



PUBLIC COMMENT SPECIAL MEETING GENERAL PLAN LAND USE

From meighan langlois <megtad@pacbell.net>

Date Tue 10/21/2025 11:54 AM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>; *ALL CITY CLERKS
<ALLCITYCLERKS@elsegundo.org>

Cc meighan langlois <megtad@pacbell.net>

📎 1 attachment (21 KB)

EL SEGUNDO ZONING AGE 55 UP.docx;

Please see below & (attached word version) public comment for today's meeting. I'm hoping to attend but might be running late. Thank you

Meighan Langlois, El Segundo Residential Homeowner

I attended the 10/8/25 Planning update. I support housing east of PCH. El Segundo must Prioritize SENIOR HOUSING using an EL SEGUNDO RESIDENTIAL ZONING OVERLAY/SPECIAL DISTRICT.

The City must promote thoughtful downsizing options for older residents. Zones for 55+ housing allows existing residents options for downsizing within El Segundo. Orange County & San Diego counties have entire neighborhoods designated as such. The age-restriction provides more affordable options for residents 55+, and frees up housing west of PCH.

My comment is not regarding Regulated & Licensed senior living options, assisted living, [Continuing Care Retirement Communities (CCRCs)]

I urge El Segundo to move forward NOW implementing zoning changes east of PCH. I also support UNRESTRICTED housing east of PCH

connecting new developments with the Plaza, the Point, Da Vinci, etc.

- **Create a specific zoning district:**

A city can create a specific zoning district, like a "Senior Housing Overlay District," that applies to designated areas. This allows the city to set specific rules for that location that may differ from the standard residential zoning.

- **Amend existing zoning:**

A city can modify its existing residential zoning code to include provisions for 55+ housing. This can involve adding a use or overlay to the existing code.

- **Define eligibility and requirements:**

The new zoning can define what constitutes a senior housing development and establish specific criteria for its creation and operation. This includes rules for how it must be built and how it must be managed.

- **Approve developer proposals:**

A developer can propose a project that aligns with the new or amended zoning. The city will then review the proposal to ensure it meets all requirements, including those related to Federal and state requirements.

- **[Housing for Older Persons Act \(HOPA\):](#)**

Google Search

To be exempt from federal age discrimination laws, a community must meet the HOPA requirements. The main requirement is that at least 80% of the occupied units must have at least one occupant who is 55 or older.

- **State laws:**

States may have additional laws that further define or regulate senior housing, such as California's Civil Code sections that define "qualified permanent residents" and specify residency rules.

- **Local enforcement:**

Cities are responsible for ensuring that developments within their jurisdiction comply with both federal and state rules, as well as local zoning ordinances.

Developer incentives

- **Density bonus:**

Cities may offer developers incentives, such as a density bonus (allowing more units than typically allowed), to build 55+ housing.

- **Waived or reduced development standards:**

Developers may also be able to get certain development standards, like setback or lot coverage requirements, waived or reduced to make the project feasible.

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OCTOBER 21, 2025**

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