



CITY OF
EL SEGUNDO

Housing Element Status Update

Annual Community Meeting
December 11, 2025

What is the Housing Element?

- One of seven mandated elements of the General Plan
 - Must be updated every 8 years
- Certified by Department of Housing and Community Development (HCD)
- Contents:
 - “Community Profile”
 - Assessment of current and future housing needs
 - Demographics – Population, Households, Special Needs Groups, Housing Stock
 - “Housing Constraints”
 - Identifies constraints – Governmental and Non-Governmental
 - “Housing Resources”
 - Identifies **“housing sites”** that can accommodate City’s RHNA
 - “Housing Plan”
 - Comprehensive strategy that establishes goals, policies, and **“programs”**

Regional Housing Needs Allocation (RHNA) for 2021-2029

Income Category	5 th Cycle Carryover	6 th Cycle RHNA	Total RHNA	Percent
Extremely/Very Low Income	18	189	207	39.7%
Low Income	11	88	99	19.0%
Moderate Income	0	84	84	16.1%
Above Moderate Income	0	131	131	25.1%
Total	29	492	521	100.0%



Housing 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
8. Lot Consolidation
9. El Segundo Municipal Code Amendments
10. Community Outreach
11. Fair Housing

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Housing Program No. 3:

Accessory Dwelling Units (ADU)



- 2021-2029 – 120 projected

- 2021 – 19 permits issued

- 2022 – 34 permits issued

- 2023 – 18 permits issued

- 2024 – 14 permits issued

- 2025 – 22 permits issued*

Total – 107 permits issued

Housing Program No. 6:

Provision of Adequate Sites



Completed rezoning:

1. Mixed-Use Overlay (MU-O)
2. Housing Overlay (HO)
3. Downtown Specific Plan (DSP)
4. Pacific Coast Commons (PCC)

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City Website and Resources

- Housing Element page

- Housing Element
- Annual Progress Report (APR)
- Email Updates
- Video Links
- Related Documents



- Housing Division page

- Housing Element
- Fair Housing Services (LA County)
- Affordable Housing Resources
- ADU Information and Resources

Annual Progress Report

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		El Segundo	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Residential Sound Insulation (RSI)	Beginning in 2023 and annually thereafter, coordinate with LAWA to assist in outreaching to eligible owners in El Segundo. Assist 200 households annually.	Annually	No activity to report in 2022
2. Code Compliance Inspection Program	Continue to conduct inspections on a complaint basis through the City's Community Development Department and Neighborhood Preservation Officer	Ongoing	In 2022, the Neighborhood Preservation Officer conducted inspections at 87 residential properties in response to complaints. The typical complaints included illegal construction, noise, overgrown vegetation, housing concerns, and other zoning violations.
3. Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction by the end of 2023, with the goal of achieving 120 ADUs in eight years. Incentives include pre-approved plans and creating an ADU calculator to estimate costs of development in El Segundo. The City is also participating in a REAP-funded project administered by the South Bay Council of Governments to accelerate ADU production.	By the end of 2023	REAP: The City of El Segundo is participating in a South Bay Cities COG, Regional Early Action Planning grant-funded, project to accelerate ADU production. The SBCCOG is engaged in a multifaceted research and planning project that includes mapping, economic analysis, policy assessment, infrastructure impacts, surveys of applicants and tenants, best practices, and forecasting of ADU development in the South Bay. An RFP for this project can be found at https://southbaycities.org INCENTIVES: The City will develop pre-approved plans and post them along with ADU-related fees on the City website in 2023
Accessory Dwelling Units (ADU)	In 2022, update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	By the end of 2022	In progress. ADU information to be posted on the City's Housing Division webpage, including links to CalHFA's grant program. To be completed in Q2 of 2023.
Accessory Dwelling Units (ADU)	Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.	IN 2022 AND ANNUALLY	No activity to report in 2022. The City will investigate and pursue funding opportunities through HCD and CalHFA in 2023.

