



**AGENDA
CITY OF EL SEGUNDO
DIVERSITY, EQUITY, AND
INCLUSION SPECIAL
COMMITTEE MEETING**

6:00 PM

**CITY HALL – EXECUTIVE CONFERENCE ROOM
350 MAIN STREET
EL SEGUNDO, CA 90245
APRIL 2, 2025**

MEMBERS OF DIVERSITY, EQUITY, AND INCLUSION COMMITTEE

Christibelle Villena, Chairperson
Sean O'Brien, Vice Chairperson
Emily Atmore
Steve Gebhart
Valerie Green
Marisa Janicek
Allison Mitrovich
Vacant (2)

The Diversity, Equity, and Inclusion Committee, 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 Diversity, Equity, and Inclusion Committee, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection at the Checkout Building in Recreation Park, during normal business hours. Such documents may be posted on the City's website at <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 Diversity, Equity, and Inclusion Committee and/or items listed on the agenda during the Public Communications portion of the Meeting. The time limit for comments is five (5) minutes per person. Before speaking to the Diversity, Equity, and Inclusion Committee, please state: your name, residence, and organization/group you represent, if desired. 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

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 **Diversity, Equity, and Inclusion Committee** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Diversity, Equity, and Inclusion Committee**. 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. **Diversity, Equity, and Inclusion (DEI) Meeting Minutes – March 12, 2025**

Recommendation -

1. Approve DEI Regular Committee meeting minutes of March 12, 2025.
2. Alternatively, discuss and take other action related to this item.

B. SPECIAL PRESENTATION

2. **Housing Presentation**

Recommendation -

1. Receive and file the Housing Presentation.
2. Alternatively, take other action related to this item.

C. UNFINISHED BUSINESS

3. **ACC Joint Meeting Date**

Recommendation -

1. Discuss and approve the date for the ACC joint meeting.
2. Alternatively, take other action related to this item.

4. **Membership Recruitment Plan**

Recommendation -

1. Discuss and approve the Membership Recruitment Plan.
2. Alternatively, take other action related to this item.

5. Juneteenth and GUNDO Pride Discussion

Recommendation -

1. Discuss DEI involvement of possible Juneteenth and GUNDO Pride events.
2. Alternatively, take other action related to this item.

6. DEI Presence at Hometown Fair

Recommendation -

1. Discuss DEI presence at Hometown Fair.
2. Alternatively, take other action related to this item.

D. NEW BUSINESS

7. Land Use Element Update Technical Advisory Committee

Recommendation -

1. Discuss and appoint the Land Use Element Update Technical Advisory Committee.
2. Alternatively, take other action related to this item.

8. Subcommittee Reports

Recommendation -

1. Discuss subcommittee reports.
2. Alternatively, take other action related to this item.

E. COMMENTS – RECREATION, PARKS, AND LIBRARY DIRECTOR

F. COMMENTS – COMMITTEE MEMBERS

ADJOURNMENT

POSTED

DATE: **03/31/2025**

TIME: **5:00 PM**

BY: **Viviann Gonzalez, Temporary Administrative Specialist**

REGULAR MEETING MINUTES OF THE EL SEGUNDO DIVERSITY, EQUITY, AND
INCLUSION (DEI) COMMITTEE
WEDNESDAY, MARCH 12, 2025

CALL TO ORDER – Chairperson Villena called the meeting to order at 6:09 pm

ROLL CALL

Chairperson Villena	-	Present
Vice Chairperson O'Brien	-	Present
Member Atmore	-	Present
Member Gebhart	-	Absent
Member Green	-	Absent
Member Janicek	-	Absent
Member Mitrovich	-	Present

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5-minute limit per person, 30-minute limit total)

None

A. CONSENT CALENDAR:

1. MOTION by Vice Chairperson O'Brien, SECONDED by Member Atmore, approving Regular Committee meeting minutes of February 12, 2025, MOTION PASSED. 4/0

B. UNFINISHED BUSINESS

2. ACC Joint Meeting Date

Members of the Committee discussed the upcoming Arts & Culture Committee Joint Meeting date. They proposed for the meeting to take place April 22nd or May 14th. The final proposed date is to be determined. Committee members mentioned that this meeting will include discussions about activities and events that overlap between both committees such as Juneteenth, United Against Hate, PRIDE, and Rec Park Renovation Project.

Chairperson Villena proposed a Special Meeting to take place for April 2, 2025.

3. Membership Recruitment Plan

Members of the Committee discussed the Membership Recruitment Plan. They proposed for the deadline to be the end of April and interviews conducted in May. Committee members promoted personal appeals as the ideal strategy to recruit future members.

