

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

CITY OF

EL SEGUNDO

# Housing Element Implementation

Residential parking requirements

March 18, 2025

# Program No. 9

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

# Planning Commission recommendation

## Multi-family parking requirement:

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

## Tandem Parking:

20 percent of resident parking  
with restrictions

# Council Direction

## Parking requirement:

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

## Tandem Parking:

Prohibit

\* Only for projects up to two acres

# Council Direction

## Preferential Parking Zones

Ineligible properties:

1. New multi-family projects with less than the current parking requirement
2. New single and two-family projects with less than the current parking requirement
3. Properties subject to a development agreement
4. Subject to Council discretion

# Council Direction

## Preferential Parking Zones:

### Illegal garage conversions:

1. Denial of new parking permit
2. Revocation of previously issued parking permit
3. Subject to Public Works Direction discretion

# Recommendation

1. Introduce an Ordinance amending the ESMC residential parking requirements.
2. Schedule 2<sup>nd</sup> reading of the Ordinance on April 1, 2025