- Status on number of units:
 - Market rate
 - Affordable
- Activity and status on all programs and goals

Potential Residential Projects

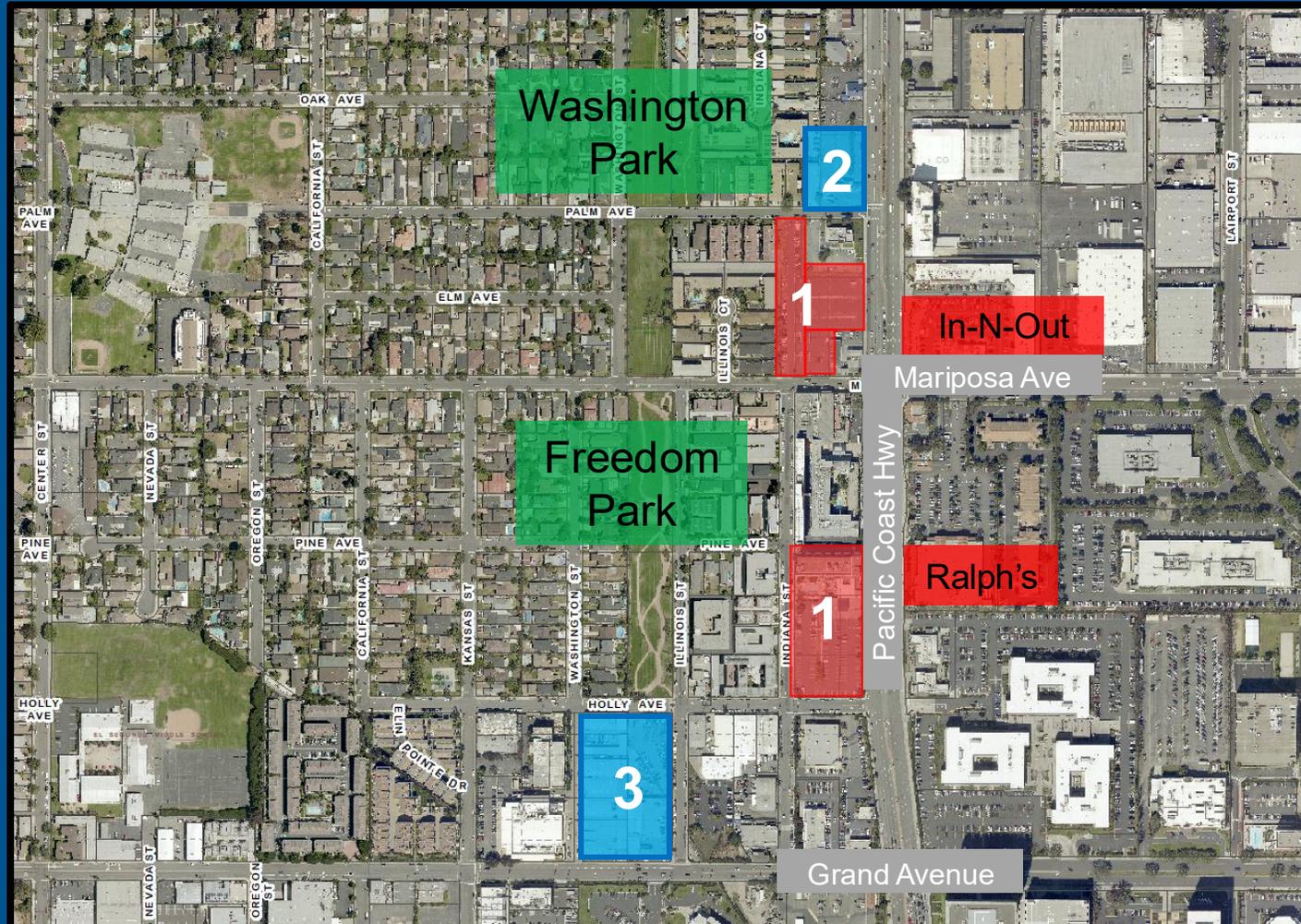
Good news:

- There is interest in development of housing in El Segundo

Challenges:

- Many developments are waiting for market conditions, interest rates and construction costs to improve

Potential Residential Projects



1. Pacific Coast Commons
2. Stick 'n' Stein - 703 N. PCH
3. Grand-Kansas North

1

Pacific Coast Commons
263 units
(32 affordable)



Commercial 11,252 s.f.
79 rental units
(4 affordable)



276 rental units
3 to 6 story building





El Segundo Vision 2050

A Century of Innovation. A Future of Possibilities.



