



CITY OF  
EL SEGUNDO

# COMMUNITY DEVELOPMENT DEPARTMENT

- Building and Safety Division
- Neighborhood Preservation/Code Enforcement
- Planning Division

# Community Development Activity (2024)

- 1,646 persons assisted at the counter
- 1,075 building permits issued (28 residential units)
- 3,518 inspections completed
- 25 planning entitlement applications processed
- 16 Planning Commission meetings conducted
- 428 Code violation cases initiated

# PLANNING DIVISION

# General Plan

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Public Safety
- Air Quality\*
- Economic Development\*
- Hazardous Materials and Waste Management\*

# Zoning Code

- Location of land uses
  - Residential, Commercial, Industrial, Mixed-Use
- Permitted uses
- Development Standards
  - Height, Setbacks, FAR, Landscaping, Design features
- Discretionary permits
  - AUP, CUP, Variance, Adjustment

# Planning Commission

- The Planning Commission: Five El Segundo residents appointed by City Council.
- The Planning Commission major roles:
  - Affirm Director decisions on AUPs, Adjustments and Interpretations
  - Makes decisions on certain land use applications, including conditional use permits (CUPs), subdivisions and variances.
  - Makes recommendations to City Council on Zone Code Amendments, General Plan amendments, adoption of specific plans and certain related development projects.
  - Provides input to staff on Planning-related matters (study sessions).

# ADMINISTRATIVE USE PERMIT

Uses listed as subject to an AUP

- Director decision
- Planning Commission “receive and file”

## Examples

- On Site Alcohol at restaurants:
  - TacoMasa
  - Blossom Ramen
  - Restaurant inside Smash and Love.life
- Off-site alcohol:
  - Bloom
  - 7-Eleven upgrade, Unocal 76

## Examples

- Monument signs – 2160 Grand Office Building and Fogo de Cao

# CONDITIONAL USE PERMIT

Requires Planning Commission action at a noticed public hearing

## Purpose:

- Assure compatibility of the use on a site in relation to other uses in the general area
- Consistent and compatible with the purpose of the zone where located
- Recognize, acknowledge and mitigate potential impacts generated by the proposed use

## Examples:

- NOW spa (Plaza El Segundo)
- Belkin School
- Drive-thru lanes (Starbucks and Chick fil-A)
- Wireless monopoles (Chevron)
- Wireless inside church steeple at St Anthony

# SITE PLAN REVIEW

## Applicability:

- Residential development greater than 10 units
- Non-residential development greater than 50k sf
- Mixed use developments when above criteria applies

## Purpose:

- Ensure compatibility with the area in which it is located

## • Examples:

- PCC
- Chargers Commons
- Top Golf
- Standard Works in Smoky Hollow
- Beach Cities Office buildings

# ADJUSTMENT

## Applicability:

- Minor relief or deviation from development standards:
  - Shall not be detrimental to the neighborhood
  - Preservation/enjoyment of substantial property right

## Examples:

- Reduction in parking standards
- Curb cuts
- Wall heights and architectural landscape features

