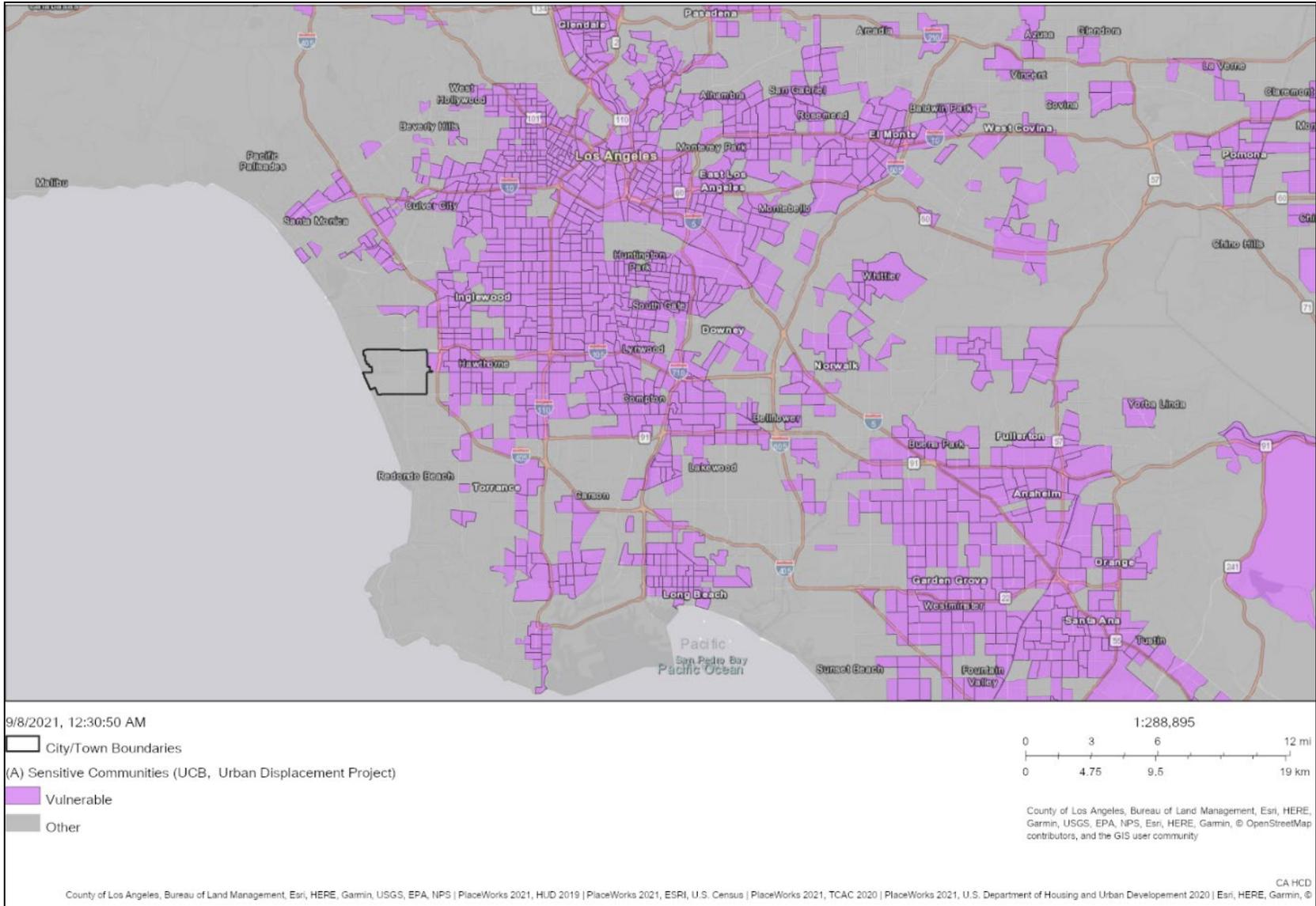
Figure C-42 shows the median contract rent in El Segundo and Los Angeles from 2010 to 2019. El Segundo tends to have higher median contract rental prices compared to the County. As of 2019, the median contract rent in El Segundo was \$1,855 compared to \$1,356 in Los Angeles County. During this period, both the County and El Segundo have seen significantly median rental price increases. Between 2010 and 2019, the median contract rental price in El Segundo increased by 36.3% compared to only 33.3% Countywide. As presented above, increasing rental prices in the City are more likely to disproportionately affect people of color.

Figure C-42: Median Contract Rent (2010-2019)



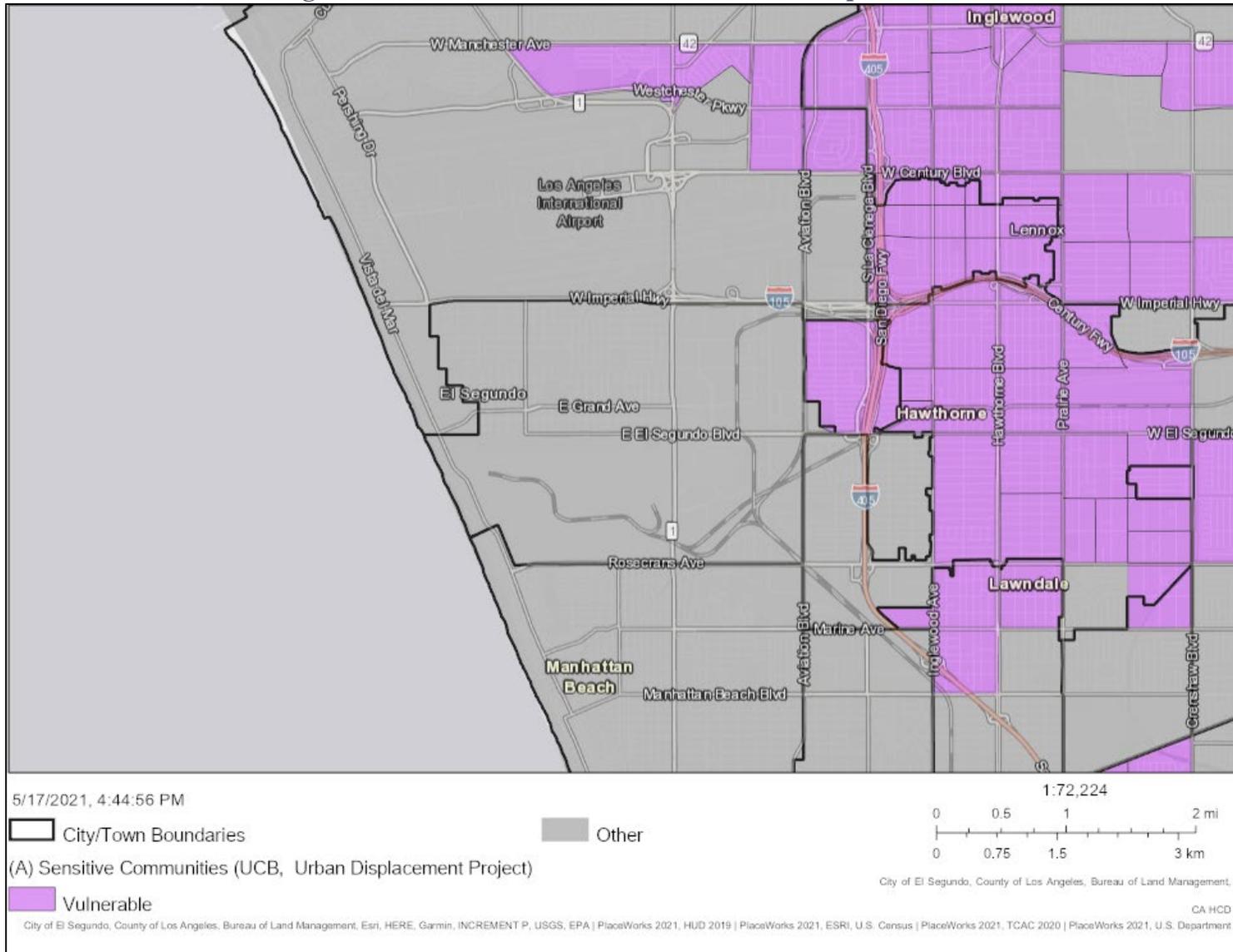
Source: 2006-2010 through 2015-2019 ACS (5-Year Estimate).