C. NEW BUSINESS

4. Community Police Academy

Chairperson Villena spoke regarding the Community Police Academy and the inclusion of DEI members attending the Fall session. Members of the Committee asked questions relating to the commitment time and topics discussed in the academy. Chairperson Villena provided further details.

5. Juneteenth Discussion

Chairperson Villena spoke on the dates reserved for the Juneteenth event. Members of the Committee also discussed the involvement of DEI with the event.

D. REPORTS – RECREATION, PARKS, AND LIBRARY DIRECTOR

None

E. REPORTS – COMMITTEE MEMBERS

Chairperson Villena showed interest in simplifying the application process with Pilot Programs.

Vice Chairperson O'Brien stated that the first subcommittee meeting took place. He also suggested looking into homelessness in El Segundo and the intersection between DEI and the homeless population.

Member Atmore stated that the Proclamation for Women's History Month was completed and accepted. She also stated that the Women's History Month Resource Guide was sent to the Library and the Committee.

Adjourned at 7:38 PM

Viviann Gonzalez

Viviann Gonzalez, Temporary Administrative Specialist



Housing Element Status Update

Diversity, Equity, and Inclusion Committee Meeting
April 2, 2025

What is the Housing Element?

- One of the seven General Plan elements
- Updated every 8 years
- Department of Housing and Community Development (HCD) review
- Contents:
 - “Community Profile”
 - Assesses current and future housing needs
 - Demographics – Population, Households, Special Needs Groups, Housing Stock
 - “Housing Constraints”
 - Identifies constraints – Governmental and Non-Governmental
 - “Housing Resources”
 - Identifies **“housing sites”** that can accommodate City’s RHNA
 - “Housing Plan”
 - Provides a comprehensive strategy that establishes goals, policies, and **“programs”**

Regional Housing Needs Allocation (RHNA) for 2021-2029

Income Category	5 th Cycle Carryover	6 th Cycle RHNA	Total RHNA	Percent
Extremely/Very Low Income	18	189	207	39.7%
Low Income	11	88	99	19.0%
Moderate Income	0	84	84	16.1%
Above Moderate Income	0	131	131	25.1%
Total	29	492	521	100.0%

Housing Solutions

- Accessory Dwelling Units (ADU)
- Entitled Projects
- Sites Inventory/Rezoning

Housing Solutions

- **Accessory Dwelling Units (ADU)**
 - Entitled Projects
 - Sites Inventory/Rezoning
- 2021 – 9 permits
 - 2022 – 30 permits
 - 2023 – 16 permits
 - 2024 – 23 permits

Housing Solutions

- Accessory Dwelling Units (ADU)
- **Approved Projects**
- Sites Inventory/Rezoning
- Pacific Coast Commons
 - 263 units
 - (32 affordable)



