



**AGENDA**  
**CITY OF EL SEGUNDO**  
**PLANNING COMMISSION**  
**5:30 PM**  
**CITY COUNCIL CHAMBER**  
**350 MAIN STREET**  
**EL SEGUNDO, CA 90245**  
**OCTOBER 9, 2025**

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**MEMBERS OF PLANNING COMMISSION**

Kevin Maggay, Chairperson  
Mario Inga, Vice Chairperson  
Mark Christian  
Melissa McCaverty  
Steve Taylor

The Planning Commission, 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 Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at [www.elsegundo.org](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 Planning Commission and/or items listed on the agenda during the Public Communications portion of the Meeting. ***Additionally, members of the public can comment on any Public Hearing item on the agenda during the Public Hearing portion of such item.*** The time limit for comments is five (5) minutes per person. Before speaking to the Planning Commission, please fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. 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

## PLEDGE OF ALLEGIANCE

**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 **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. 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. **Approve September 11, 2025 Planning Commission Meeting Minutes**

Recommendation -

1. Approve September 11, 2025 Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

### B. PUBLIC HEARINGS

2. **Second One-year Time Extension to Site Plan Review No. SPR 20-03**

Recommendation -

1. Find the project exempt from CEQA requirements since this application is only for a one-year time extension to an approved Site Plan Review with no changes to the approved development project.
2. Adopt Resolution No. 2972, approving a second one-year time extension to Environmental Assessment No. EA-1291, Site Plan Review No. SPR 20-03, and Off-site Parking Covenant No. MISC 20-01.
3. Alternatively, discuss and take other action related to this item.

### C. NEW BUSINESS

3. **Study Session Regarding El Segundo | Vision 2050, the City's Effort to Update the General Plan Land Use Element.**

Recommendation -

1. Receive and file a presentation including a progress update, a summary of public outreach efforts, and preliminary guiding principles for El Segundo | Vision 2050,
2. Take public testimony, and

- 
3. Discuss and provide direction on the preliminary guiding principles for El Segundo | Vision 2050.

**D. UNFINISHED BUSINESS**

**E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR**

**F. REPORTS - COMMISSIONERS**

**G. REPORTS – CITY ATTORNEY**

**ADJOURNMENT**

POSTED:

DATE: October 3, 2025

TIME: 10:00 A.M.

BY: Jazmin Farias, Assistant Planner



**MINUTES OF THE  
EL SEGUNDO PLANNING COMMISSION  
Regularly Scheduled Meeting**

**September 11, 2025**

**CALL TO ORDER**

Chair Maggay called the meeting to order at 5:30 p.m.

**ROLL CALL**

Present: Chair Maggay

Present: Vice Chair Inga

Present: Commissioner Christian

Present: Commissioner McCaverty (arrived at 5:40 p.m.)

Present: Commissioner Taylor

Also present: Michael Allen, AICP, Community Development Director

Also present: Eduardo Schonborn, AICP, Planning Manager

Also present: David King, City Attorney

Also present: Jazmin Farias, Assistant Planner

**PLEDGE OF ALLEGIANCE**

Chair Maggay led the pledge.

**PUBLIC/WRITTEN COMMUNICATIONS**

None.

**A. CONSENT**

Staff notified the Planning Commission that there is a typo under roll call for the City Attorney, as David King was present and not Joaquin.

**1. Approval of Planning Commission Meeting Minutes:**

- August 14, 2025

**MOTION:** Approve the minutes with the revision to roll call.

**Moved by Vice Chair Inga, second by Commissioner Taylor.**

**Motion carried, 5-0, by the following vote:**

**Ayes:** Maggay, Inga, Christian, and Taylor

## **B. NEW PUBLIC HEARINGS**

### **2. Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876 to Subdivide an Undeveloped Parcel Into Two Parcels at 2021-2031 Rosecrans Avenue (Beach Cities Media Campus) in the Urban Mixed-Use South (MU-S) Zone.**

Assistant Planner Jazmin Farias presented a brief PowerPoint presentation regarding the proposed subdivision. She also notified the Commissioners that the Resolution contains a typo, specifically condition no. 11 should read final map and not tentative map.

- Commissioner discussion ensued regarding the proposed subdivision and the applicant's intent on subdividing the property.

**Chair Maggay opened public communications.**

- Applicant representative Bob Tarnofsky concurred with staff's presentation and elaborated that the subdivision gives financial flexibility to best adapt to market conditions.

**Chair Maggay closed public communications.**

**MOTION:** Adopt Resolution No. 2971, conditionally approving Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876 with the revision to condition no. 11 as indicated by staff.

**Moved by Commissioner Taylor, second by Vice Chair Inga.**

**Motion carried, 4-0-1, by the following vote:**

**Ayes:** Maggay, Inga, Christian, and Taylor

**Abstain:** McCaverty

## **C. NEW BUSINESS**

### **3. Presentation of El Segundo's Current Land Use and Circulation General Plan Elements**

Planning Manager Eduardo Schonborn lead the presentation regarding the city's current Land Use Element and Circulation Element. Specifically, he focused on summarizing key components of each element and indicating the City's progress in achieving the goals established in each element.

- Commissioner discussion ensued regarding the existing elements. The Commissioners inquired when the best time is to update all other elements and when staff will plan for it. Community Development Director Michael Allen stated that all elements are equally important and should be updated

in accordance with State laws. He added that the Land Use Element is being updated currently as it drives all other elements.

**MOTION:** None required.

**D. UNFINISHED BUSINESS**

None.

**E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE**

Community Development Director Michael Allen alerted the Commissioners of the upcoming TAC meeting on October 2<sup>nd</sup> and the study session on October 9th. Planning Manager Eduardo Schonborn reminded the public to complete the Land Use Element survey before it closes on September 18<sup>th</sup>.

**F. REPORTS – PLANNING COMMISSIONERS**

None.

**G. REPORTS – CITY ATTORNEY**

None.

**ADJOURNMENT** — the meeting adjourned at 6:39 p.m.  
The next meeting is scheduled for September 25, 2025 at 5:30 pm.

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Michael Allen, Community Development Director

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Kevin Maggay, Planning Commission Chair



## Planning Commission Agenda Statement

Meeting Date: October 9, 2025

Agenda Heading: PUBLIC HEARINGS

Item Number: B.2

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### TITLE:

Second One-year Time Extension to Site Plan Review No. SPR 20-03

### RECOMMENDATION:

1. Find the project exempt from CEQA requirements since this application is only for a one-year time extension to an approved Site Plan Review with no changes to the approved development project.
2. Adopt Resolution No. 2972, approving a second one-year time extension to Environmental Assessment No. EA-1291, Site Plan Review No. SPR 20-03, and Off-site Parking Covenant No. MISC 20-01.
3. Alternatively, discuss and take other action related to this item.

### FISCAL IMPACT:

None.

### BACKGROUND:

On August 11, 2022, the Planning Commission adopted Resolution No. 2924 approving an Initial Study for a Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment No. 1291. The Commission also adopted Resolution No. 2925, approving Site Plan Review No. SPR 20-03 for the construction of a new 93,559 square-foot (net floor area) office building (four stories with a mezzanine), a new four-level 258 space parking structure, and related site improvements at 1950-1960 East Grand Avenue. The approval also included an Off-site Parking Covenant and Agreement (MISC 20-01), which allowed the parking spaces provided at 1950 East Grand Avenue to meet the required parking spaces for 1960 East Grand Avenue.

On August 2, 2024, the applicant submitted a timely request for a one-year time

## **EA-1291 and SPR 20-03 (Time Extension)**

**1950-1960 East Grand Avenue.**

**October 9, 2025**

**Page 2 of 3**

extension to EA-1291 and associated entitlement application approvals for the project. On September 26, 2024, the Planning Commission adopted Resolution No. 2959, approving a one-year time extension to Environmental Assessment No. EA-1291, Site Plan Review No. SPR 20-03, and Off-site Parking Covenant No. MISC 20-01 extending the entitlements to expire on August 11, 2025.

On August 6, 2025, the applicant submitted a timely request for a second one-year extension to EA-1291 and associated entitlement application approvals for the project.

### **DISCUSSION:**

The original project included the following Applications:

- Site Plan Review No. SPR 20-03 for a new office building greater than 50,000 square feet that includes a new parking structure, and related site improvements;
- Off-site Parking Covenant and Agreement No. MISC 20-01 to allow parking provided on 1950 East Grand Avenue to meet the parking requirement for 1960 East Grand Avenue;
- Administrative Use Permit No. AUP 20-03 for two, 16-foot-tall monument signs; and
- A Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program for the Environmental Assessment of the project, pursuant to the requirements of CEQA.

### **ANALYSIS:**

Pursuant to ESMC 15-28-8(D), Planning Commission decisions expire two years after the effective date of the entitlements if the privileges granted have not been utilized. The Project's entitlements were originally approved by the Planning Commission on August 11, 2022. The entitlements have not been utilized and were scheduled to expire August 11, 2025. ESMC § 15-28-8(F) permits extensions to Planning Commission decisions when a written request for a time extension is filed with the Community Development Director prior to the expiration date. On August 6, 2025, the Applicant submitted a timely request for a one-year extension to the previously approved project, in accordance with ESMC §15-28-8(D), and Resolution Nos. 2924 and 2925. The Applicant filed a request for an extension to the entitlements for the project due to market condition changes. The COVID-19 pandemic has shifted real estate and economic market conditions at the local and national-level. Changes in organizational business operation behaviors in office occupancy models have affected the commercial real estate market. Rising interest rates, construction costs, and concerns regarding economic slowdowns have affected the Applicant's ability to move forward with the project at this time. The

**EA-1291 and SPR 20-03 (Time Extension)**

**1950-1960 East Grand Avenue.**

**October 9, 2025**

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Applicant needs additional time to assess the changing economic circumstances before fully utilizing the privileges granted by the City. As a result, the Applicant is requesting a one-year time extension for the project's entitlements.

No changes are proposed to the project's entitlements. The site continues to be suitable for the type of development, density and subdivision; is consistent with the applicable zoning standards of the Corporate Office (CO) Zone; and consistent with the Corporate Office Land Use designation of the site. Therefore, staff recommends the Planning Commission approve a one-year extension of Site Plan Review No. SPR 20-03.

**Environmental Review**

The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the Regulations promulgated thereunder (14 California Code Regulations §§ 15000, *et seq.*, "CEQA Guidelines"). The original approval for the project included the adoption of a Mitigated Negative Declaration. This application request is only for a time extension to the approved Site Plan Review No. SPR 20-03 with no changes to the project. Therefore, no further environmental review is required, and the proposed one-year time extension is exempt from further CEQA analysis.

**CITY STRATEGIC PLAN COMPLIANCE:**

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

**PREPARED BY:**

Maria Baldenegro, Assistant Planner

**REVIEWED BY:**

Eduardo Schonborn, AICP, Planning Manager

**APPROVED BY:**

Michael Allen, AICP, Community Development Director

**ATTACHED SUPPORTING DOCUMENTS:**

1. Resolution No 2972

**RESOLUTION NO. 2972**

**A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING A SECOND ONE-YEAR TIME EXTENSION TO THE ENTITLEMENTS FOR A NEW COMMERCIAL OFFICE BUILDING CONTAINING 105,469 GROSS SQUARE FEET, A PARKING STRUCTURE AND RELATED SITE IMPROVEMENTS FOR PROPERTIES LOCATED AT 1950-1960 E. GRAND AVENUE. (PREVIOUSLY APPROVED AS ENVIRONMENTAL ASSESSMENT NO. EA-1291, AND SITE PLAN REVIEW NO. SPR 20-03).**

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On August 11, 2022, the Planning Commission adopted Resolution Nos. 2924 and 2925, thereby adopting an IS/MND and the Mitigation Monitoring and Reporting Program, and approving Environmental Assessment No. EA-1291, Site Plan Review No. SPR 20-30, and Off-site Parking Agreement No. MISC 20-01 for the construction of a new 93,559 square-foot (net floor area) office building (four stories with a mezzanine), a new four-level 258 space parking structure, and related site improvements for the property located at 1950-1960 E. Grand Avenue (the "Property"). The Off-Site Parking Covenant and Agreement permits parking provided on 1950 East Grand Avenue to meet the parking requirement for 1960 East Grand Avenue. The Property is in the Corporate Office Zone and has a Corporate Office General Plan Land Use designation;
- B. On August 11, 2022, the Planning Commission Received and Filed the Director's decision for the approval of Administrative Use Permit No. AUP 20-03 to allow a master sign program with two 16-foot tall monument signs;
- C. On August 2, 2024, the Applicant applied for a one-year extension to the Site Plan Review entitlements;
- D. On September 26, 2024, the Planning Commission adopted Resolution No. 2959, approving a one-year time extension to the associated entitlements for Environmental Assessment No. EA-1291;
- E. On August 6, 2025, the Applicant applied for a second one-year extension to the Site Plan Review entitlements. The extension would allow the continued development rights for the construction of the Project as approved by the Planning Commission on August 11, 2022;
- F. The Community Development Department completed its review and scheduled a public hearing regarding the second one-year time extension request before this Commission for October 9, 2025;

- G. On October 9, 2025, the Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by City staff, public testimony, the applicant; and
- H. The Commission considered the information provided by City staff, public testimony, and the property owner's representatives. This Resolution, and its findings, are made based upon the evidence presented to the Commission at its October 9, 2025, hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Findings and Approval. The Planning Commission finds that the findings in Section 1, above, are true and correct, and that none of the findings stated in Government Code § 66474 that would warrant denial of the extension apply to the present application. The Planning Commission finds that the requested one-year extension to the Site Plan Review entitlements is appropriate and in compliance with the provisions of ESMC § 15-25-2(D) and ESMC § 15-28-8(F), subject to the conditions of approval stated in City Council Resolution Nos. 2924 and 2925, adopted on August 11, 2022. The Planning Commission approves the requested second one-year time extension, and the Site Plan Review entitlements will now expire on August 11, 2026.