Figure C-43: Regional Sensitive Communities At Risk of Displacement



Source: HCD AFFH Data Viewer, 2020 Urban Displacement Project, 2021.

Figure C-44: Sensitive Communities At Risk of Displacement

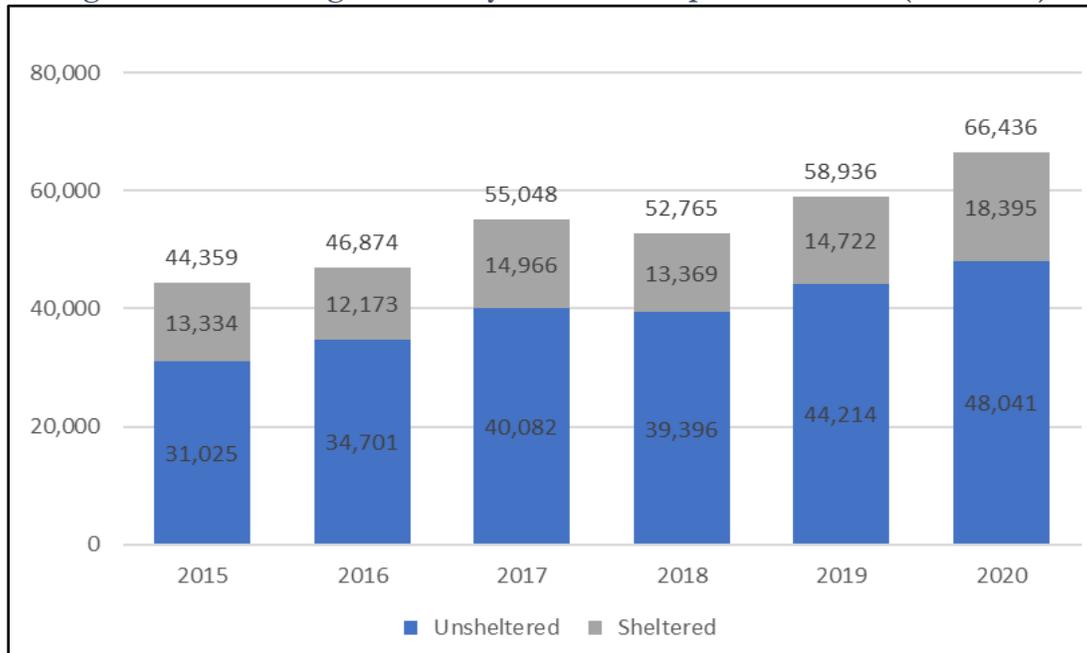


Source: HCD AFFH Data Viewer, 2020 Urban Displacement Project, 2021.

**HOMELESSNESS**

**Regional Trend.** The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure C-45 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72% of the homeless population is unsheltered and the remaining 28% is sheltered. The homeless population has increased by nearly 50% since 2015, and 12.7% since 2019. According to 2020 Department of Finance (DOF) estimates, the Los Angeles County population as a whole has grown only 0.5% since 2015.

**Figure C-45: Los Angeles County Homeless Population Trend (2015-2020)**



Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

Table C-21 shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19% of the homeless population belongs to a family with one or more child, 38.4% are chronically homeless, and 22.3% have a serious mental illness. Since 2019, the population of homeless family members (+45.7%), persons experiencing chronic homelessness (+54.2%), persons fleeing domestic violence (+40%), non-binary/gender non-conforming persons (+325.5%), and persons with a substance use disorder (+104%) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4% and 4.7%, respectively.

**Table C-21: Los Angeles County Homeless Population Demographics (2019-2020)**

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
<b>Total</b>	<b>58,936</b>	<b>100.0%</b>	<b>66,436</b>	<b>100.0%</b>	<b>12.7%</b>
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
<b>Gender</b>					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
<b>Health and Disability**</b>					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
<b>Percent of Total County Population</b>	--	<b>0.6%</b>	--	<b>0.7%</b>	--
*Members of families with at least one child under 18.					
** Indicators are not mutually exclusive.					
Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.					

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Nearly 20% of the homeless population are members of families with one or more child under the age of 18, 9.9% are elderly persons aged 62 and older, 17% have a physical disability, and 8.3% have a developmental disability. Only 32% of homeless persons with a developmental disability, 17.3% with a physical disability, and 21.5% of homeless seniors are sheltered. However, most families (76.3%) are sheltered (Table C-22).

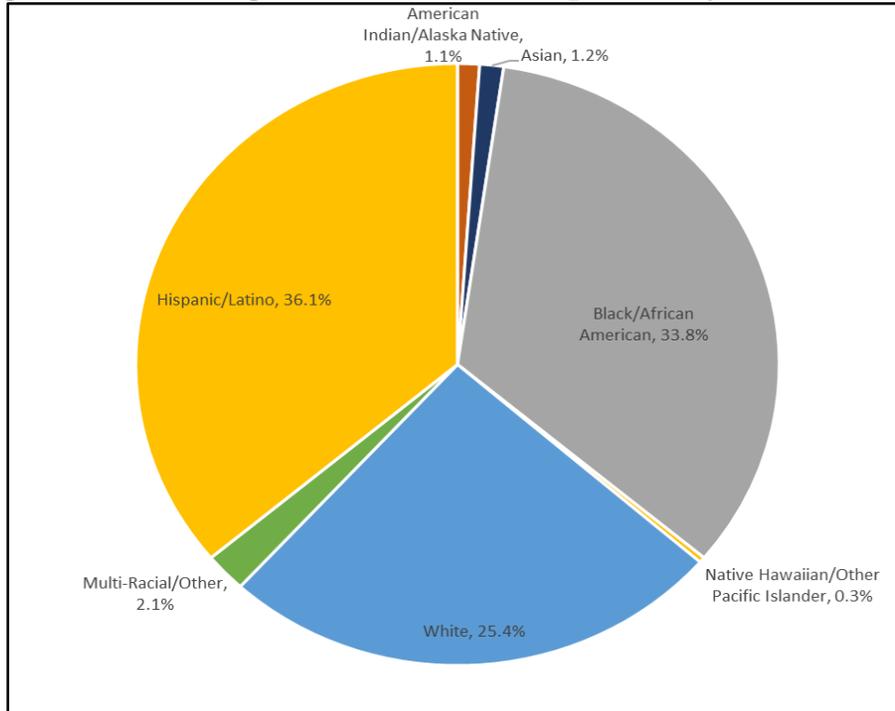
**Table C-22: Homeless Populations and Special Needs Groups**

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290

Source: LAHSA, 2020 LA CoC Homeless Count.

