

CITY OF  
EL SEGUNDO

# Building Permit Fee and Development Impact Fee Deferral Program

Planning Commission Meeting

March 27, 2025

# Background

## Building Permit Fees

- One-time charges for new developments or tenant improvements, covering staff time for permit review, processing, inspections, and maintenance of infrastructure (e.g., online systems, land use regulations). Includes state-mandated fees for seismic safety and ADA compliance.

## Development Impact Fees (DIFs)

- One-time charges designed to fund infrastructure and service improvements to address increased demand from new developments (e.g., streets, sewer, parks, public safety).

# Background

## Development Impact Fee (DIF) Implementation

- Approved by City Council on June 21, 2022
- Phased implementation:
  - 50% in 2022
  - 75% in 2023
  - 100% effective July 1, 2024
- Fees adjusted annually based on the Consumer Price Index (CPI-U)

# El Segundo Fee Collection Stages



# Current Economic Conditions

- Economic Uncertainty
- High lending costs
- Inflation and rising construction costs
- Supply chain disruptions
- Regulatory and Tax Burdens



# Current Fee Structure

ESMC15-32-6 stipulates that all DIFs be collected prior to approval of a tentative or final subdivision map, parcel map, grading permit, building permit, final inspection, or certificate of occupancy.

# Recent City Structure Modifications

- Senate Bill (SB) 937
  - Allows developers to pay certain housing development impact fees later in the process—at the Certificate of Occupancy or final building inspection
- City Council approved the amendment on the March 18th, 2025, City Council meeting to adjust the Cultural Development Program fee structure

# Modifications to the Fee Structure

- Under separate agreements or conditions of approval:
  - Impact fees for any development will be collected at the time the City issues a building permit.
  - Fees for residential development will be collected at the time the City approves a final inspection or issues a certificate of occupancy for each dwelling unit in the development.
  - Fees for non-residential development will be collected at the time the City approves a final inspection or issues a certificate of occupancy.

# Reasons to Offer Deferred Fees



**Support and encourage development**



**Improve their cash flow during the construction phase**

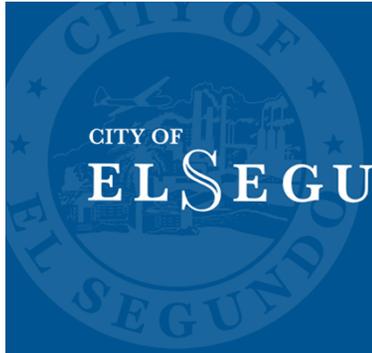


**City delivers solution-oriented customer service**



**Attract and facilitate new businesses**





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Questions?



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# SB 450 - Urban Lot Splits

Planning Commission Meeting

March 27, 2025

# Background

- In 2021, Senate Bill SB 9 mandated ministerial approval of:
  1. Subdivision of single-family residential lots (Urban Lot Splits) and
  2. Development of each new lot with two residential units
- In 2022, City Council adopted Urban Lot Split regulations, including:
  1. Objective subdivision standards
  2. Objective design and development standards
- One application in preliminary review

# Senate Bill SB 450 (2024)

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

# Study Session – December 12, 2024

1. Compared the City's Urban Lot Split and the R-1 standards
2. Identified standards inconsistent with R-1 and State Law
3. Determined standards to apply uniformly in the R-1 and standards to be eliminated

# Urban Lot Split vs. R-1 Standards

Height	
Urban Lot Split	R-1 zone
Maximum height of 26 feet or two stories, whichever is less (All lots)	Maximum of 32 feet for pitched roofs, Maximum of 26 feet for flat roofs, and Maximum of two stories
Planning Commission direction:	
1. Apply the <b>R-1</b> limits for pitched and flat roofs	

# Urban Lot Split vs. R-1 Standards

Front Yard Setback	
Urban Lot Split	R-1 zone
Minimum of 22 feet or the prevailing setback on the same block, whichever is less	Minimum of 22 feet
Planning Commission direction:  Apply the <b>R-1</b> zone minimum of 22 feet	

# Urban Lot Split vs. R-1 Standards

## Front Yard Encroachments

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

# Urban Lot Split vs. R-1 Standards

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



# Urban Lot Split vs. R-1 Standards

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

Planning Commission direction:

Maintain the **R-1** standard and amend the Urban Lot Split standard to:

1. 10 % of lot width with minimum 3 feet, but maximum 4 feet (lots over 25 feet)
2. Minimum of 3 feet (lots up to 25 feet)

# Urban Lot Split vs. R-1 Standards

Floor area maximum	
Urban Lot Split	R-1 zone
Maximum total FAR of 60% Maximum per unit of 1,050 s.f. (lots over 25 feet wide) Maximum per unit of 850 s.f. (lots up to 25 feet wide)	<ul style="list-style-type: none"> <li>• Maximum FAR of 60%                              (lots over 25 feet wide)</li> <li>• Maximum Lot Coverage of 40-47%                              (lots up to 25 feet wide)</li> <li>• No per unit maximum.</li> </ul>
Planning Commission direction:	
<ol style="list-style-type: none"> <li>1. Lots over 25 feet wide - Apply the R-1 FAR standard</li> <li>2. Lots up to 25 feet wide - Maintain no limit for Urban Split Lots</li> <li>3. Lots up to 25 feet wide - Change R-1 lot coverage requirement to 47 percent*</li> </ol>	



# Urban Lot Split vs. R-1 Standards

## Mass and Bulk: Second Level

Urban Lot Split	R-1 zone
Second levels must be 90% or less than the first level area (Lots over 25 feet wide) No limit (Lots up to 25 feet wide)	Total FAR= 60% and Second level FAR=25% (Lots over 25 feet wide) Lot coverage of 40-47 percent* (Lots up to 25 feet wide)

### Planning Commission direction:

1. Lots over 25 feet wide - apply the R-1 zone second level FAR (25%)
2. Lots up to 25 feet wide - No limit for Urban Split Lots
3. Lots up to 25 feet wide - Change the R-1 lot coverage requirement to 47 percent\*

# Urban Lot Split vs. R-1 Standards

## Mass and Bulk: Garage Offset

Urban Lot Split	R-1 zone
An attached garage must be offset by a minimum of <b>3</b> feet from the front façade plane	Garage must be set back an additional <b>2</b> feet, except when the residence has a front porch
<p>Planning Commission direction:</p> <ol style="list-style-type: none"><li>1. Apply the R-1 minimum step-back of two feet</li></ol>	



# Urban Lot Split vs. R-1 Standards

Building Separation	
Urban Lot Split	R-1 zone
Minimum distance of four feet (Lots up to 25 feet wide)	Minimum distance of three feet (All lots)
Planning Commission direction:  Apply the R-1 zone building separation standard	

# Urban Lot Split vs. R-1 Standards

Entry Orientation	
Urban Lot Split	R-1 zone
At least one entry door must face and be directly visible from the adjoining street	Not addressed
Planning Commission direction:	
1. Apply the Urban Lot Split entry orientation standard in the R-1, but allow the entry door to face the side, if it has access from a porch (4' x 4' minimum)	

# Urban Lot Split vs. R-1 Standards

Landscaping	
Urban Lot Split	R-1 zone
Minimum two 24-inch box trees in front yard (Lots over 25 feet wide) Minimum one 24-inch box tree in front yard (Lots up to 25 feet wide)	All street-facing yards must be landscaped Minimum 25% landscaped area in front yard (Lots less than 50 feet wide) Minimum 35% landscaped area in front yard (Lots 50 feet wide or greater)
<p>Planning Commission direction:</p> <ol style="list-style-type: none"> <li>1. Apply the <b>R-1</b> minimum front yard landscaping standard and</li> <li>2. Require a minimum of one tree for new primary dwelling units</li> </ol>	

# Urban Lot Split vs. R-1 Standards

Maximum driveway width	
Urban Lot Split	R-1 zone
Maximum of 10 feet	Minimum of 10 feet Maximum of 20-28
Planning Commission direction:	
1. Apply the <b>R-1</b> zone driveway standard	

# Urban Lot Split vs. R-1 Standards

Alley access	
Urban Lot Split	R-1 zone
All vehicle access must be from the alley, except when 80 percent of lots on the same block have access from the street	All vehicle access must be from the alley
Planning Commission direction:	
Apply the <b>R-1</b> vehicle access standard	

# Urban Lot Split vs. R-1 Standards

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

# Recommendation

- Adopt Resolution No. 2963 recommending City Council adoption of ordinance amending the Single-Family Residential (R-1) standards, including standards for Two-Unit Residential Developments and Urban Lot Splits