SECTION 3: Environmental Assessment. The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, "CEQA Guidelines"). The original approval for the project included the adoption of a Mitigated Negative Declaration. This application is only a request for the extension to the time frame to the approved Site Plan Review with no changes to the project. Thus, no further environmental review is required and the proposed project is exempt from CEQA analysis.

SECTION 4: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5: Limitations. The Planning Commission's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 6: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 7: The Commission Secretary is directed to mail a copy of this Resolution to the applicant and to any other person requesting a copy.

SECTION 8: This Resolution may be appealed within 10 calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 9: Except as provided in Section 8, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 9th day of October 2025.

\_\_\_\_\_  
Kevin Maggay, Chair  
City of El Segundo Planning Commission

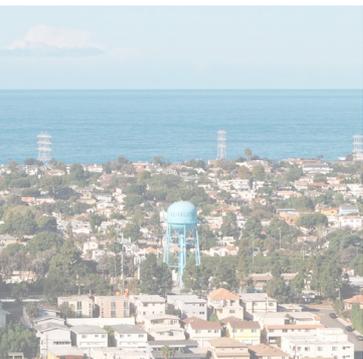
ATTEST:

\_\_\_\_\_  
Michael Allen, Secretary

Maggay -  
Inga -  
Christian -  
McCaverty -  
Taylor -

APPROVED AS TO FORM:  
Mark D. Hensley, City Attorney

By: \_\_\_\_\_  
David King, Assistant City Attorney



# El Segundo | Vision 2050

Planning Commission Study Session

October 9, 2025



# Agenda

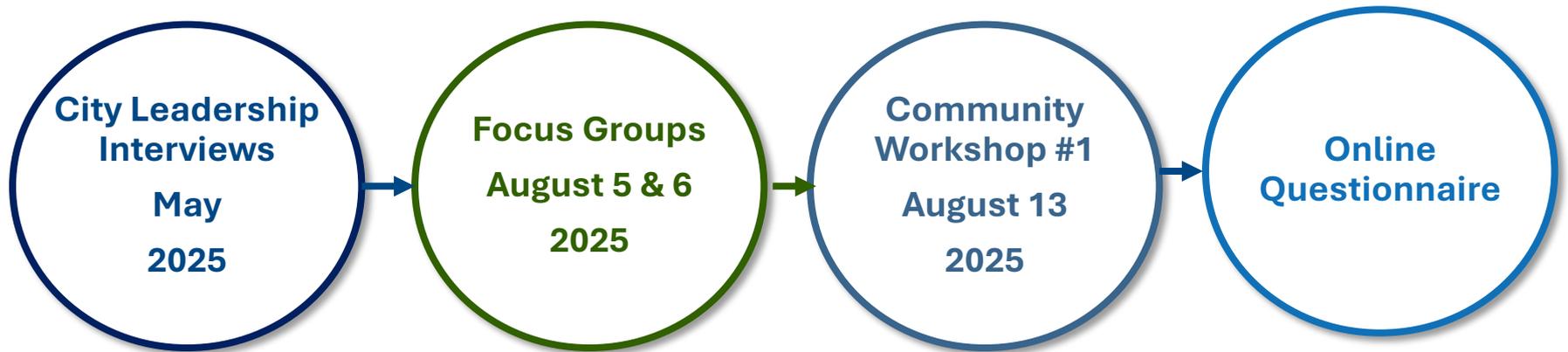
- 1. Project Update**
- 2. What We Have Learned**
- 3. Public Input**
- 4. Preliminary Vision & Principles**
- 5. Moving Ahead**





# Project Update

# Outreach to Date



# Existing Conditions Update

## Market Analysis

- Current Conditions and Future Development Outlook
  - Socioeconomic characteristics
- Existing and Projected Market Factors



## Mobility Analysis

- Citywide VMT Baseline
  - Citywide Mobility Infrastructure Overview
    - Area Spotlights



## Story Map

- Housing
- Land Use Regulations
- Community Character
- Demographics & Health Indicators
  - Pollution Burden
- Market Conditions & Development

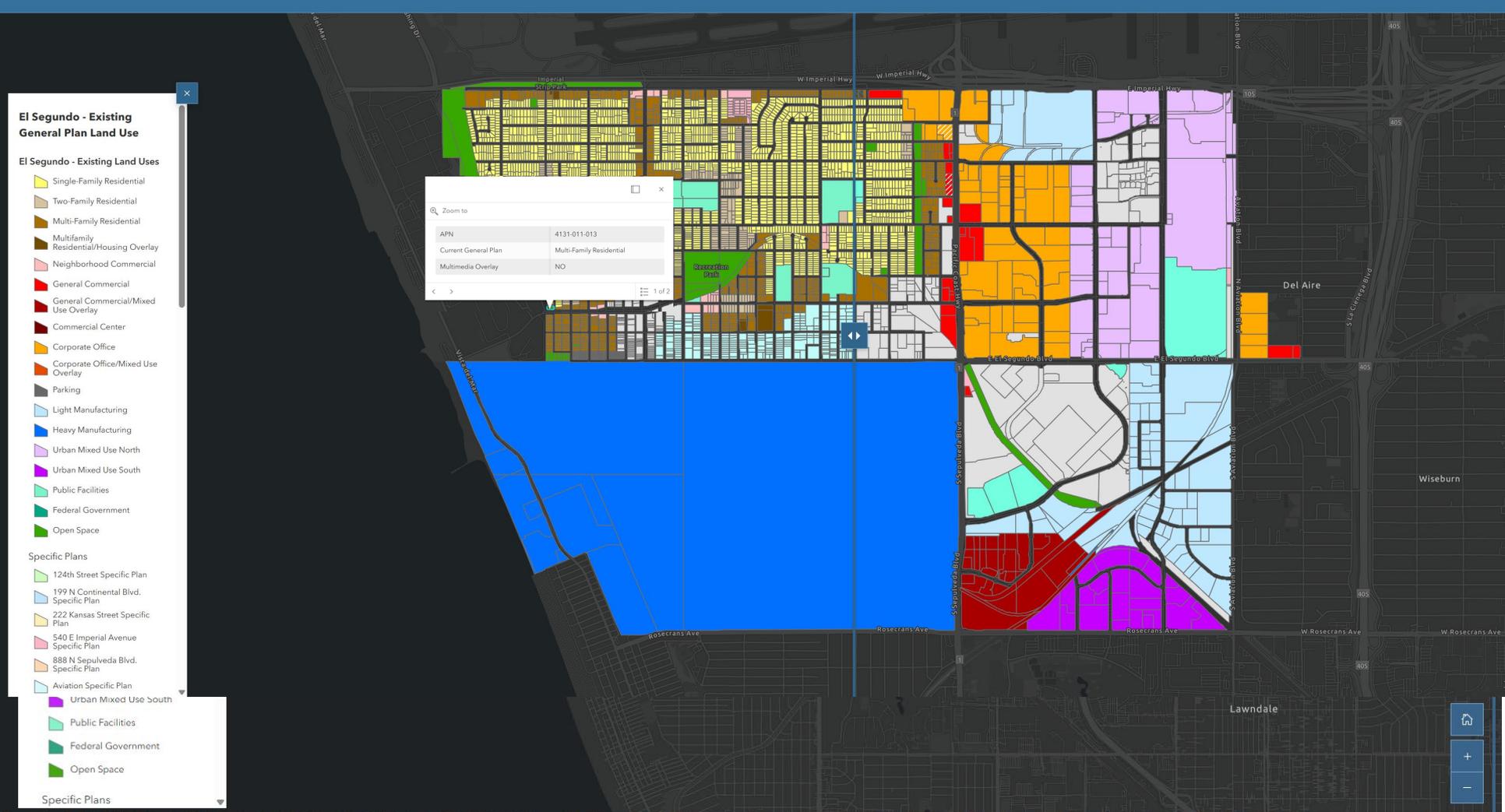




# What We Have Learned

# StoryMap | Existing Conditions

INTRODUCTION WHAT IS A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER MOBILITY STAY CONNECTED



County of Los Angeles, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS | Emilio Solano Los Angeles County Assessor 500 W Temple Street Los Angeles, CA 90012 esol... 1,000 m L Powered by Esri

Click the double-sided arrow below and drag to either side of the screen to reveal the corresponding map

# StoryMap | Existing Conditions

## Specific Plans

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER

### Specific Plan

124th Street Specific Plan

199 N Continental Blvd. Specific Plan

222 Kansas Street Specific Plan

540 E Imperial Avenue Specific Plan

888 N Sepulveda Blvd. Specific Plan

Aviation Specific Plan

Corporate Campus Specific Plan

Downtown Specific Plan

El Segundo South Campus Specific Plan

The Lakes Specific Plan

Pacific Coast Commons Specific Plan

Smoky Hollow Sp  
Rhino 8 Plan



# StoryMap | Existing Conditions

## Overlays

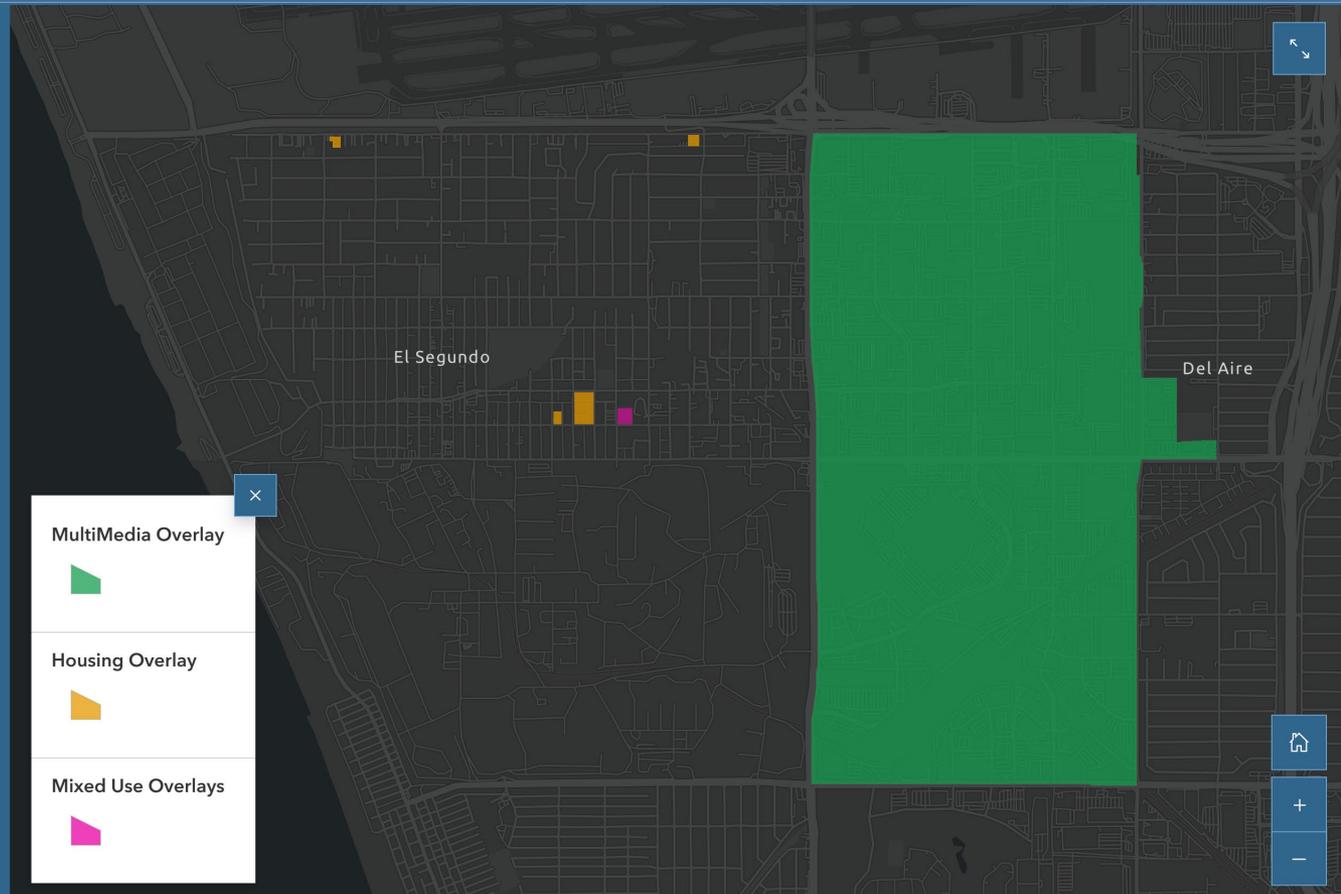
INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER

### Overlay Zones

**Housing Overlay:** This overlay permits multiple dwelling units at high densities on a few key properties in the R-3 Multi-Family zone. This overlay was created to facilitate development pursuant to Housing Element goals.

**Mixed Use Overlay:** This overlay permits multiple dwelling units at high densities in combination with permitted commercial uses on a few key commercial properties to facilitate meeting the City's Regional Housing Needs Assessment (RHNA) allocation and Housing Element goals.