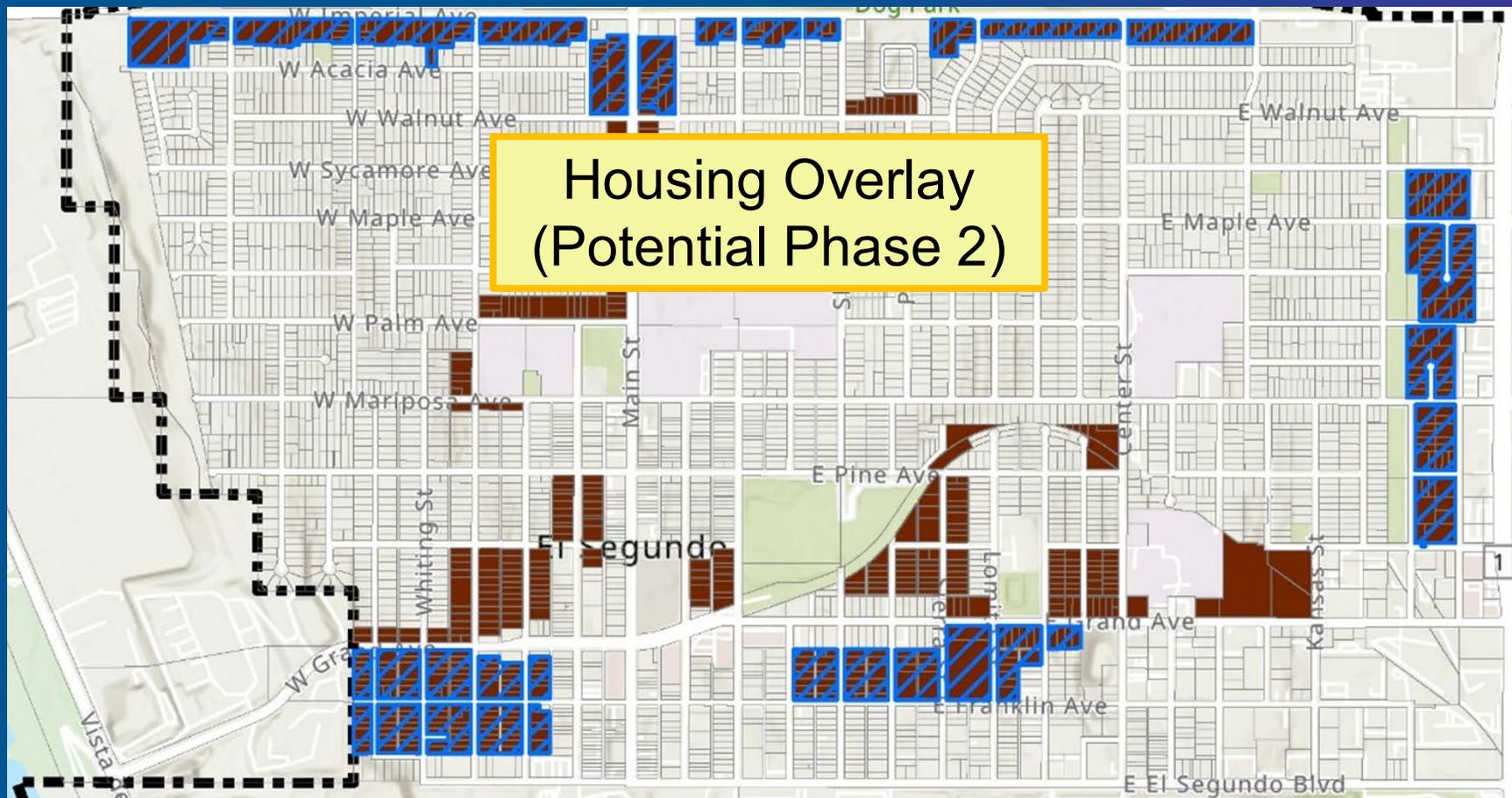
Sites Inventory – Rezoning program



Sites Inventory – Rezoning program



Sites Inventory – Rezoning program



Housing Programs

1. Residential Sound Insulation (RSI)
2. Code Compliance Inspection Program
3. Accessory Dwelling Units (ADU)
4. Inclusionary Housing Ordinance and Affordable Housing Strategy
5. Urban Lot Split
6. Provision of Adequate Sites
7. Monitoring of No Net Loss
8. Lot Consolidation
9. El Segundo Municipal Code Amendments
10. Community Outreach
11. Fair Housing

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4. Affordable Housing Strategy

10 policies, programs, and funding strategies

Priorities:

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

Housing Programs

9. ESMC Amendments (12)

- Completed in Q2 2023
 - Density Bonus
 - Transitional Housing
 - Micro-Units
- Completed in Q4 2023
 - Residential Care Facilities
 - Emergency Shelters
 - LBNC
 - Employee Housing
 - Reasonable Accommodation
 - Senior Housing
- Completed in Q2 2024
 - Site Plan Review findings
 - R-3 density
- To complete in Q2 2025
 - Residential Parking