Figure C-46 and Table C-23 show the Los Angeles CoC homeless population by race and ethnicity. The Hispanic/Latino, Black/African American, and White populations make up the largest proportions of the homeless population. The Black/African American population is the most overrepresented in the Los Angeles CoC region. Nearly 34% of homeless persons are Black or African American, compared to only 7.8% of the population countywide. The American Indian and Alaska Native population is also overrepresented, making up only 0.2% of the County population, but 1.1% of the homeless population.

**Figure C-46: Los Angeles CoC Homeless Population by Race/Ethnicity**



Source: LAHSA, 2020 LA CoC Homeless Count.

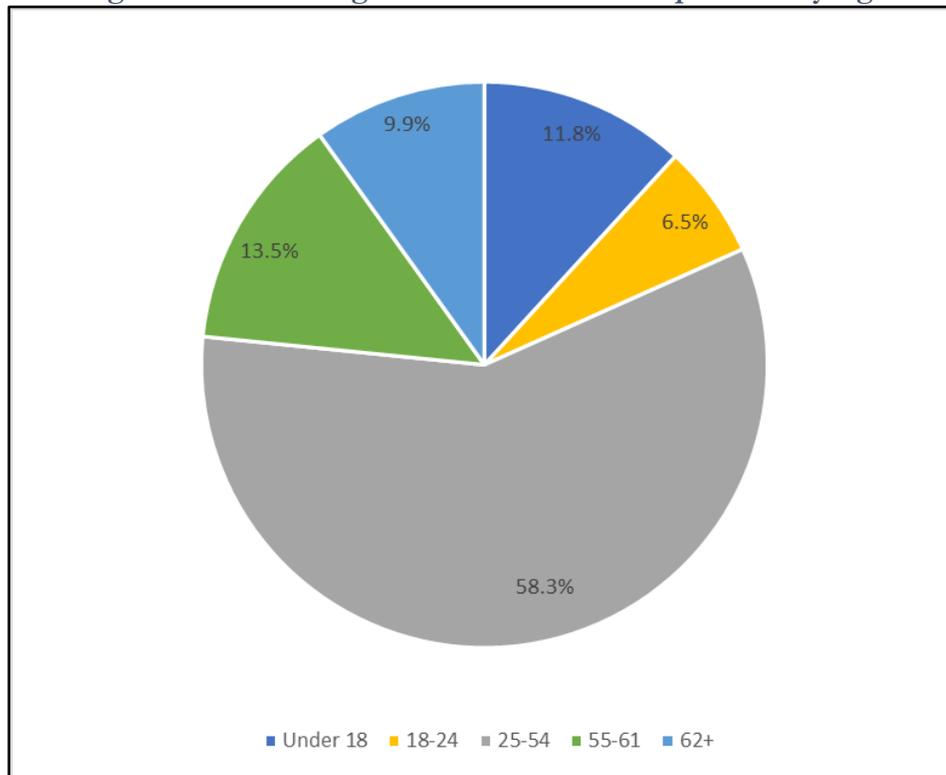
**Table C-23: Los Angeles CoC Homeless Population by Race/Ethnicity**

Race/Ethnicity	Homeless Population		% LA County Population
	Persons	Percent	
American Indian/Alaska Native	686	1.1%	0.2%
Asian	774	1.2%	14.4%
Black/African American	21,509	33.8%	7.8%
Hispanic/Latino	23,005	36.1%	48.5%
Native Hawaiian/Other Pacific Islander	205	0.3%	0.2%
White	16,208	25.4%	26.2%
Multi-Racial/Other	1,319	2.1%	2.6%

Source: LAHSA, 2020 LA CoC Homeless Count; 2015-2019 ACS (5-Year Estimates).

Figure C-47 and Table C-24 show the distribution of homeless persons in the Los Angeles CoC region by age. Adults aged 25 to 54 make up most of the homeless population, followed by adults aged 55 to 61, and children under 18. Children account for 11.8% of the homeless population and seniors (age 62+) account for 9.9% of the population; 6.6% of the homeless population is transitional aged youths between the ages of 18 and 24.

**Figure C-47: Los Angeles CoC Homeless Population by Age**



Source: LAHSA, 2020 LA CoC Homeless Count.

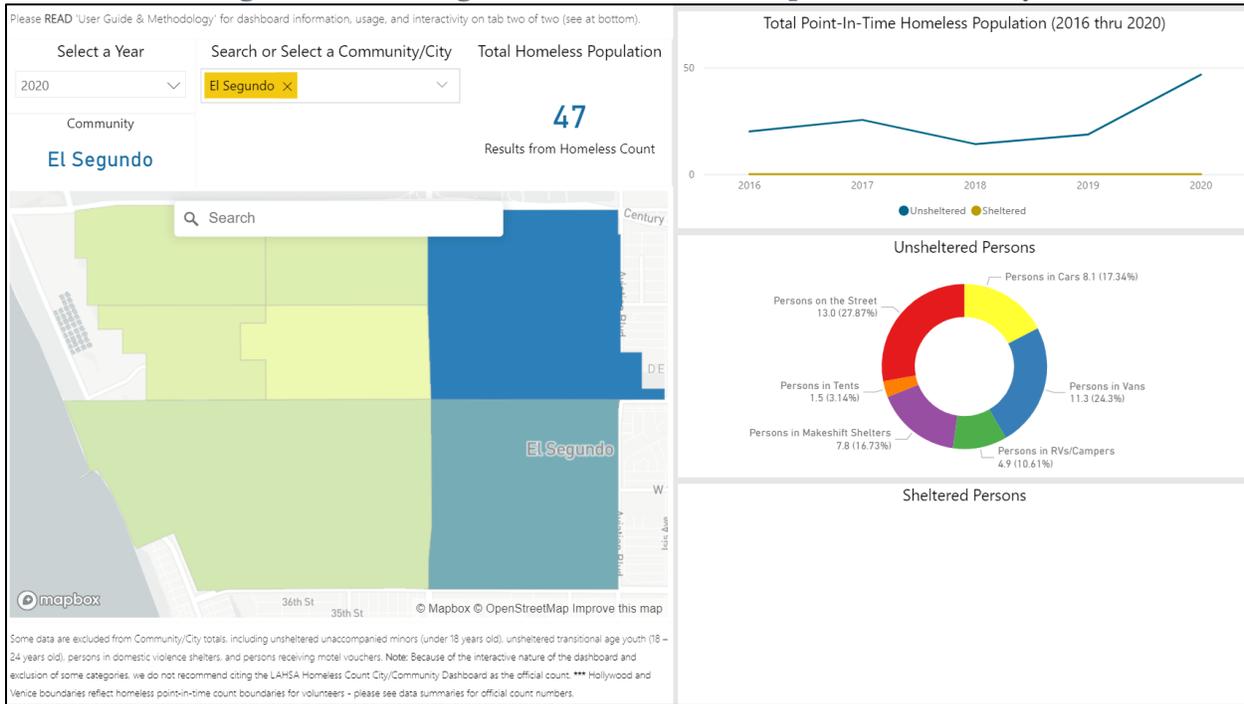
**Table C-24: Los Angeles CoC Homeless Population by Age**