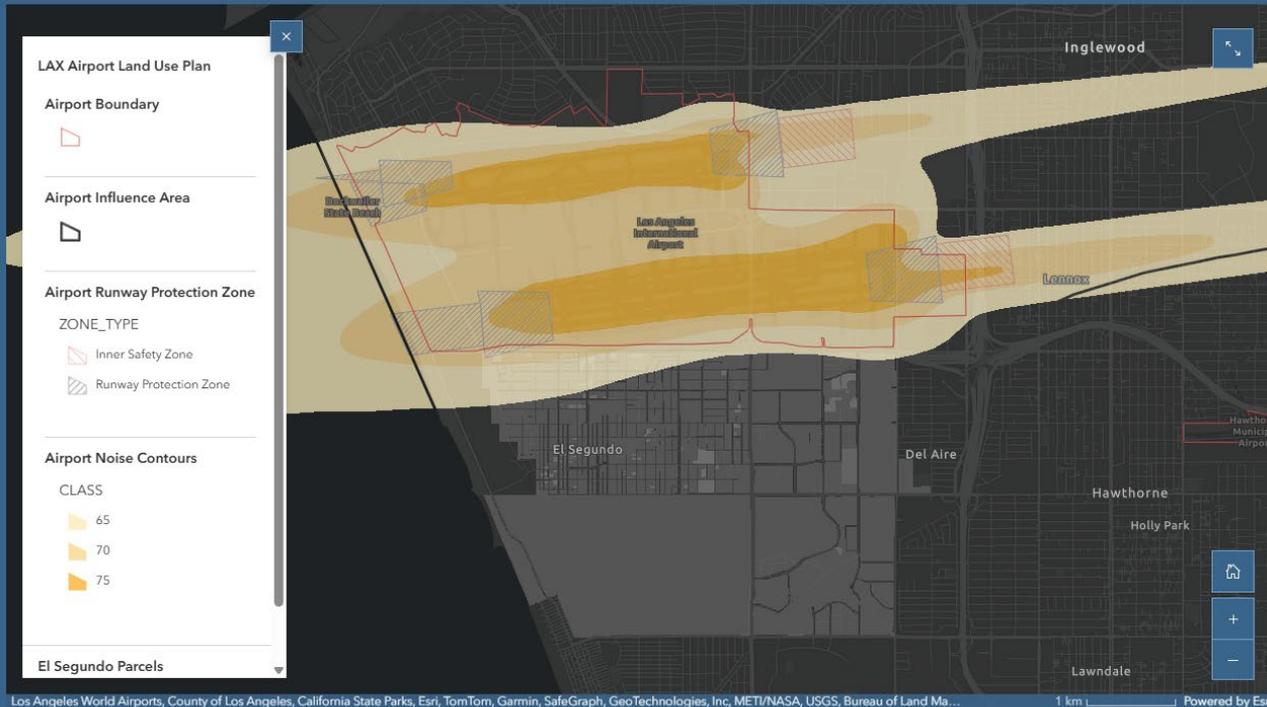
**Multimedia Overlay District:** This overlay applies to all parts of the city east of Pacific



# StoryMap | Existing Conditions

## LAX Airport Land Use Plan

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER



Airport Land Use Compatibility Plan (ALUP)

# StoryMap | Existing Conditions

## Housing

### Cost Burden



29%

Owner-occupied Households

33%

Renter-occupied Households

**Cost Burden** is defined as a household paying more than 30% of its gross monthly income on housing cost (rent or mortgage payments).

### Severe Cost Burden



17%

Owner-occupied Households

13%

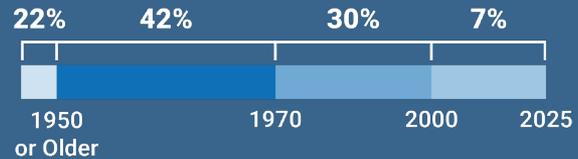
Renter-occupied Households

**Severe Cost Burden** is defined as a household paying more than 50% of its gross monthly income on housing cost (rent or mortgage payments).

### Housing Age



#### The Age of El Segundo's Homes



### Housing Tenure



43%

Owner-Occupied Housing Units



57%

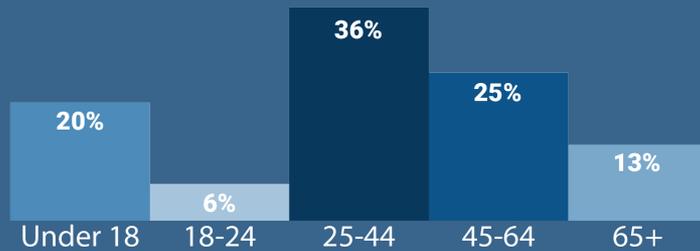
Renter-Occupied Housing Units

# StoryMap | Existing Conditions

## Demographic Indicators



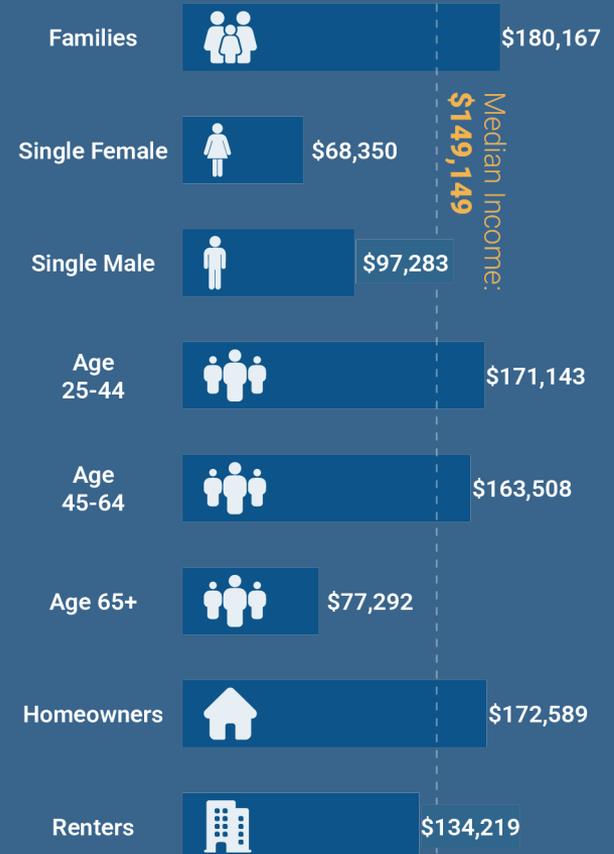
### Age Breakdown



### Population Growth



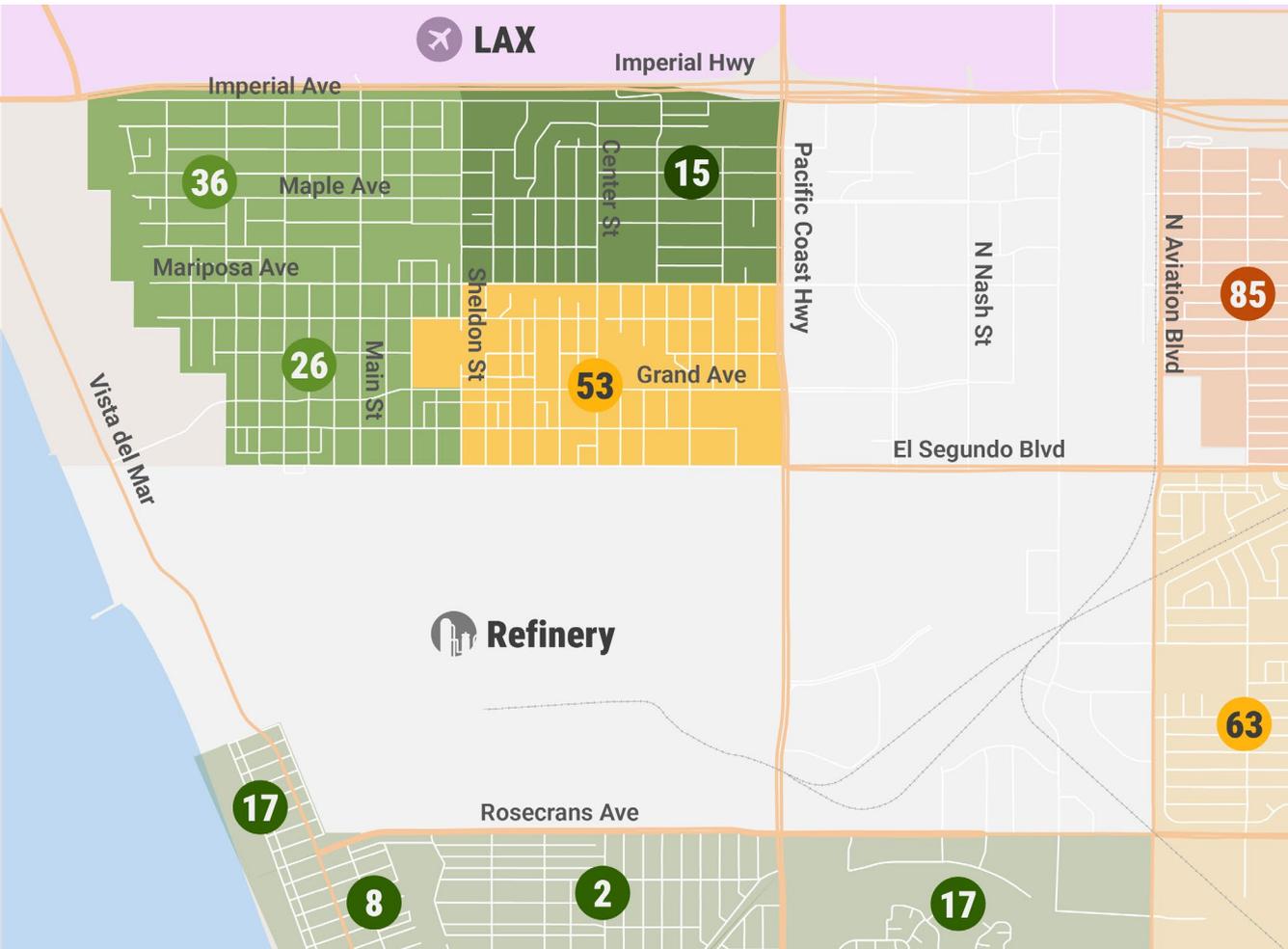
## Household Income Breakdown



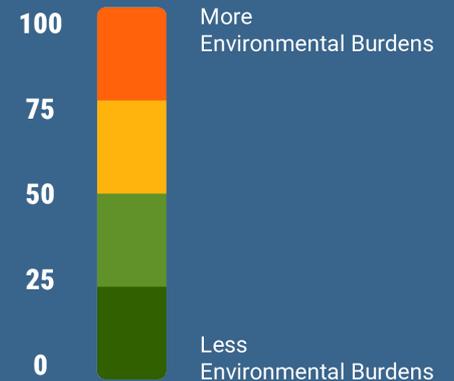
# StoryMap | Existing Conditions

## Health Indicators – Pollution Burden

- El Segundo has a **high Pollution Burden**, but a **low overall CES percentile**
- significant environmental pollution
- Fewer health and socioeconomic challenges



### CalEnviroScreen Percentile Scores



Tracts in top-quarter range face the most cumulative environmental burdens throughout California.

# StoryMap | Existing Conditions

## Market Opportunities

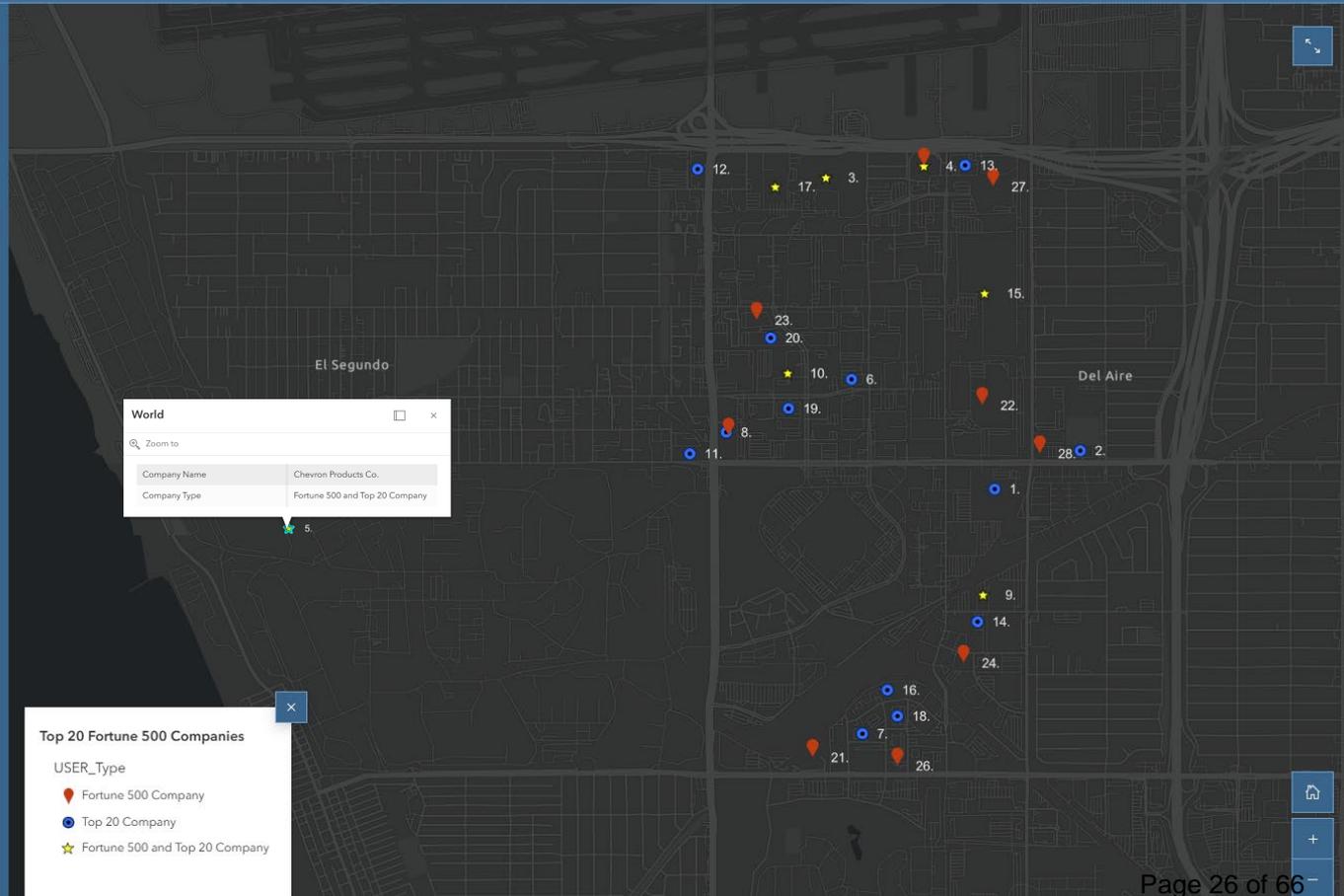
### Employment Hub & Tech Epicenter

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER

#### El Segundo's Business and Tech Edge

El Segundo is home to major industry leaders and innovative deep tech companies, making the city a hub for both nationally recognized corporations and breakthrough technologies.