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- 11. Fair Housing**

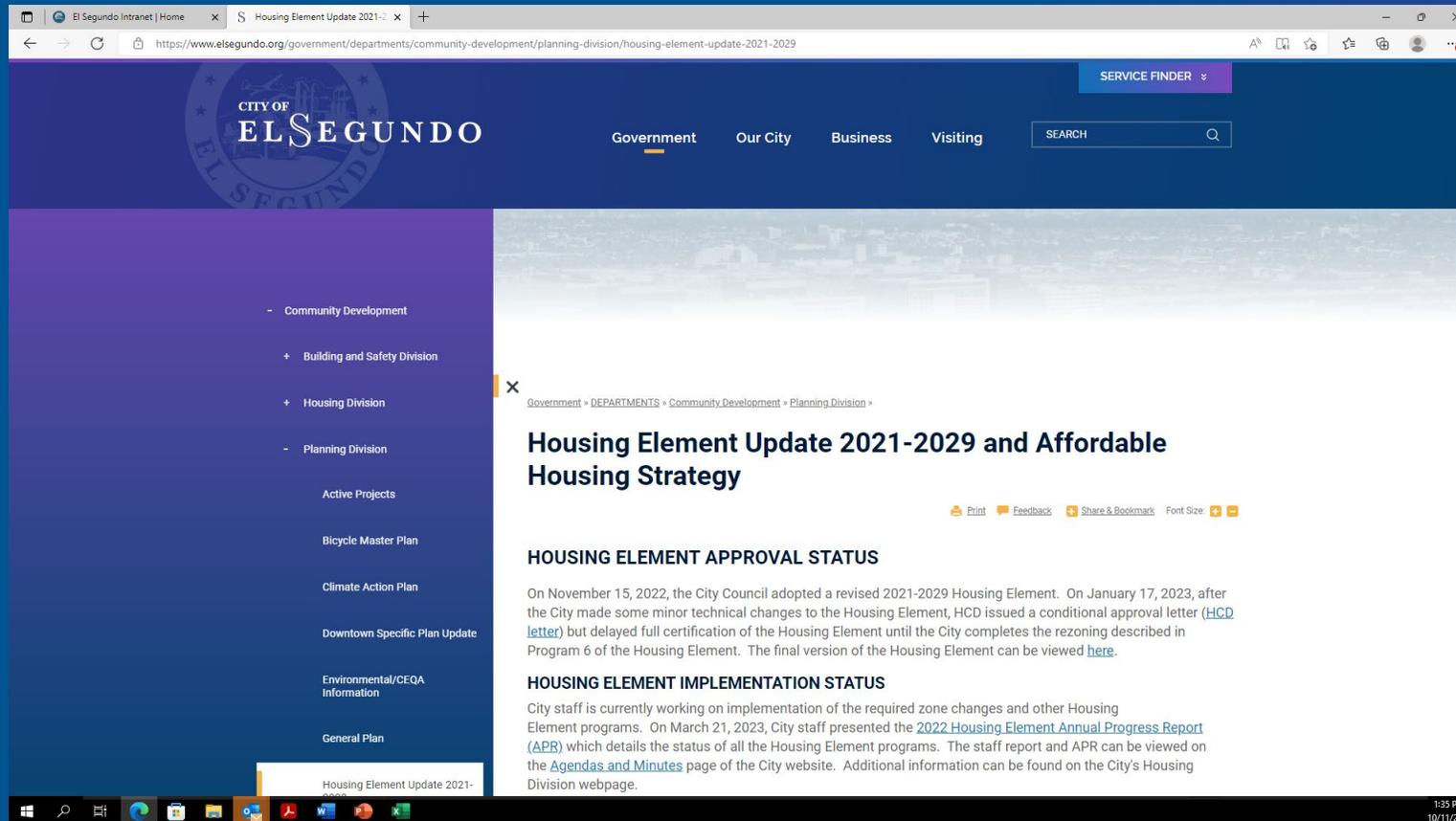
Housing Element Programs

10. Community Outreach

- Annual housing community meeting
- Senior Citizen Corporation Board meeting
- Diversity, Equity, and Inclusion Committee meeting
- El Segundo Rotary Club meeting
- City Hall neighborhood pop-up event (quarterly)
- Housing Element and Housing Division websites
- Email update bulletins
- El Segundo Herald