Age	Homeless Population		% LA County Population
	Persons	Percent	
Under 18	7,491	11.8%	22.0%
18-24	4,181	6.6%	9.7%
25-54	37,138	58.3%	43.2%
55-61	8,606	13.5%	8.7%
62+	6,290	9.9%	16.4%

Source: LAHSA, 2020 LA CoC Homeless Count; 2015-2019 ACS (5-Year Estimates).

**Local Trend.** According to the Los Angeles County PIT count, there were 47 persons experiencing homelessness in El Segundo in 2020. As presented in Figure C-48, the homeless population in the City has increased from 20 persons in 2016. All persons experiencing homeless in the City are unsheltered. A higher LAHSA concentration of persons experiencing homelessness were identified in tracts along the eastern side of the City.

**Figure C-48: El Segundo Homelessness Population Summary**



Source: LAHSA, 2020 LA CoC Homeless Count.

Based on Los Angeles County Coordinated Entry System (CES) statistics, of the 27 persons experiencing homelessness assessed in El Segundo between July and December of 2020, three were youth, three were members of families with one or more child, two were veterans, and three were elderly adults aged 62 and over.

## 6. Other Relevant Factors

### HISTORICAL TRENDS

The City of El Segundo was incorporated in 1917. El Segundo was originally purchased by the

Standard Oil refinery in 1911 and remained a “one-industry town” until the 1920s. The Los Angeles International Airport (LAX) opened in 1930, making El Segundo an aerospace hub.<sup>6</sup> While El Segundo is predominantly White, historically, the City was given a C-rating under HOLC’s redlining maps, further described below. Lower ratings generally indicated a higher concentration of racial/ethnic minority populations while higher ratings were considered areas better for investments and were typically predominantly White neighborhoods. El Segundo likely received a C-rating due to the high number of blue collar workers brought in by the Standard Oil Company and LAX.

The 1896 Supreme Court ruling of *Plessy v. Ferguson* upheld the constitutionality of “separate but equal,” ushering in the Jim Crow Era of racial segregation and disenfranchisement. This sentiment spread beyond the South, where African Americans and other minority groups were expelled from predominantly White communities, through the adoption of policies forbidding them from residing or even being within town borders after dark, known as ‘sundown towns.’ Contrary to the widespread misconception that these existed only in the deep south, sundown towns were prominent throughout the Country, including more than 100 California towns, several of which in Los Angeles County.

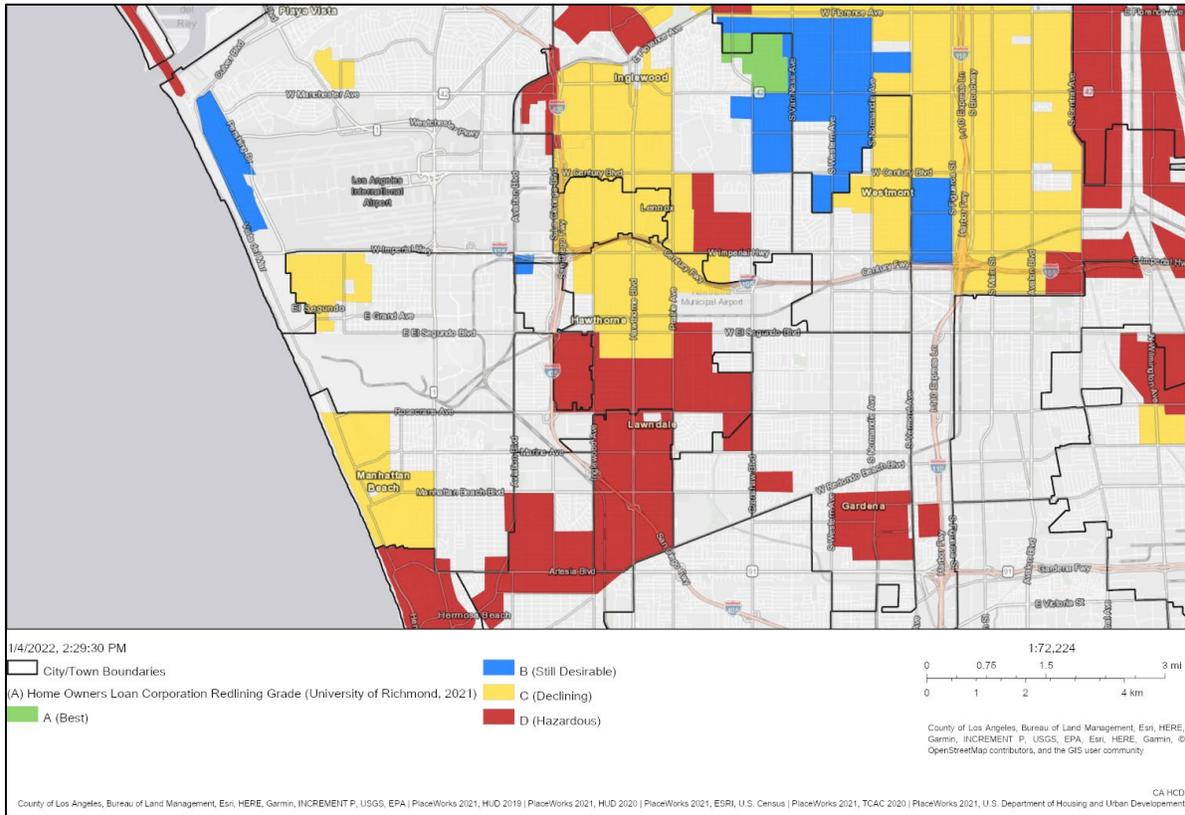
The Home Owners’ Loan Corporation (HOLC), formed in 1933 under the New Deal Program, established the County’s first red-lining maps. The northwestern corner of El Segundo received a C-rating, indicating the community was “declining” and a higher loan risk. Redlined, or D-rated communities, were typically comprised of large minority communities. Segregation achieved through red-lining was further exacerbated through the establishment of the Federal Housing Administration in 1934. The FHA insured bank mortgages that covered 80% of purchase prices and had terms of 20 years and were fully amortized. However, the FHA also conducted its own appraisals; mortgages were granted only to Whites and mixed-race neighborhoods or White neighborhoods in the vicinity of Black neighborhoods were deemed “too risky.”<sup>7</sup> Figure C-44 shows the redlining maps for El Segundo and the surrounding areas.