A Fortune 500 company is one of the 500 biggest companies in the United States, ranked each year by *Fortune* magazine based on their total revenue. These companies are leaders in their industries and are often household names.



# StoryMap | Existing Conditions

## Market Opportunities

### Employment Hub & Tech Epicenter

INTRODUCTION

WHAT'S A GENERAL PLAN?

LAND USE REGULATIONS

HOUSING

DEMOGRAPHICS & HEALTH INDICATO...

POLLUTION BURDEN

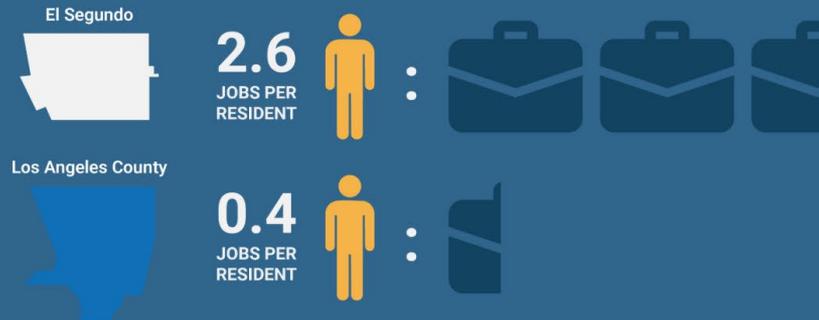
MARKET CONDITIONS & DEVELOPMEN...

COMMUNITY CHARACTER

#### Big employment hub, small population.

El Segundo is a jobs hub meaning more people work here than live here. For every resident, there are more than two and a half employees working here. One of the highest ratios in the region. This makes the City a hub for business, innovation, and daily visitors.

### Jobs-to-Resident Ratio



Having more workers than it has residents means most employees commute in. This creates opportunities to think about how land use decisions can ease commutes, reduce traffic impacts, and support a balance between where people work and where they live.

# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings - Retail

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER



## Average Retail Rents (2025)\*

City of El Segundo

Downtown El Segundo (Main Street)

PCH Corridor

County of Los Angeles



\$5.00



\$4.00



\$6.00



\$3.10

#### Land Use - Retail

*Workers and Visitors Drive Retail Success*

Restaurants and shops thrive on spending from non-resident workers and visitors.

Downtown and Smoky Hollow offer walkable potential, while PCH remains the city's busiest retail corridor.

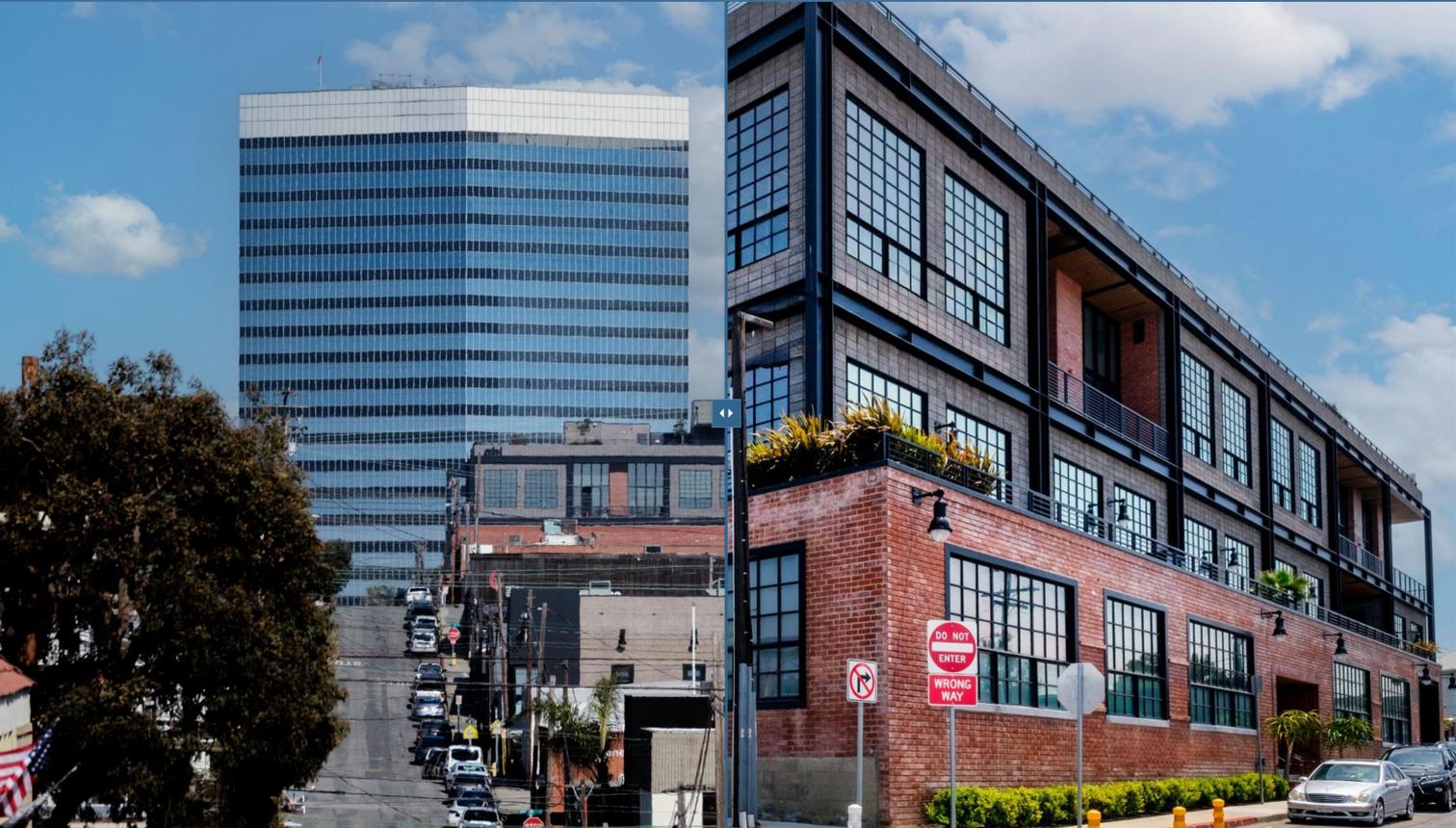
\* Cost per square feet per month

# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings – Office

- INTRODUCTION
- WHAT'S A GENERAL PLAN?
- LAND USE REGULATIONS
- HOUSING
- DEMOGRAPHICS & HEALTH INDICATO...
- POLLUTION BURDEN
- MARKET CONDITIONS & DEVELOPMEN...
- COMMUNITY CHARACTER



#### Office Market

*Older Towers Are Out, Flexible Spaces Are In*

The office market is changing: companies want smaller, collaborative spaces, not big towers. The future may focus on repurposing outdated spaces into R&D, lab, or flexible office uses.

# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings - Industrial

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER



## Average Industrial Rents (2025)\*

El Segundo



\$3

Beach Cities Submarket \*\*



\$2.40

County of Los Angeles



\$1.50

\* Cost per square feet per month

\*\* The Beach Cities Submarket includes the cities of El Segundo, Manhattan Beach, Hermosa Beach, and Torrance.

### Industrial Market



*Industrial Space Is Thriving, But Growing Firms Need Room*

El Segundo's aerospace, electric vehicle, and space-tech ecosystem is thriving. Industrial rents average \$3.00 per square foot—well above nearby markets—while vacancies remain among the lowest in the region.

# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings - Hospitality

INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER

#### Land Use - Hospitality



#### Hotel Demand Will Keep Growing

As a business and visitor hub, El Segundo and the areas around LAX will continue to see strong hotel demand. By 2029, the Los Angeles Airport submarket (which includes El Segundo) is expected to support 2,700 to 5,500 new hotel rooms in the surrounding area.

## Projected Hotel Demand Growth



# StoryMap | Existing Conditions

## Market Opportunities

### Trends/Findings - Residential

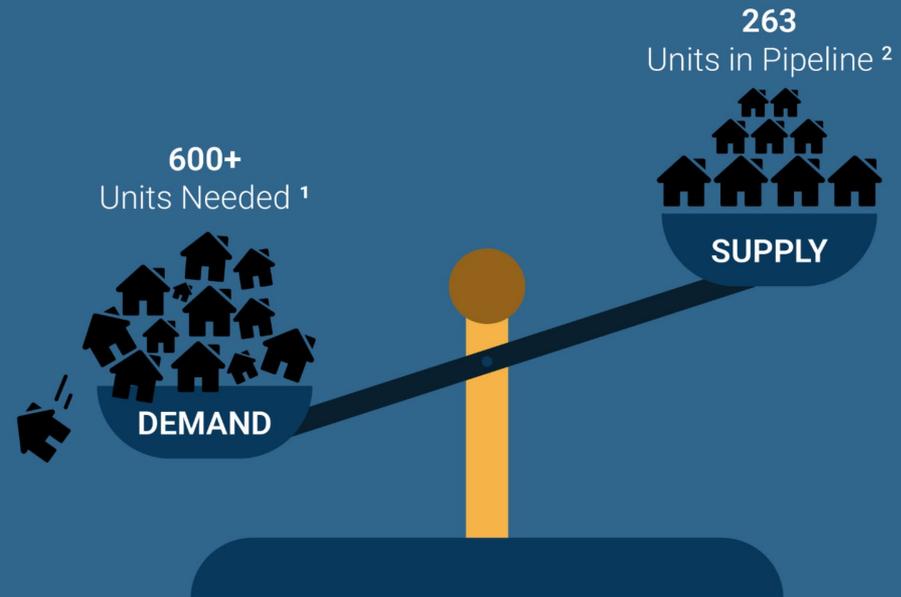
INTRODUCTION WHAT'S A GENERAL PLAN? LAND USE REGULATIONS HOUSING DEMOGRAPHICS & HEALTH INDICATO... POLLUTION BURDEN MARKET CONDITIONS & DEVELOPMEN... COMMUNITY CHARACTER

## Housing Shortage

### Land Use - Residential

#### *Housing Demand Far Outpaces Supply*

Few new homes are being built, yet projections show a need for at least 600 new units. With only one project currently planned, many who work in El Segundo cannot find housing here.