City Website and Resources

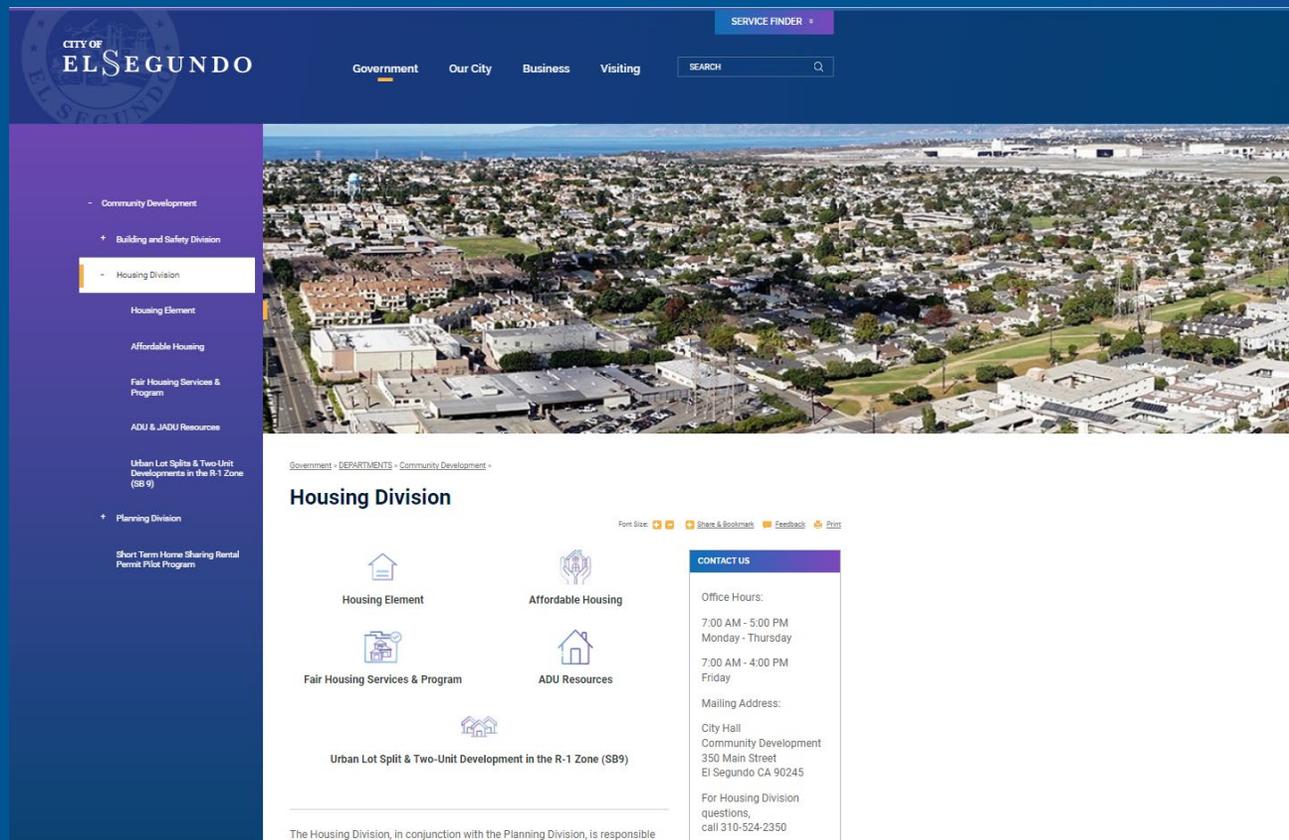
- www.elsegundo.org/housing-element



- Housing Element
- Annual Progress Report (APR)
- Email Updates
- Video Links
- Related Documents

City Website and Resources

- Housing Division webpage



- Housing Element
- Fair Housing Services (LA County)
- Affordable Housing Resources
- ADU Information and Resources

Annual Progress Report

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		El Segundo	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
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	No activity to report in 2022
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 2022, the Neighborhood Preservation Officer conducted inspections at 87 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: 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 https://southbaycities.org INCENTIVES: The City will develop pre-approved plans and post them along with ADU-related fees on the City website in 2023
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	In progress. ADU information to be posted on the City's Housing Division webpage, including links to CalHFA's grant program. To be completed in Q2 of 2023.
Accessory Dwelling Units (ADU)	Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.	IN 2022 AND ANNUALLY	No activity to report in 2022. The City will investigate and pursue funding opportunities through HCD and CalHFA in 2023.

- Status on number of units
 - Market
 - Affordable
- Activity and status on all programs and goals

Questions and Comments

HCD – affordable housing categories

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

LA County 2024 Income limits

Department of Regional Planning
Los Angeles County Affordable Housing Program

INCOME LIMITS
Effective 5/9/2024

<u>Income Limits</u>								
Household Size	1	2	3	4	5	6	7	8
	person	persons						
Acutely Low Income (Maximum 15% AMI)	\$ 10,350	\$ 11,800	\$ 13,300	\$ 14,750	\$ 15,950	\$ 17,100	\$ 18,300	\$ 19,450
Extremely Low Income (Maximum 30% AMI)	\$ 29,150	\$ 33,300	\$ 37,450	\$ 41,600	\$ 44,950	\$ 48,300	\$ 51,600	\$ 54,950
Very Low Income (Maximum 50% AMI)	\$ 48,550	\$ 55,450	\$ 62,400	\$ 69,350	\$ 74,900	\$ 80,450	\$ 86,000	\$ 91,550
Lower Income (Maximum 80% AMI)	\$ 77,700	\$ 88,800	\$ 99,900	\$ 110,950	\$ 119,850	\$ 128,750	\$ 137,600	\$ 146,500
Moderate Income (Maximum 120% AMI)	\$ 82,500	\$ 94,300	\$ 106,050	\$ 117,850	\$ 127,300	\$ 136,700	\$ 146,150	\$ 155,550
Middle Income (Maximum 150% AMI)	\$ 103,150	\$ 117,850	\$ 132,600	\$ 147,300	\$ 159,100	\$ 170,900	\$ 182,700	\$ 194,450