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<sup>6</sup> Megowan Realty Group, Bruce and Maureen Megowan. 2020. <https://maureenmegowan.com/south-bay-history/history-of-el-segundo/>. Accessed January 2022.

<sup>7</sup> Rothstein, Richard. (2017). *The Color of Law: A Forgotten History of How Our Government Segregated America*. Liveright Publishing Corporation.

Figure C-49: Redlining Map – El Segundo and Surrounding Areas



## LENDING PRACTICES

Home loan applications in El Segundo by race and income are shown in Table C-25. Black and joint race applicants were denied loans at the highest rates (25% and 18%, respectively), while American Indian/Alaska Native (one applicant; 0 percent), Asian (5.4%), two or more minority race (one applicant; 0%) and Hispanic/Latino (8.7%) applicants were denied at the lowest rates. Applicants belonging to lower income categories had higher denial rates; 50% of loan applications submitted by low income residents were denied compared to 33.3% of moderate income residents, 13.8% of middle income residents, and only 6.1% of applications submitted by upper income residents.

**Table C-25: Home Loan Approval and Denial Rates – El Segundo (2020)**

Loan Type/Applicant Demographics	Approved/Originated	Denied	Total Applications
<b>Loan Purpose and Type</b>			
Purchase – Conventional	77.0%	7.0%	213
Purchase – Government	45.5%	18.2%	11
Home Improvement	66.7%	14.6%	48
Refinancing	71.3%	11.7%	349
<b>Applicant Race/Ethnicity</b>			
American Indian/Alaska Native	100.0%	0.0%	1
Asian	89.2%	5.4%	37
Black or African American	75.0%	25.0%	4
Hawaiian / Pacific Islander	N/A	N/A	0
White	71.5%	11.8%	407
2 or More Minority Races	100.0%	0.0%	1
Joint Race (White/Minority)	71.4%	17.9%	28
Race Not Available	70.6%	6.3%	143
Hispanic or Latino	60.9%	8.7%	23
Not Hispanic or Latino	74.1%	11.9%	428
<b>Applicant Income</b>			
Low (0-49% of Median)	50.0%	50.0%	2
Moderate (50-79% of Median)	22.2%	33.3%	9
Middle (80-119% of Median)	72.4%	13.8%	29
Upper (>=120% of Median)	72.4%	10.2%	532
Income Not Available	83.7%	6.1%	49
Note: This dataset excludes withdrawn/incomplete applications. Sum of percentages may not total 100%.			
Source: Home Mortgage Disclosure Act (HMDA) Data – City of El Segundo, 2020.			

**ZONING DESIGNATIONS**

The El Segundo Zoning Map is shown in Figure C-50. The northwestern section of the City north of El Segundo Boulevard and west of the Pacific Coast Highway, where a majority of residential households are located, is primarily zoned for single-family residential (R-1) and multi-family residential (R-3). There are also two-family residential (R-2) designations as well as the following specific plans: Smoky Hollow East (SHE), Smoky Hollow West (SHW), 222 Kansas Street (222KSSP), and 540 E Imperial Avenue (450EIASP). This area contains block groups with smaller racial/ethnic minority populations compared to the eastern side of the City but slightly larger LMI household populations (see Figure C-4 and Figure C-12). All tracts in this corner of the City are highest resource areas (see Figure C-18). As shown in Figure C-51, there are more renter-occupied households on the southern side of this area compared to the northern side. This area has more R-3 and specific plan zoning designations, whereas the northern area, where there are fewer renter-occupied units, is

predominantly zoned R-1. Housing units also tend to be older in this section of the City (see Figure C-40).

The northeastern section of the City, north of El Segundo Boulevard and east of the Pacific Coast Highway, is primarily zoned for Urban Mixed Use North (MU-N) and Corporate Office (CO). There are also smaller pockets of Light Manufacturing (M-1) and General Commercial (C-3) zones in this section of El Segundo. There are few households residing in this section of the City, therefore demographic data is limited. The tract encompassing the eastern side of the City has a larger racial/ethnic minority population of 90.2% compared to the northwestern area of the City. There are no RHNA sites in this section of the City.

Similarly, there are few households residing in the southeast section of the City, south of El Segundo Boulevard and east of the Pacific Coast Highway. This area is primarily zoned for Light Manufacturing (M-1), Commercial Center (C-4), and The Lakes Specific Plan (TLSP). This area of El Segundo is also located in the tract where 90.2% of the population belongs to a racial or ethnic minority group. There are no RHNA sites in this section of the City.

The southwestern section of the City, south of El Segundo Boulevard and west of the Pacific Coast Highway, is zoned only for Heavy Manufacturing (M-2) and contains no residential units. There are no RHNA sites proposed in this section of the City.