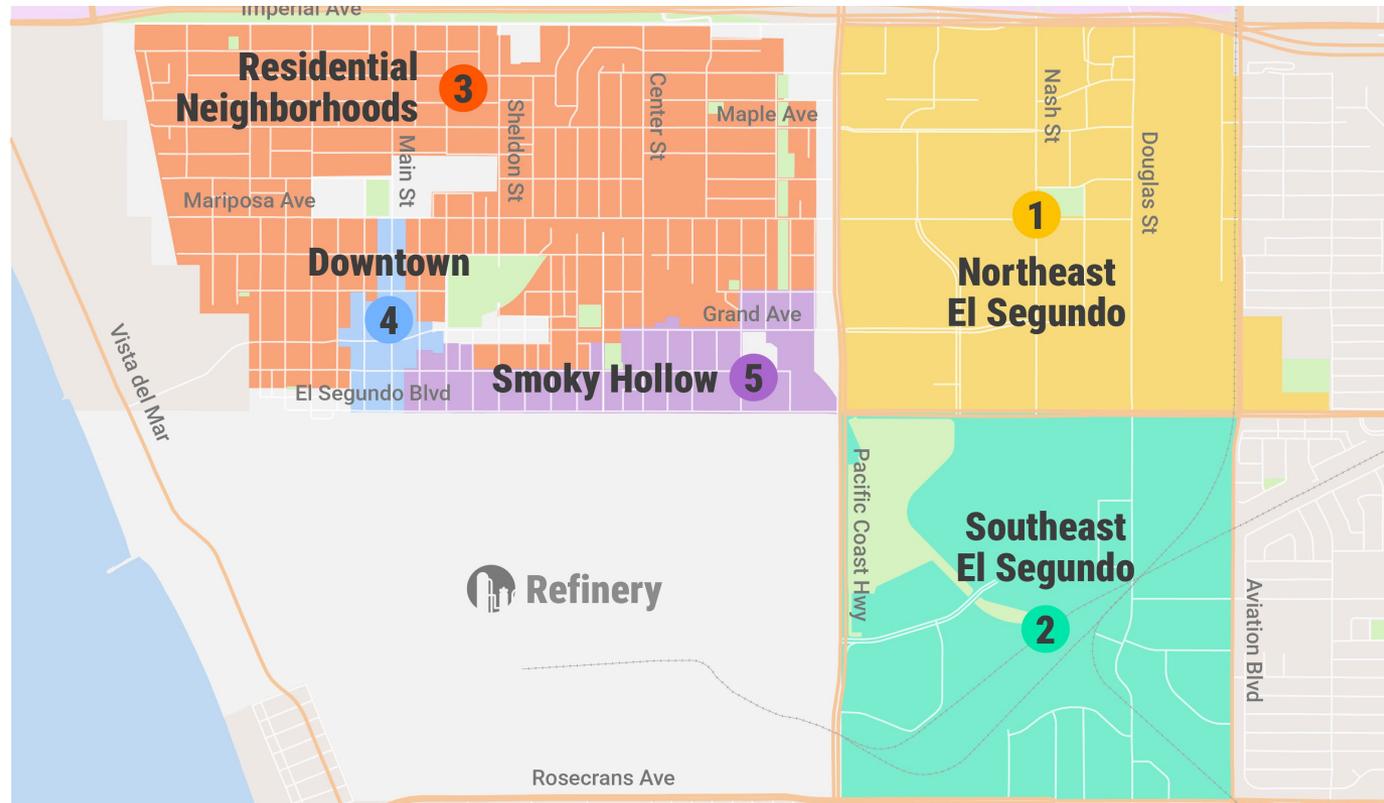


1: As identified in Keyser Marston Associates, Market Analysis – City of El Segundo, Aug. 26, 2025.

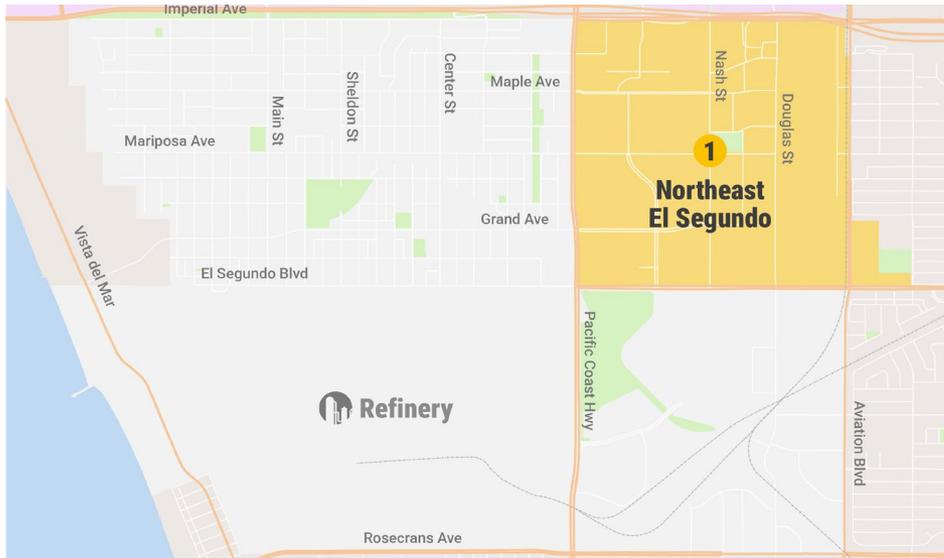
2: Permitted/approved housing units as of September 2025

# Mobility Snapshots

- Five key areas where land use, mobility, and development trends intersect
- Show today's conditions and opportunities for future change
- Chosen because change is happening or actively discussed
- Preliminary focus points and may shift



# Northeast El Segundo



**TAKEAWAY:** With two K Line stations, this area could see more housing and mixed-use development in the future. But to make it work, the city will need to balance transit-oriented growth with challenges like truck traffic and circulation.



**Transit access:** Served by two K Line stations—Mariposa (no parking) and El Segundo (93 free spaces).



**Biking conditions:** Streets are bike-friendly, but there are few dedicated bike amenities like racks or lockers.

**Truck activity:** Key truck routes run through the area, bringing heavy vehicle traffic.

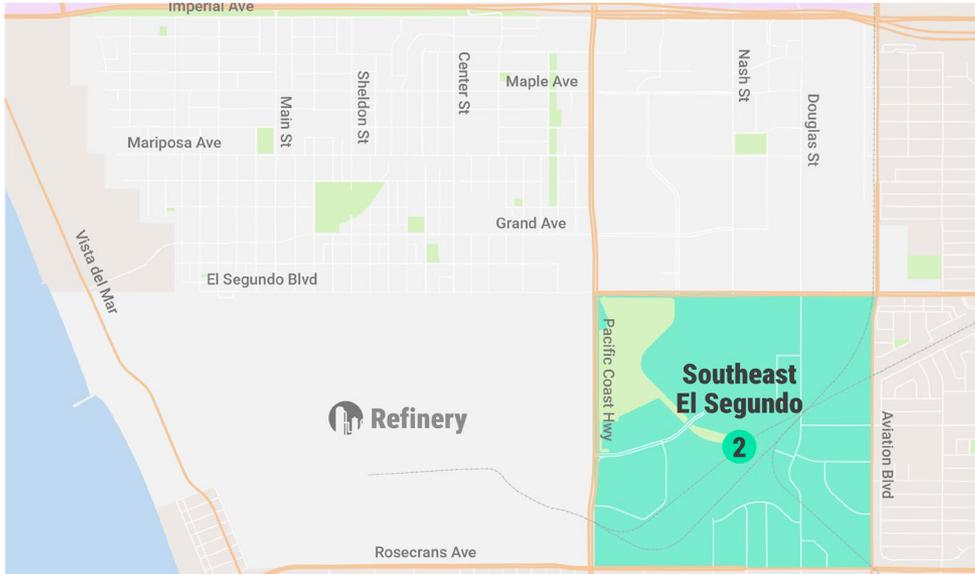


**Walkability:** Sidewalks are well-connected, but the lack of shade makes walking less comfortable.



**Local Travel Network (LTN):** Three LTN pilot roadway segments provide safer, low-stress options for neighborhood travel.

# Southeast El Segundo



**TAKEAWAY:** *This industrial area has limited north-south connections, any future changes will need to carefully balance jobs and better ways for people to get around*



**Transit access:** Served by one K Line station (Douglas) with 30 free parking spaces.



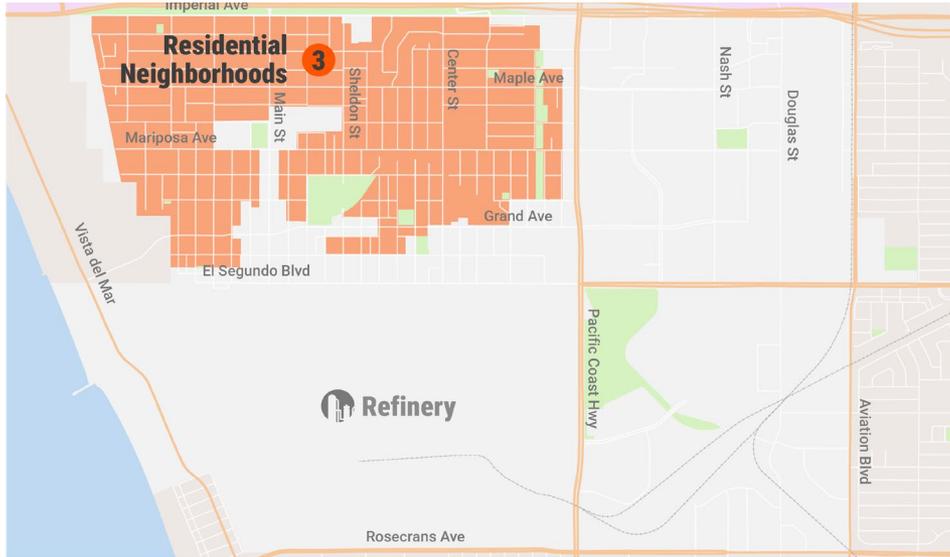
**Biking and walking:** Sidewalks are well-connected, but crossing the freight rail is difficult for pedestrians and cyclists, and shade is limited for comfortable walking.



**Connectivity:** Douglas Street is the only north-south connection in the area, which limits circulation options.



# Residential Neighborhoods



**TAKEAWAY:** Preserving the character of these neighborhoods will remain the top priority. But with solid sidewalks, LTN connections, and room for stronger bike and transit options, there are opportunities to make it easier to reach schools, Downtown, and nearby destinations—while supporting small-scale infill that fits the community.



**Transit access:** Limited service, mainly the Beach Cities 109 bus and a local shuttle.



**Biking conditions:** Mostly Class III bike routes (shared lanes rather than protected paths).



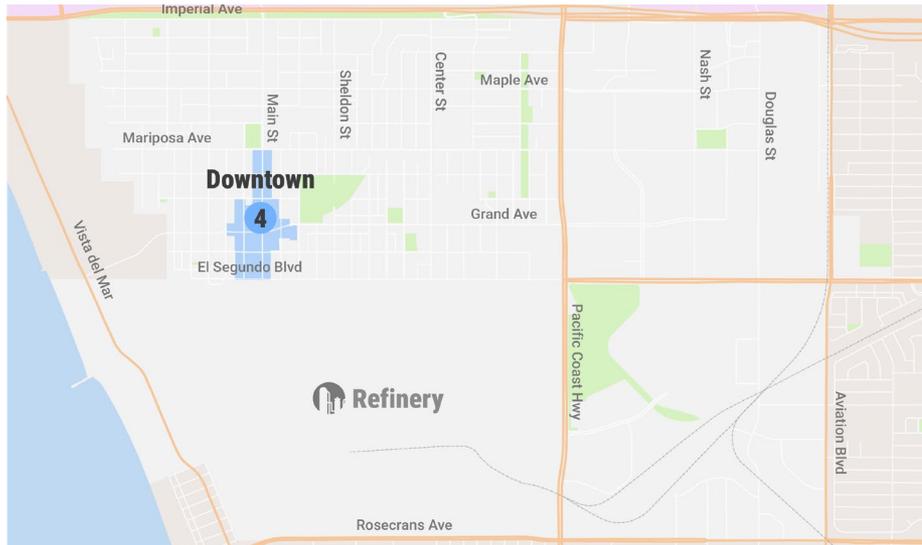
**Walkability:** Good sidewalk coverage throughout the neighborhoods.



**Local Travel Network (LTN):** Five LTN pilot roadway segments connect to four schools and other key destinations..



# Downtown El Segundo



**TAKEAWAY:** *Downtown is already a natural hub for infill and mixed-use growth. Strengthening walkability, bike access, and parking management will be critical for supporting future development and keeping Downtown lively and accessible.*



**Transit access:** Limited service—mainly the Beach Cities bus and Metro Micro.



**Biking conditions:** Class III bike routes along Main Street and Grand Avenue (shared lanes, not protected).



**Walkability:** Sidewalks are well-covered but sometimes narrowed by obstructions, tree damage, or amenities.



**Local Travel Network (LTN):** Five LTN pilot roadway segments link Downtown to nearby residential neighborhoods.



# Smoky Hollow



**TAKEAWAY:** *Smoky Hollow is in the middle of a shift toward creative and mixed-use development. Future land use choices will need to carefully balance its industrial character, business activity, and mobility challenges.*



**Transit access:** Served by Beach Cities Transit Route 109 (40–50 min weekday headways), linking to LAX and the South Bay. No Metro rail or bus service directly serves the area.



**Biking conditions:** No dedicated bikeways in the area.



**Truck activity:** Major truck routes run along Grand Avenue and El Segundo Boulevard.



**Walkability:** Sidewalk coverage is patchy, with limited shade and many intersections missing curb ramps, truncated domes, or painted crosswalks.



**Local Travel Network (LTN):** One LTN pilot roadway segment connects Smoky Hollow to Northeast El Segundo.



**Parking and access:** An angled parking pilot is underway and expanding.



# Public Input

# Community Engagement

## Phase 1 Activities

### City Leadership Interviews

### Focus Groups

#### City Leadership Interviews Summary

##### INTRODUCTION

At the outset of El Segundo Vision 2050, the General Plan Land Use Element Update project, interviews with City leaders were conducted in coordination with City staff. Individual interviews were conducted with each member of the El Segundo City Council, and a group discussion was held with the City's Executive Team.