# VARIANCE

## Applicability:

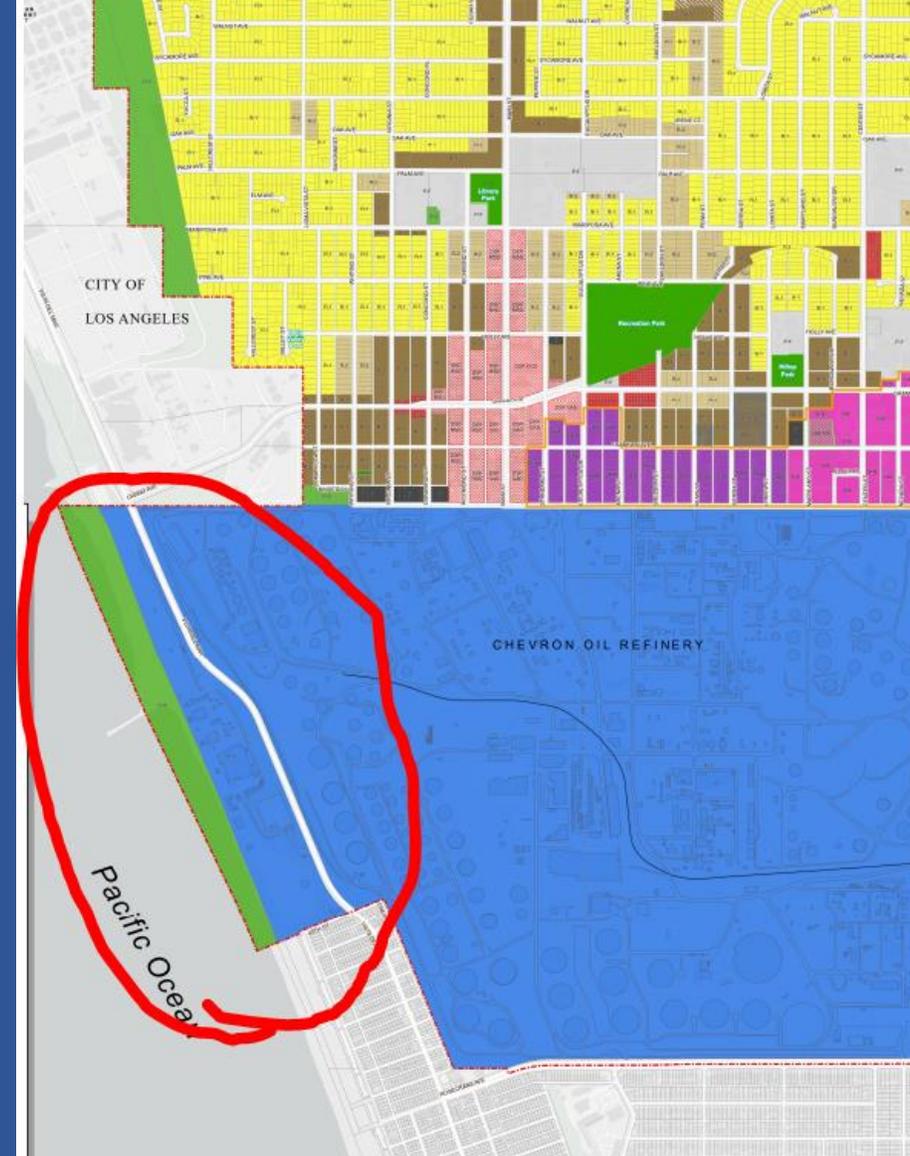
- Relief or deviation from development standards based on:
  - Exceptional/extraordinary circumstances/conditions
  - Preservation/enjoyment of substantial property right
  - Not be materially detrimental to the public welfare
  - Not be contrary to the General Plan and Coastal Specific Plan

## Example:

- 404 E Maple

# COASTAL PERMIT

- Applies to all properties seaward of Vista del Mar
- Considered by Planning Commission
- Decisions Appealable to City Council and to the California Coastal Commission
- Conformity to the City's Local Coastal Program
  - Ensure public access
  - Protect natural resources



# DIVISION OF LAND (SUBDIVISION)

- Division of Land Applications:
  - A **Parcel Map** is required for creating 4 or less lots
  - A **Tract Map** is required for creating 5 or more lots
- Two-Phase Process:
  - Tentative Map (Planning Commission Review)
  - Final Map (City Council Review)