Figure C-50: El Segundo Zoning Map

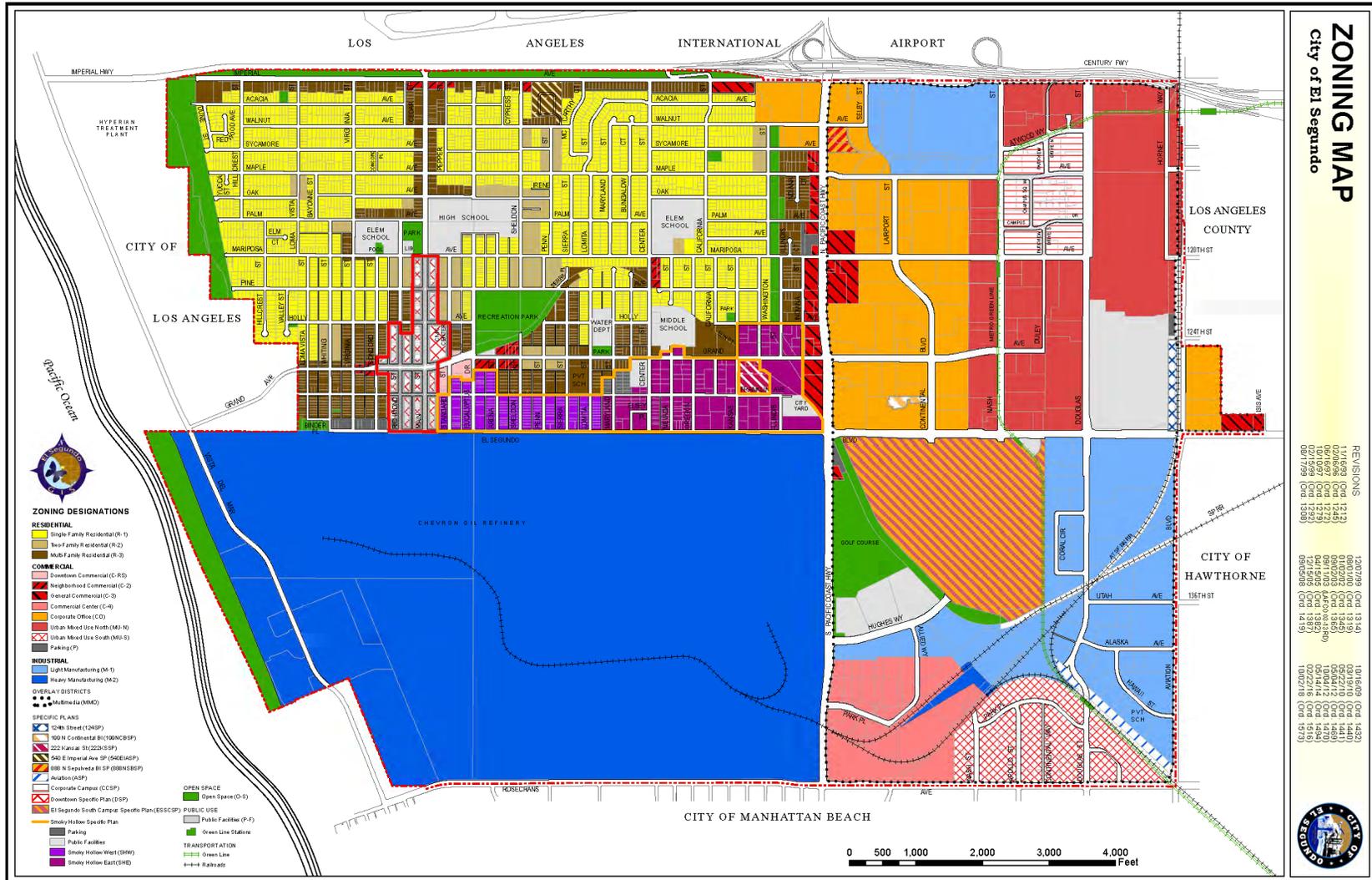
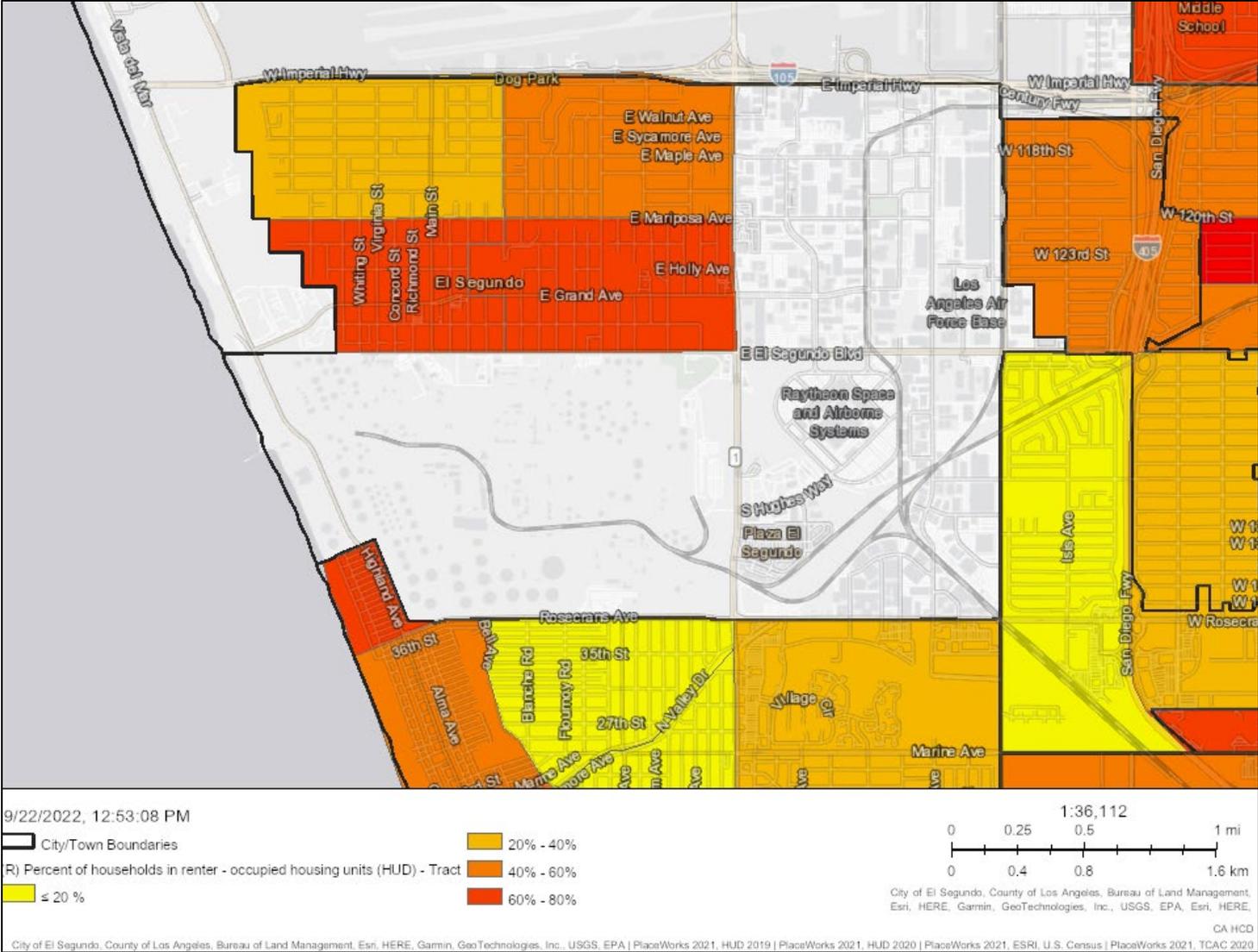


Figure C-51: Renter-Occupied Housing Units by Tract



## **2018 REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

The 2018 Los Angeles County Regional Analysis of Impediments to Fair Housing Choice (AI) cites the following contributing factors as high priority items. These factors are described below as they relate to the City of El Segundo.

***Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population.*** In El Segundo, Pacific Islander and Hispanic renter households are most likely to experience housing problems compared to other racial or ethnic groups. Renter-occupied households are significantly more likely to experience housing problems including cost burden. Approximately 37 percent of renter households in El Segundo have householders of a racial or ethnic minority group compared to only 21 percent of owner-occupied households according to 2020 HUD CHAS data.

***Noise Pollution due to plane traffic from Los Angeles International Airport (LAX).*** According to the 2018 AI, there are an estimated 8,424 dwelling units impacted by noise from LAX. The 2018 AI states that noise pollution continues to be a hazard for low income households and R/ECAPs. While there are no concentrations of LMI households or R/ECAPs in the City, the northern side of El Segundo is directly adjacent to LAX.

***Lack on information on affordable housing.*** According to HCD AFFH Data Viewer data, there are few to no households in El Segundo receiving housing choice vouchers (HCV) despite populations of cost burdened renters exceeding 40 percent in two City tracts. Outreach related to fair housing is minimal and there is limited fair housing information available on the City website.

***Discrimination in private rental and home sales markets.*** The 2018 AI states that racial and ethnic minorities are more likely to be denied a mortgage and that most HUD fair housing complaints were filed on the basis of disability status, race, or familial status. In El Segundo, Black/African American home loan applicants are significantly more likely to be denied compared to other racial/ethnic groups.