The interviews took place via teleconference during May 2025 with the following individuals:

- Mayor Chris Pimental
- Mayor Pro Tem Ryan Baldino
- Councilmember Drew Boyles
- Councilmember Lance Giroux
- Councilmember Michele Keldorf
- City Executive Team:
  - City Manager – Darrell George
  - Deputy City Manager – Barbara Voss
  - Community Development Director – Michael Allen
  - Public Works Department Director – Elias Sassoon
  - Human Resources Director – Rebecca Redyk
  - City Attorney – Mark Henstley
  - Recreation, Park, and Library Department Director – Aly Mancini
  - Information Technology Services Department (acting Director) – Paul Silverstein
  - Police Department Chief – Saul Rodriguez
  - Fire Department Chief – George Avery

These interviews allowed the MIG team to hear individual and departmental perspectives on the City's current strengths, challenges, and opportunities related to land use, community character, and long-term planning priorities. This feedback will help shape direction for the Land Use Element Update. In the near term, it will inform upcoming outreach by identifying who should be engaged, how to reach them, and which land use topics are most relevant to the community. The interview responses also highlight areas and issues that may require careful consideration as the update progresses.

The interviews offered an early opportunity to align the update process with local values, practical

#### Focus Groups Summary

##### INTRODUCTION

As part of the Land Use Element update, a series of focus groups were conducted with representatives from the El Segundo business and development communities. The purpose of these conversations was to gather direct input on what is currently working well in El Segundo, where challenges exist, and what kinds of land use changes could better support the City's and the business/development community's future.

##### PARTICIPANT PROFILE

The focus groups took place via teleconference on August 5 and 6, 2025. To ensure a broad range of perspectives on El Segundo's economic, development, and community priorities, the focus groups included a diverse cross-section of community and industry leaders. Participants included executives from real estate development, property management, construction, and corporate sectors; representatives from education, economic development, and civic organizations; and leaders from major local employers in the technology, energy, and aerospace industries.

##### FOCUS GROUP TOPICS AND SUMMARY

Three focus groups were conducted. The focus groups explored topics related to land use and development, including business space needs, infrastructure and service challenges, zoning and policy impacts, opportunities for redevelopment and housing, and how the City can best support economic growth and community goals. The focus group feedback highlights areas and issues to be considered as the update progresses.

The focus groups revealed broad agreement that El Segundo's future depends on balancing its strong business base with strategic, flexible growth, particularly east of Pacific Coast Highway (PCH). Participants expressed openness to exploring repurposing underutilized properties, introducing housing in select business districts, and enhancing amenities to retain employers and workers. Office vacancies and shifting workplace trends were viewed as both a challenge and an opening for new uses. Participants concurred that economic vitality was closely linked to housing affordability, infrastructure capacity, and streamlined approvals. While participants valued El Segundo's small-town charm, they expressed a desire for a more adaptable zoning framework, better communication with residents, and a stronger regional perspective in planning decisions.

# Community Engagement

## Community Workshop



El Segundo | Vision 2050

### Community Workshop

How do you imagine El Segundo in 2050?

The City has initiated a planning effort to update its long-range Land Use Plan. Your input will inform the planning process and help shape decisions about the future. Come part of the conversation!

**?** General Plan Land Use Element Update Workshop

**📍** Sue Carter Community Room, inside El Segundo Library  
111 W Mariposa Ave  
El Segundo, CA 90245

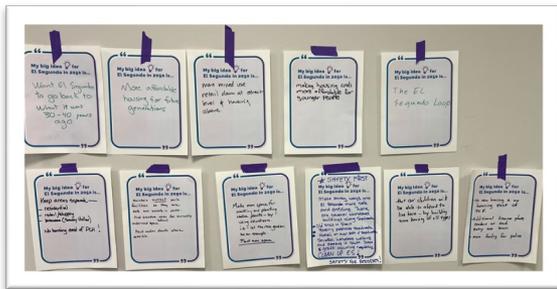
**Wednesday August 13th**  
6:00 - 8:00 PM

Can't make it? Visit the project website to learn more about upcoming events.  
[www.elsegundo.org/Vision2050](http://www.elsegundo.org/Vision2050)

Contact us  
Agnes Ho, Administrative Analyst  
(310) 524-2337  
Vision2050@elsegundo.org

# Community Engagement

## Community Workshop



### What's Most Important to Me

Pick Your Top 3

When you think about the future of El Segundo, what is most important to you?

Please select your top 3 priorities from the list below

- Housing for Families & Workers:** Modern housing options for all ages, workers, and future generations can afford to live here.
- Targeted Growth and Neighborhood Preservation:** Focus on development that doesn't take away what we love about our neighborhoods, just the way they are.
- Economic Development and Innovation:** Focus on changes to help that present our future in order to drive and create new jobs for residents and visitors.
- More Vibrant Commercial Districts:** Support districts with shopping, restaurants, entertainment and gathering places for residents and visitors.

El Segundo | Vision 2050

### What's Most Important to Me

Pick Your Top 3

When you think about the future of El Segundo, what is most important to you?

Please select your top 3 priorities from the list below

- Walkable & Local-Serving Districts:** Provide walkable areas with local-serving shops, restaurants, and gathering places.
- Parks, Plazas & Cultural Spaces:** Create more community gathering spaces for places, parks, and cultural activities.
- Environmentally Responsible Growth:** Plan for sustainable growth that protects natural resources and reduces environmental impacts.
- More Ways to Get Around:** Support our ways to get around without a car like walking, biking, or public transit.

El Segundo | Vision 2050

### Anything We Missed?

Use this space for anything else you'd like to add.

El Segundo | Vision 2050

### What Works and What Doesn't

You'll get stickers labeled by land use type and each comes in two colors.

In this activity, you get to vote with stickers on what kinds of land uses you want to see more or less of in different parts of El Segundo.

Place your stickers on the map wherever you think they belong. There are no wrong answers. You can vote against something completely different. Let us know what you like for your neighborhood, your concerns, your feedback, or your vision of the future. You have the power.

El Segundo | Vision 2050

### What Works and What Doesn't

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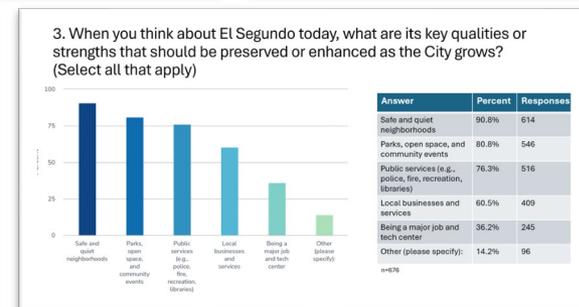
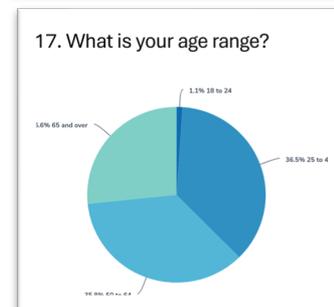
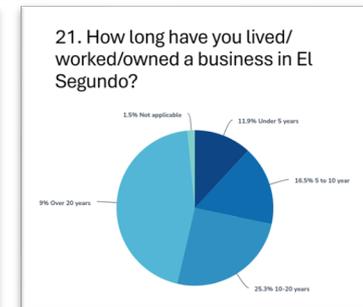
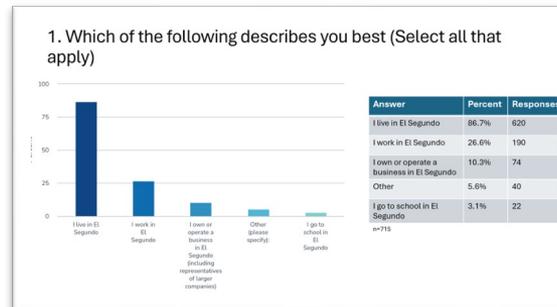
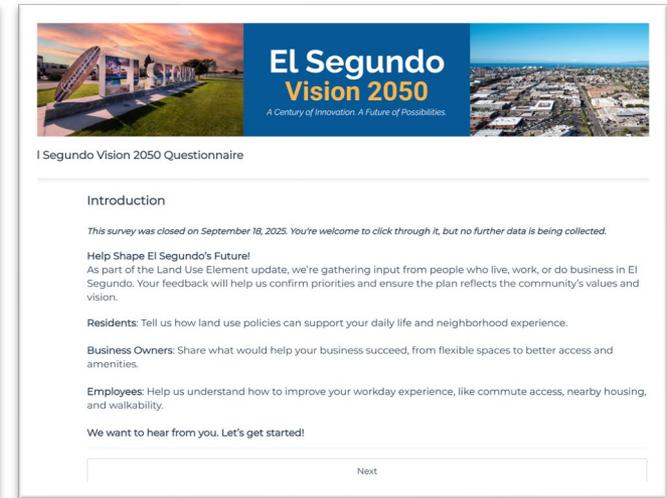
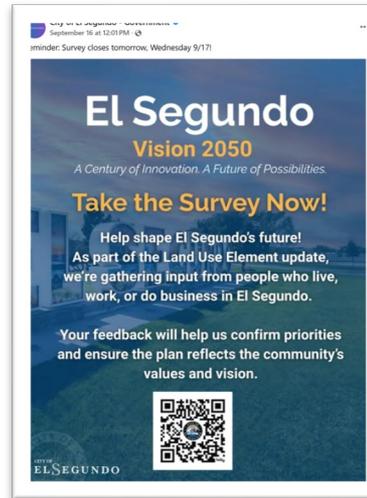
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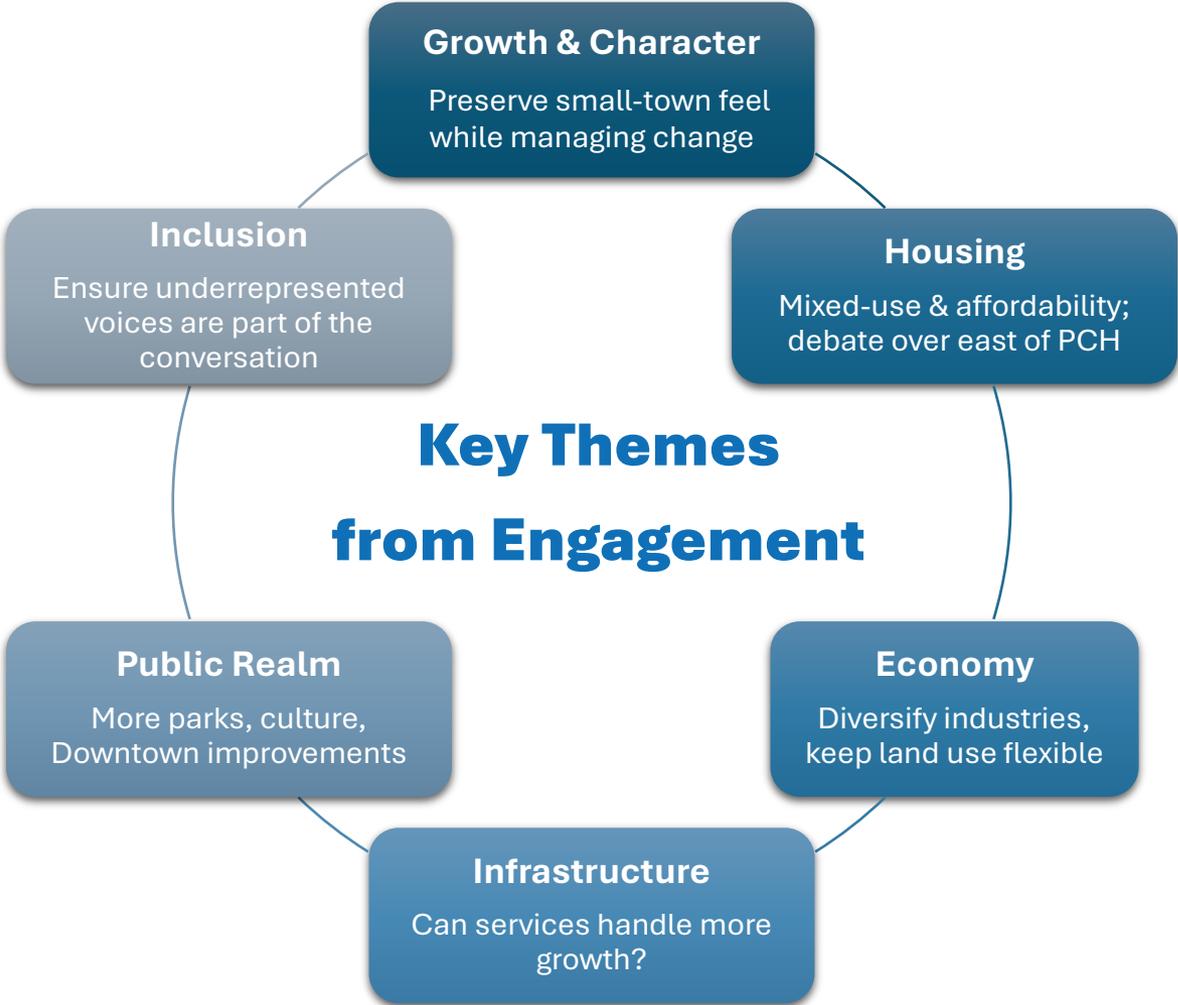
El Segundo | Vision 2050

# Community Engagement

## Community Questionnaire

- Online questionnaire
- August 12 – September 17, 2025
- 857 responses





## Feedback varied by audience and engagement activity

### Key Themes

- 1. City Character & Identity
- 2. Land Use and Development
- 3. Housing
- 4. Economic Development & Business Retention
- 5. Infrastructure
- 6. Redevelopment & Strategy

**City Leadership Interviews**

**Community Workshop**

**Feedback**

**Focus Groups**

### Key Themes

- 1. Housing is Critical and complex
- 2. Neighborhood preservation remains paramount
- 3. Public realm improvements are needed
- 4. Economic and Industrial Growth are important

### Key Themes

- 1. Space Needs & Land Use Flexibility
- 2. Housing & Workforce Retention
- 3. Economic Stability & Job Base
- 4. Investment Climate & Development Process
- 5. Regional Context & Connectivity
- 6. Balancing Growth & Community Character



# **Preliminary Vision & Guiding Principles**

## Preliminary Vision

El Segundo | Vision 2050: A city built on a century of innovation, with vibrant neighborhoods, thriving businesses, balanced growth, and inclusive opportunities, preserving our small-town character for generations to come.



