

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

CITY OF
EL SEGUNDO

SB 450 - Urban Lot Splits

ESMC Amendment

May 6, 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

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.

Proposed Ordinance

1. Compare the City's Urban Lot Split and the R-1 standards
2. Identify standards inconsistent with R-1 and State Law
3. Determine which standards to apply uniformly and which ones to eliminate or modify

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 recommendation:	
1. Apply the R-1 limits for pitched and flat roofs	

Urban Lot Split vs. R-1 Standards

Front Yard Setback

Urban Lot Split

Minimum of 22 feet or the prevailing setback on the same block, whichever is less

R-1 zone

Minimum of 22 feet

Planning Commission recommendation:

Apply the **R-1** zone minimum of 22 feet

Urban Lot Split vs. R-1 Standards

Front Yard Encroachments

Urban Lot Split

Refers to permitted encroachments in R-1 before the 2023 code update.

R-1 zone

Five permitted types of encroachments:

1. Porches or verandas (up to 6 feet)
2. Front building wall (up to 2 feet)
3. Raised decks up to 24-inches tall
4. Trellises or arbors up to 10 feet tall
5. Towers or turrets up to 8 feet wide

Planning Commission recommendation:

Apply the **R-1** zone encroachments standard

Urban Lot Split vs. R-1 Standards

Porch or Veranda

Urban Lot Split*

A porch or veranda must be provided along the street-facing façade

1. May not be fully enclosed on three sides
2. May encroach up to six feet in front setback

(Lots up to 25 feet wide)

R-1 zone

A porch or veranda is not required.

Permitted encroachments include:

1. Porches or verandas (up to six feet)
2. Front building wall (up to two feet)
3. Raised decks up to 24-inches in height
4. Trellises or arbors up to 10 feet in height
5. Towers or turrets up to eight feet in width

Planning Commission recommendation:

1. Apply the **R-1** zone porch encroachment standard

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">• Minimum of 10 percent of lot width, with a minimum of three feet and a maximum of six (lots over 25 feet wide)• Minimum of three feet (lots up to 25 feet wide)
Planning Commission recommendation:	
Maintain the R-1 standard and amend the Urban Lot Split standard to:	
<ol style="list-style-type: none">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

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)

R-1 zone

- Maximum FAR of 60%
 (lots over 25 feet wide)
- Maximum Lot Coverage of 40-47%
 (lots up to 25 feet wide)
- No per unit maximum.

Planning Commission recommendation:

1. Lots over 25 feet wide - Apply the R-1 FAR standard
2. Lots up to 25 feet wide - Maintain no limit for Urban Split Lots
 - Change R-1 lot coverage requirement to 47 percent*

Urban Lot Split vs. R-1 Standards

Mass and Bulk: Second Level

Urban Lot Split

Second levels must be 90% or less than the first level area
(Lots over 25 feet wide)

R-1 zone

Second level FAR=25%
(Lots over 25 feet wide)

Planning Commission recommendation:

1. Lots over 25 feet wide - apply the R-1 zone second level FAR (25%)

Urban Lot Split vs. R-1 Standards

Mass and Bulk: Garage Offset

Urban Lot Split

An attached garage must be offset by a minimum of **3** feet from the front façade plane

R-1 zone

Garage must be set back an additional **2** feet, except when the residence has a front porch

Planning Commission direction:

1. Apply the R-1 minimum step-back of two feet

Urban Lot Split vs. R-1 Standards

Building Separation

Urban Lot Split

Minimum distance of four feet
(Lots up to 25 feet wide)

R-1 zone

Minimum distance of three feet
(All lots)

Planning Commission recommendation:

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

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)

R-1 zone

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)

Planning Commission Recommendation:

1. Apply the **R-1** minimum front yard landscaping standard and
2. Require a minimum of one tree for new primary dwelling units

Urban Lot Split vs. R-1 Standards

Maximum driveway width

Urban Lot Split

Maximum of 10 feet

R-1 zone

Minimum of 10 feet

Maximum of 20-28

Planning Commission recommendation:

1. Apply the **R-1** zone driveway standard

Urban Lot Split vs. R-1 Standards

Alley access

Urban Lot Split

All vehicle access must be from the alley, except when 80 percent of lots on the same block have access from the street

R-1 zone

All vehicle access must be from the alley

Planning Commission direction:

Apply the **R-1** vehicle access standard

Urban Lot Split vs. R-1 Standards

Affordability

Urban Lot Split

One unit in each two-unit development must be affordable at mod, low, or very low levels (All lots)

R-1 zone

Not required

Planning Commission direction:

Remove the Urban Lot Split affordability requirement

Recommendation

1. Hold a public hearing
2. Waive 1st reading of an ordinance amending the Single-Family Residential (R-1) standards, including standards for Two-Unit Residential Developments and Urban Lot Splits
3. Schedule a 2nd reading for adoption on May 20, 2025