***Lack of opportunities for residents to obtain housing in higher opportunity areas.*** The 2018 AI states there is a lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education. El Segundo is considered a TCAC highest resource area. However, there are no public housing buildings or subsidized housing projects in the City. There are also very few renters receiving HCVs in El Segundo.

## **C. SITES INVENTORY**

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In general, the El Segundo is an affluent City and is considered a highest resource area according to TCAC Opportunity Maps. There are no concentrations of LMI households or low resource areas in the City; therefore, the City's RHNA strategy does not disproportionately locate units, specifically lower income units, in low income or low opportunity areas. There are also no concentrations of persons with disabilities in the City and the City's RHNA strategy does not disproportionately place lower or moderate units in areas with larger non-White populations, low environmental quality, or cost burdened households. The City's sites inventory is further described below. Table C-26 shows the distribution of RHNA units at the tract level by AFFH variables. Figure C-52 presents the mixed use overlay sites and Figure C-53 shows the potential redevelopment sites in the housing overlay. Sites selected to meet the RHNA are generally distributed throughout the residential area of El Segundo and are not concentrated in a single area of the City. As mentioned previously, much of the City is zoned for manufacturing, commercial uses, or corporate office uses and is not suitable for residential

development. Therefore, nearly all existing residential homes, and all sites selected to meet the RHNA, are in the northwest corner of the City. RHNA sites will not be exposed to adverse fair housing conditions in excess of the Citywide trend. The City's RHNA strategy will not exacerbate fair housing conditions.

## **1. Tract 6200.01**

Tract 6200.01 is located in the northeastern section of the residential area of El Segundo, bound by the northern City boundary, Pacific Coast Highway to the east, W. Mariposa Avenue to the south, and Sheldon Street to the west. As shown in Figure C-50 previously, this tract is predominantly zoned for single-family residential (R-1) uses. There are also areas, mostly located along the borders of this tract, zoned for two-family residential (R-2) and multi-family residential (R-3). The following sites have been identified in the tract to meet the City's RHNA:

- 835 N. Sepulveda Boulevard (Mixed Use Overlay) – 137 units (55 lower income, 41 moderate income, 41 above moderate income).
- 703 N. Pacific Coast Highway (Mixed Use Overlay) – 60 units (10 lower income, 50 above moderate income)
- 739 and 755 N. Pacific Coast Highway (Mixed Use Overlay) – 50 units (20 lower income, 16 moderate income, 14 above moderate income)
- 1300 E. Imperial Avenue (Housing Overlay) – 22 units (9 lower income, 7 moderate income, 6 above moderate income)
- 1306 E. Imperial Avenue (Housing Overlay) – 22 units (9 lower income, 7 moderate income, 6 above moderate income)

A total of 291 RHNA units, 103 lower income, 71 moderate income, and 117 above moderate income units, have been allocated in tract 6200.01. Tracts 6200.01 and 6200.02, discussed below, contain the largest concentration of RHNA units. Like the remainder of the City, tract 6200.01 is a TCAC highest resource tract. This tract contains block groups with smaller racial/ethnic minority populations, ranging from 29.6% to 40.7%, and LMI household populations, ranging from 15.1% to 19.3%. Tract 6200.01 has a moderate renter population (49.9%) compared to other El Segundo tracts and a population of cost burdened renters (42.9%) comparable to the Citywide trend. This tract is the only tract in the City that is considered an RCAA. This tract has few fair housing issues or populations of sensitive/protected persons in excess of the Citywide average. While this tract is considered an RCAA, the City's RHNA strategy allocates a variety of RHNA units that can adequately serve lower, moderate, and above moderate income populations, ensuring units serving a single income level are not concentrated in the RCAA. The City's RHNA strategy in tract 6200.01 does not exacerbate existing fair housing conditions and promotes mixed income communities in El Segundo.

## **2. Tract 6200.02**

Tract 6200.02 is located in the southeastern section of the residential area of the City, generally bound by E. Mariposa Avenue to the north, the Pacific Coast Highway to the east, El Segundo Boulevard to the south, and Sheldon Street to the west. Zoning designations in this tract, presented in Figure C-50 previously, include R-1, R-3, and the Smoky Hollow Specific Plan (SHW and SHE). A small pocket of R-2 zone and the 222 Kansas Street Specific Plan (222KSSP) are also located in this tract. The following sites have been identified in tract 6200.02:

- Wiley Park (Mixed Use Overlay) – 99 units (39 lower income, 29 moderate income, 31 above moderate income)
- 205 Lomita Street (Housing Overlay) – 170 units (68 lower income, 51 moderate income, 51 above moderate income)
- 210 Penn Street (Housing Overlay) – 38 units (15 lower income, 11 moderate income, 12 above moderate income)
- 710 E Grand Avenue (Housing Overlay) – 40 units (16 lower income, 12 moderate income, 12 above moderate income)

Tract 6200.02 has the highest concentration of RHNA units compared to other tracts in El Segundo. A total of 347 units have been allocated in this tract, including 138 lower income units, 103 moderate income units, and 106 above moderate income units. Like all of El Segundo, tract 6200.02 is a highest resource area. Tract 6200.02 has a racial/ethnic minority population comparable to the remainder of El Segundo (40.5%), and a slightly larger LMI population compared to other areas (44%). This tract has the largest renter population compared to other El Segundo tracts (73.1%) but the smallest proportion of cost burdened renters (37.7%). Like El Segundo in general, fair housing issues are not prevalent in tract 6200.02. Though there is a slightly larger population of low and moderate income households in this block group compared to other areas of the City, El Segundo's RHNA strategy ensures lower and moderate income units are not allocated in this tract alone. RHNA sites in tract 6200.02 promote mixed income communities and housing units in an area with the highest access to opportunities. Sites in tract 6200.02 do not exacerbate fair housing conditions.

### 3. Tract 6201.01

Tract 6201.01 is located in the northwestern corner of the City, bound by Sheldon Street to the east, W. Mariposa Avenue to the south, and City boundaries to the north and west. This tract is predominantly zoned R-1 with R-3 zones generally along Imperial Avenue and Main Street. There are also smaller pockets of R-2 zones in this tract. The following RHNA sites are located in tract 6201.01:

- 514 W. Imperial Avenue (Housing Overlay) – 33 units (13 lower income, 10 moderate income, and 10 above moderate income)
- 546 W. Imperial Avenue (Housing Overlay) – 7 units (3 lower income, 2 moderate income, and 2 above moderate income)

This tract is a highest resource area where 43.6% of the population belongs to a racial or ethnic minority group and 30% of households are low or moderate income. The racial/ethnic minority and LMI household populations are consistent with the populations Citywide. Tract 6201.01 has the smallest population of renters (39.7%) compared to other tracts but the largest proportion of cost burdened renters (44.3%). However, the proportion of cost burdened renters in tract 6201.01 is still comparable to the rate Citywide. Like the RHNA strategy in all El Segundo tracts, a variety of units suitable for households of all income levels are allocated in tract 6201.01. RHNA units allocated in this section of the City represent a small proportion of the total units identified, but continue to promote mixed income communities within the City. Further, future households in this area of El Segundo will not be exposed to adverse fair housing conditions in excess of the Citywide trend. Like all of El Segundo, educational, economic, transportation, and environmental opportunities are prevalent in tract 6201.01. RHNA units in this section of the City will not exacerbate conditions related to fair housing.