# ZONE CHANGES & ZONE TEXT AMENDMENTS

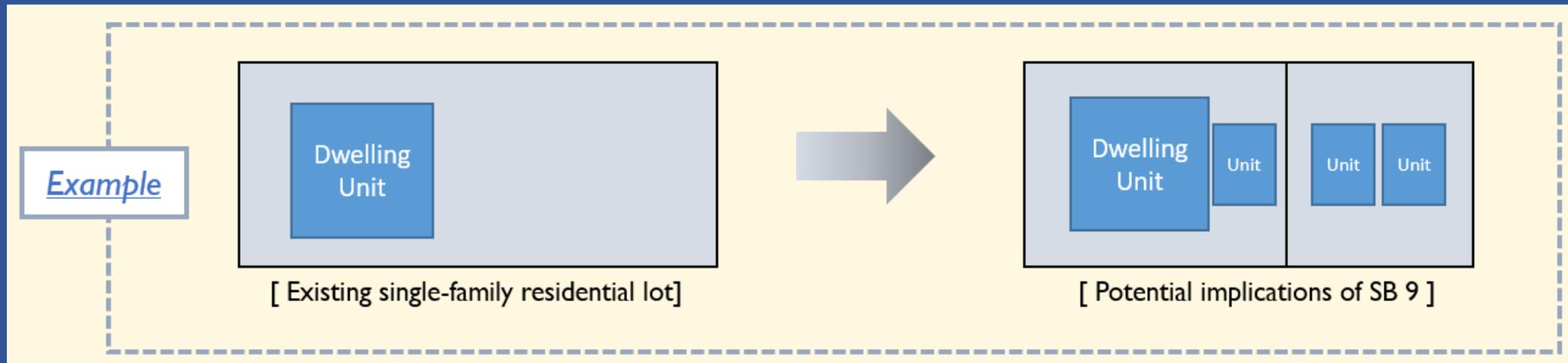
- Zone Change involves a request to change the zoning designation of a property.
  - Change is illustrated on the Zoning Map
- Zone Text Amendment allows for changes in the text of the City's Zoning Code (Title 15).
  - Application requests are initiated by:
    - Interested Parties
    - City Council
    - Planning Commission and/or the Director of Community Director
  - City assesses whether a change is consistent with the City's General Plan or warranted by a development proposal.

# ADDITIONAL PLANNING APPLICATIONS

- Downtown Design Review
- Lot Line Adjustments
- Minor Wireless Communications Facilities
- Parking Demand Study
- Adjustment
- Temporary Events
- Amplified Sound Permits
- Preliminary Plan Reviews
- State-mandates
  - ADU approvals
  - Subdivision approvals

# URBAN LOT SPLITS AND SECOND UNIT DEVELOPMENTS

- Senate Bill Nos. 9 and 450 signed into law to facilitate housing development
- City cannot preclude a lot from being split or prevent the construction of up to two units at least 800 square feet in area in the R-I zone
- Development standards must be the same for SB9 lots and R-I lots



# ADDITIONAL PLANNING INFORMATION



# Housing Element Annual Progress Report

## Housing Element 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 (SB 166)
8. Lot Consolidation
9. El Segundo Municipal Code (ESMC) Amendments
10. Community Outreach
11. Fair Housing Program

# CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- Exemptions
  - Categorical
  - Statutory
- Negative Declarations (ND)
- Mitigated Negative Declarations (MND)
- Environmental Impact Reports (EIR)

# 500' FOOT RULE

- Conflict of interest involving real property. No participation unless clear and convincing evidence of no measurable impact.
- Within 500' – presumed to have a material impact, recusal required
- Between 500' and 1000' – material impact depends on various factors.
  - Development potential
  - Financial impacts (positive and negative)
  - Market value
  - May not require recusal
- Beyond 1000' – Rebuttable presumption **not** to have a material impact

# BROWN ACT

- Open Meeting Law - to provide public access to, and participation in, meetings.
- Meeting is defined as any gathering of a majority of the members of a legislative body at the same time and place to hear, discuss or deliberate upon any item that is within the subject matter jurisdiction of the legislative body.
- Meeting includes any series of telephonic or email communications, lunches, social gatherings, or board meetings.
- City Council, Planning Commission, Committees, and Boards
- Post agendas (72 hours in advance and publicly accessible)
- Public comment