Preserve Community Character



Expand Housing Choices



Foster Economic Innovation



Enhance Public Spaces



Plan for Infrastructure and Mobility



Promote Environmental Stewardship



Ensure Fiscal Sustainability



Engage the Entire Community

# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

Land Use &  
Community  
Design



**Preserve small-town character  
and guide growth to strengthen  
neighborhoods.**



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



**Offer diverse, affordable options while maintaining neighborhood character.**

Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

**Foster a resilient,  
innovative, and diverse  
economy.**

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

Land Use &  
Community  
Design



**Ensure safe, connected, and  
reliable transportation and  
utilities.**



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



**Create welcoming parks,  
plazas, and community  
facilities.**

# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



**Build climate resilience and  
integrate green practices.**

# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm

**Support long-term economic  
stability and a diversified  
revenue base.**



Environmental



Fiscal Health



Community  
Voices



# Preliminary Guiding Principles

Land Use &  
Community  
Design



Housing



Economic  
Development



Mobility &  
Infrastructure



Public Realm  
and Amenities



Environmental  
Sustainability



Fiscal Health



Community  
Voices



**Include all voices in shaping  
the city's future.**

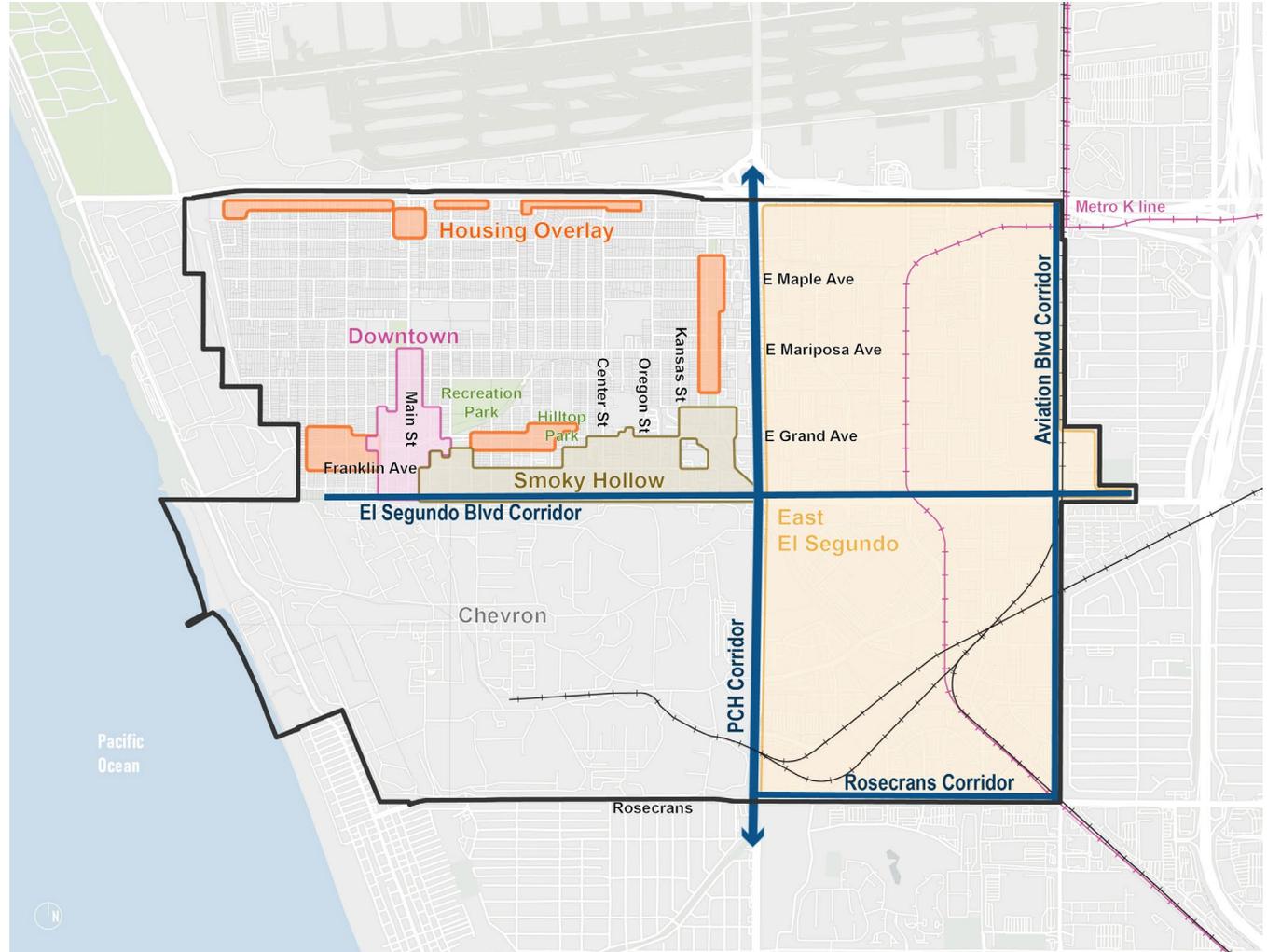


# Moving Ahead

**Preliminary Focus Areas & Key Topics to Address**

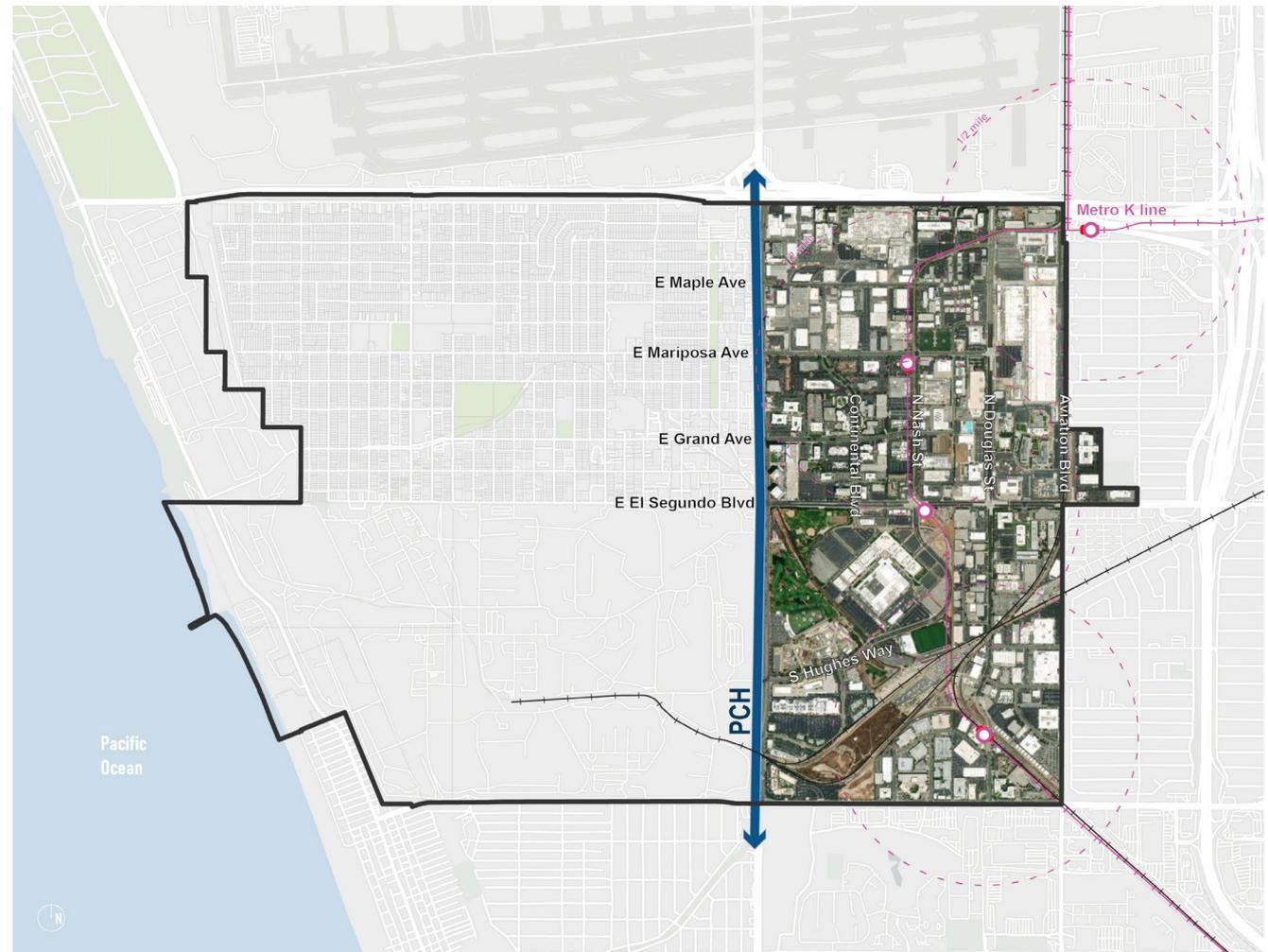
# What are Focus Areas?

Key parts of the city to focus planning efforts and make strategic choices about future development and community priorities



# East of PCH

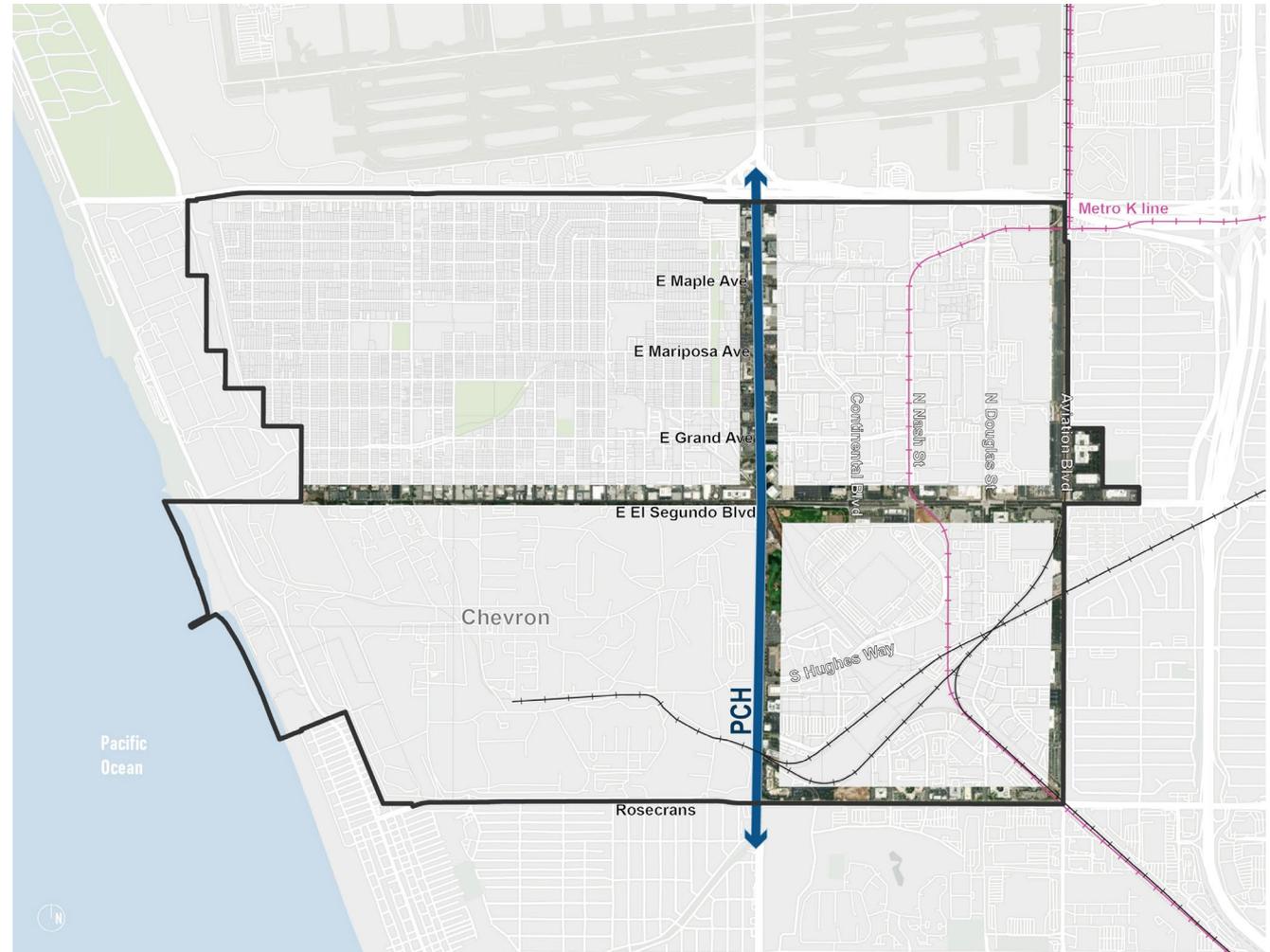
- Plan for flexible land uses: industrial/manufacturing
- Explore community interest in amenities (open space and community facilities)
- Explore transit-oriented development anticipating SB 79