Table C-26: Distribution of RHNA Units by Tract and AFFH Variable

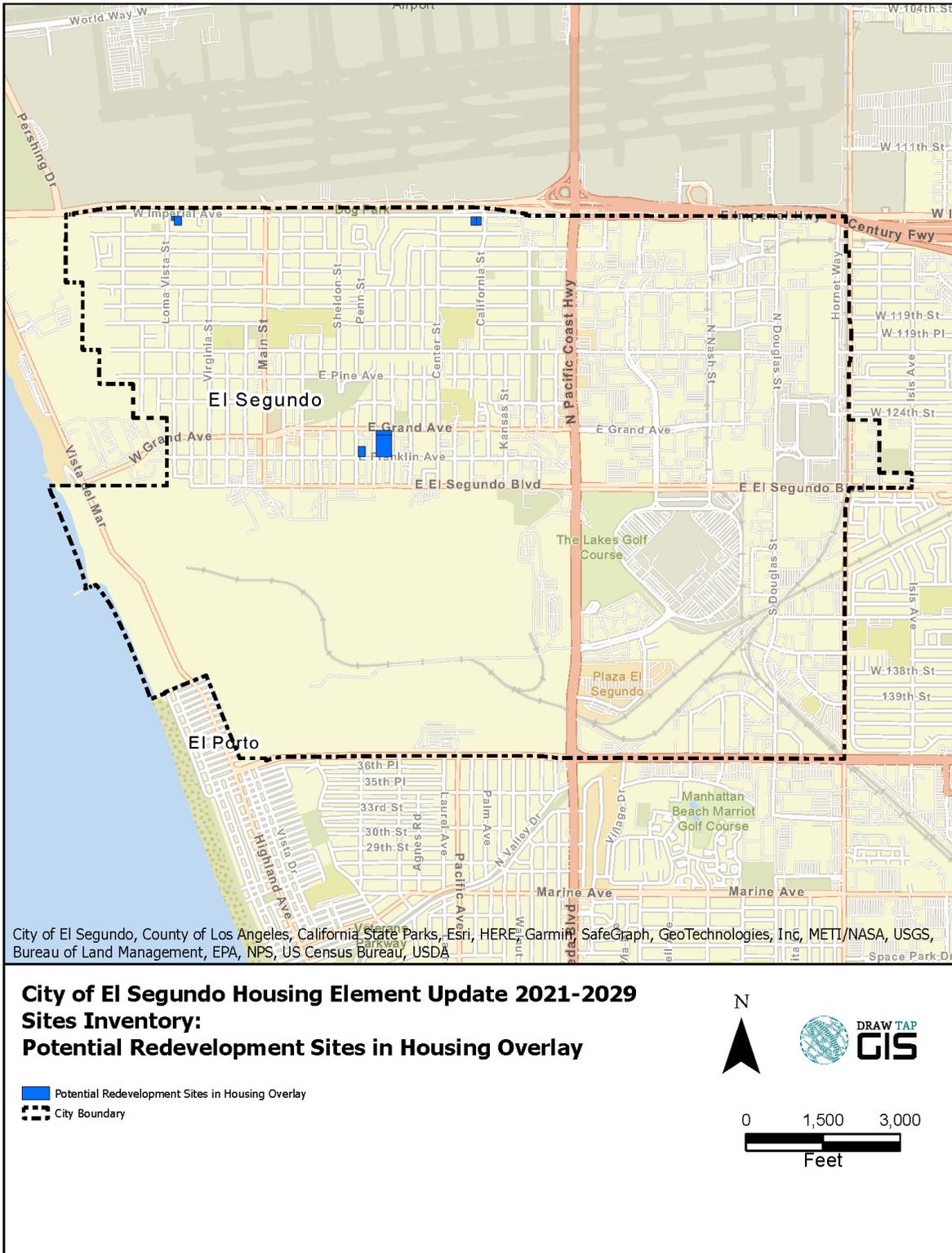
Tract	# of HHs in Tract	Total Capacity (Units)	Income Distribution			Non-White Pop.*	LMI HH Pop.*	TCAC Opp. Cat.	R/ECAP?	RCAA?	Cost Burdened Renters	Renter Pop.
			Lower	Moderate	Above Moderate							
6200.01	1,445	291	103	71	117	29.6 – 40.7%	15.1 – 19.3%	Highest	No	Yes	42.9%	49.9%
6200.02	1,485	347	138	103	106	40.5%	44.0%	Highest	No	No	37.7%	73.1%
6201.01	2,162	40	16	12	12	43.6%	30.0%	Highest	No	No	44.3%	39.7%
<b>Total</b>		<b>678</b>	<b>257</b>	<b>186</b>	<b>235</b>							

\* Data may be presented as ranges as multiple block groups may be located within a single tract.

Figure C-52: Mixed Use Overlay RHNA Sites



Figure C-53: Potential Redevelopment Sites in Housing Overlay



## **D. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS**

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### **1. Insufficient Fair Housing Monitoring and Outreach Capacity**

El Segundo has limited fair housing information available on the City website. Fair Housing outreach efforts in the City are limited. There were two FHEO inquiries in the City between 2013 and 2021, both not related to a specific fair housing issue. There is not a concentration of renters received HCVs anywhere in the City.

#### ***Contributing Factors***

- Lack of monitoring
- Lack of a variety of media inputs
- Lack of marketing communities

### **2. Concentration of Protected Groups**

While the City generally has low concentrations of racial/ethnic minority populations and LMI households, some block groups in the northwestern area of the City larger non-White and low to moderate income populations. Up to 60% of households also overpay in some of these areas. There are very few HCV recipients in the City despite the level of overpaying households. There are no affordable housing units, other than senior housing, located in the City.

#### ***Contributing Factors***

- Location and type of affordable housing, lack of HCVs

### **3. Substandard Housing Conditions**

A large proportion of the housing stock in El Segundo was built in 1969 or earlier (61.7% of housing stock). Aging housing units are most concentrated in areas in along the northwestern City boundary. A larger proportion of renter-occupied households also lack complete kitchen facilities (3.6%) compared to the County average (2.5%). In 2014-2021, 538 residential violations of the El Segundo Municipal Code property maintenance standards were reported. While only a small proportion of the housing stock is considered to be in need of rehabilitation, much of the City's housing stock is aging and may be in need of rehabilitation in the near future. Further, aging housing units are most concentrated in areas where there are higher concentrations of overpaying renters and households with lower median incomes.

#### ***Contributing Factors***

- Age of housing stock
- Cost of repairs/rehabilitation

### **4. Displacement Risk**

Though there are no sensitive communities at risk of displacement identified in El Segundo, there are areas in the City where up to 60% of households overpay for housing. Many of these tracts also have higher concentrations of non-White populations and LMI households. The homeless population in the City has more than doubled since 2016.

*Contributing Factors*

- Displacement risk due to economic pressures
- Increasing rents