# Corridors

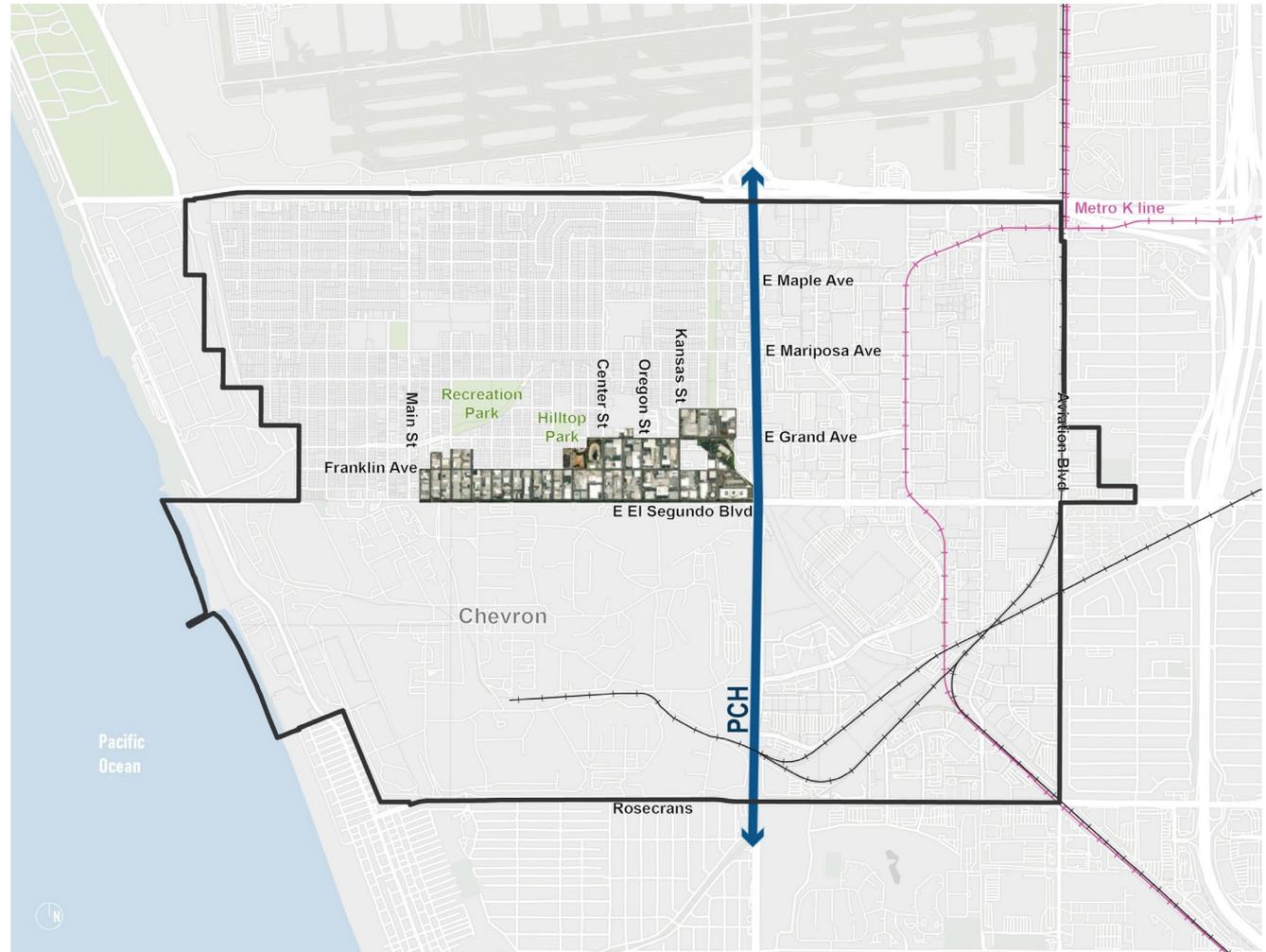
Building on recent development initiatives along PCH:

- What changes are desired?
- What outcomes are the goal along all or in specific corridors?



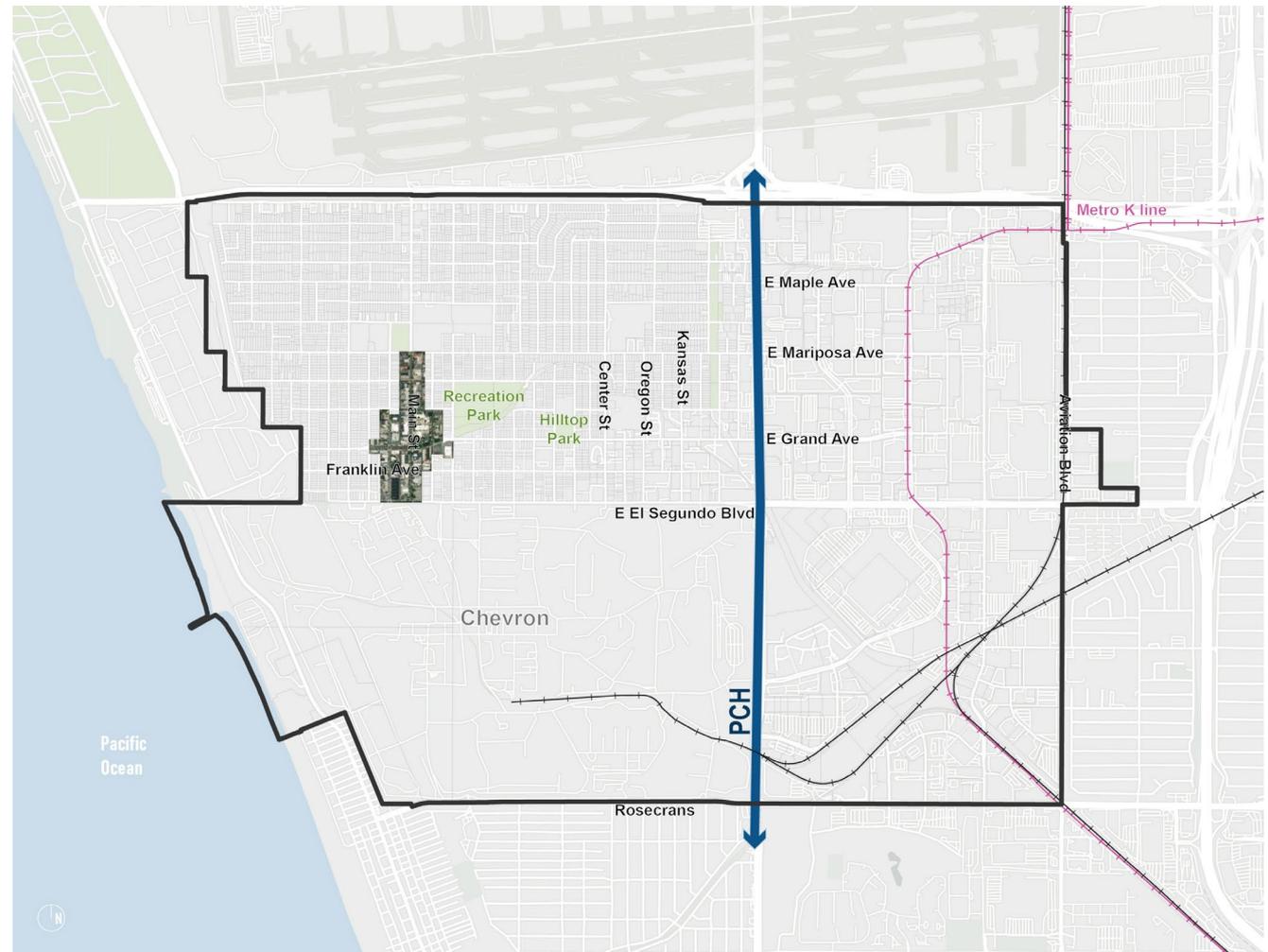
# Smoky Hollow

How can we balance the desire for more flexibility with more commercial uses and potential housing?



# Downtown

- How do we provide flexibility and possibly add housing?
- Do we include the full Specific Plan or focus on key areas, like around Civic Center Plaza?

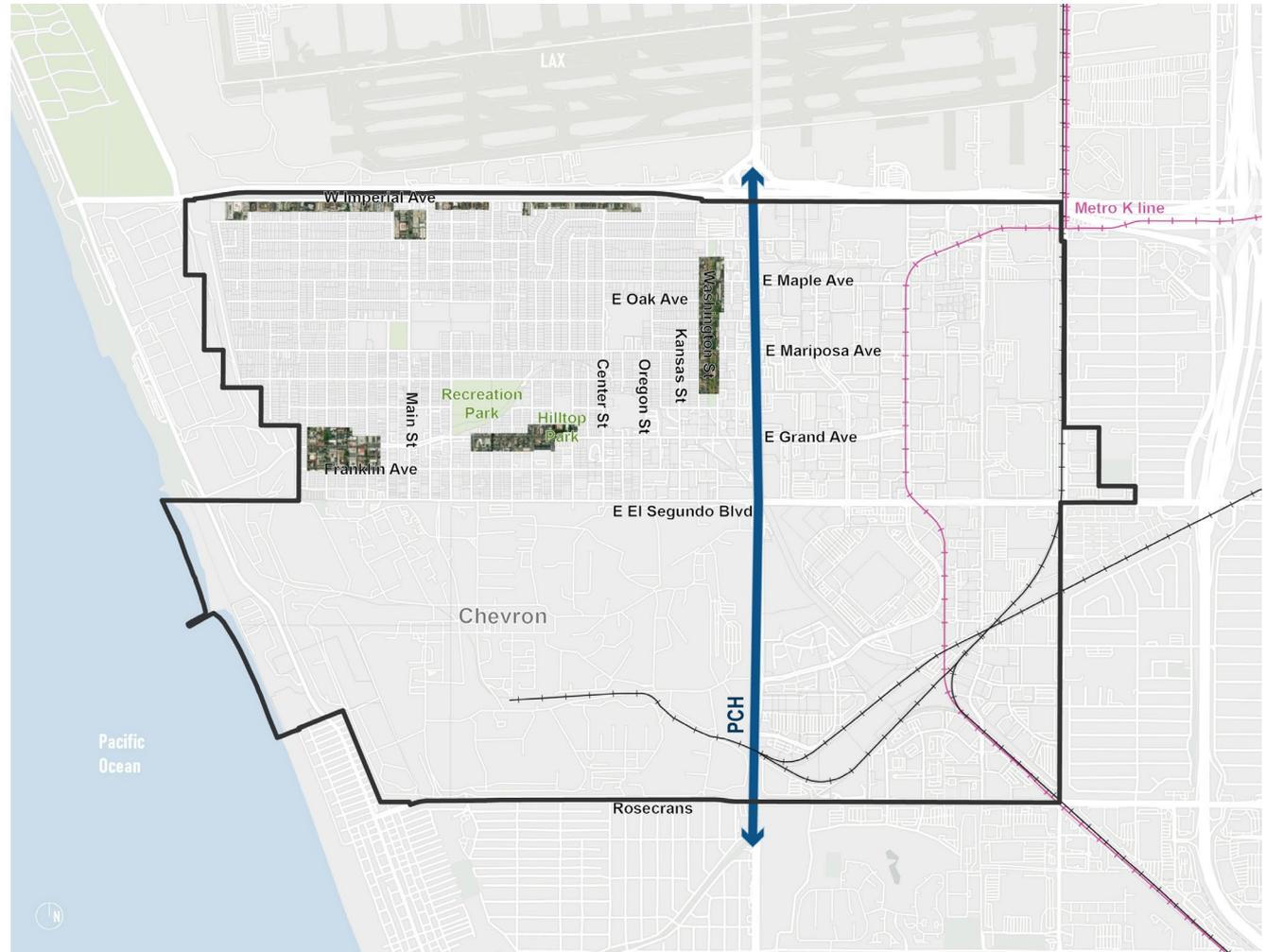


# Housing Overlay Area

Higher density was proposed in the 2021-2029 Housing Element (60-70 du/ac) based on a rezoning study.

How can this overlay help the City meet its housing needs?

What's the right tool here—an overlay or land use changes?



# Let's Talk About...

- **Vision & Principles**

Do the draft vision and principles reflect what matters most for El Segundo? Anything missing or that should stand out more?

- **Focus Areas**

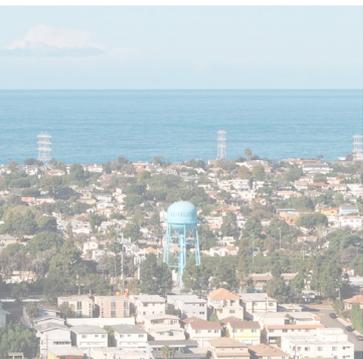
Looking at the areas we highlighted, did we focus on the right places, or are there areas we missed that also warrant attention?

- **Opportunities & Gaps**

Based on what we've shared, what opportunities or challenges should we explore further?

# Next Steps

- **CC Study Session (10/21/25)**
  - Final Vision/Guiding principles
  - Focus Areas
  - Key direction
- **Initiate Phase 2: land use alternatives exploration**



# El Segundo | Vision 2050

Planning Commission Study Session

October 9, 2025