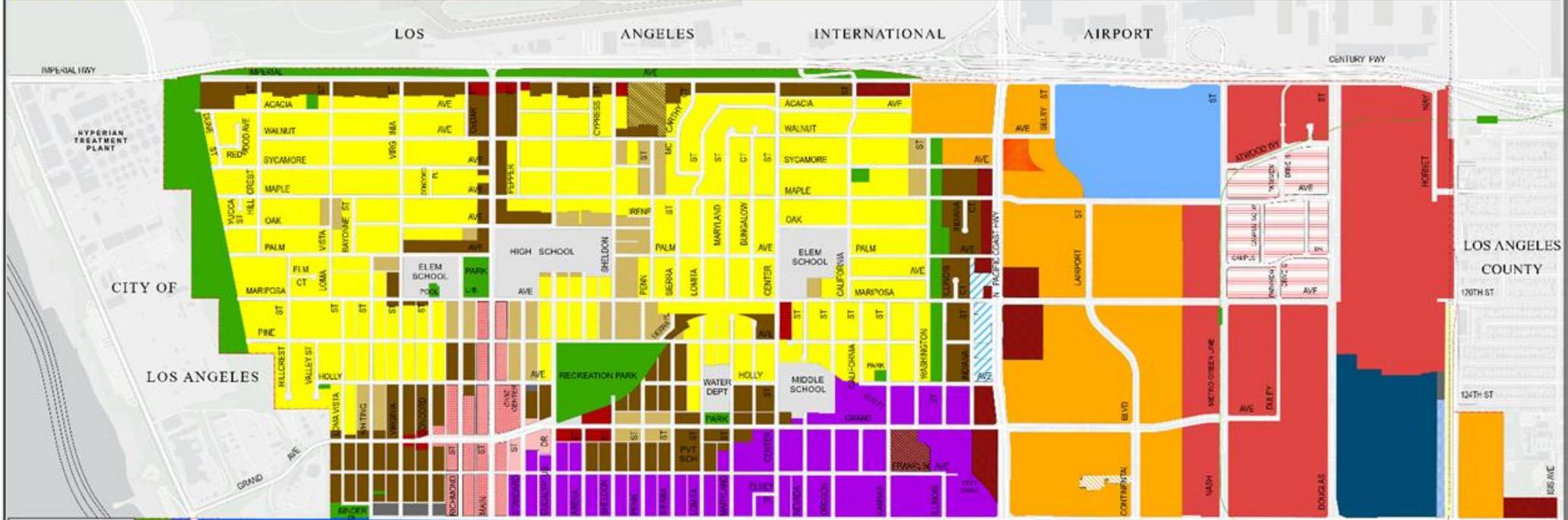
General Plan Land Use Element Update

- Blueprint for the City's long-term physical development in narrative and graphic terms.
- Contains broad goals, objectives, policies and programs
- Specific standards, such as maximum heights and density.
- A Land Use map with the allowed distribution of land uses

GENERAL PLAN LAND USE ELEMENT

City of El Segundo

REVISIONS	
11/16/93 (Ord. 1212)	12/07/99 (Ord. 1314)
02/06/96 (Ord. 1245)	08/01/00 (Ord. 1319)
06/16/97 (Ord. 1272)	01/02/02 (Ord. 1345)
10/10/97 (Ord. 1279)	09/02/03 (Ord. 1365)
02/15/99 (Ord. 1292)	08/11/03 LAFCD 03-13RD)
08/17/99 (Ord. 1308)	04/15/05 (Ord. 1382)
	12/15/05 (Ord. 1387)
	09/05/08 (Ord. 1419)
	10/16/09 (Ord. 1432)
	03/19/10 (Ord. 1440)
	05/22/10 (Ord. 1441)
	05/04/12 (Ord. 1469)
	10/04/12 (Ord. 1470)
	05/14/14 (Ord. 1494)
	02/22/16 (Ord. 1516)
	10/02/18 (Ord. 1573)
	08/14/19 (Ord. 1560)
	11/05/19 (Ord. 1592)
	03/15/22 (Ord. 5319)



LAND USE DESIGNATION

RESIDENTIAL

- Single Family
- Two-Family
- Multi-Family

COMMERCIAL

- Business/Community
- Medium-Density Office
- Office/Community
- Community Center
- Community Office
- Office/Community Center
- Office/Community Center
- Parking

INDUSTRIAL

- Light Manufacturing
- Heavy Manufacturing

SPECIFIC PLAN DISTRICT

- Local Specific
- SP-1 Commercial
- SP-2 General
- SP-3 Industrial
- SP-4 General
- SP-5 General
- SP-6 General
- SP-7 General
- SP-8 General
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- SP-50 General

OPEN SPACE

- Open Space

PUBLIC USE

- Public Use
- Public Use
- Public Use
- Public Use





El Segundo Vision 2050

A Century of Innovation. A Future of Possibilities.



- Initiated in April (18-24 months)
- Existing conditions assessment
- Extensive community outreach
- Draft concepts and plan alternatives
- Preferred alternative
- CEQA – Environmental Review Process
- Public Hearings





El Segundo Vision 2050

A Century of Innovation. A Future of Possibilities.



www.elsegundo.org/vision2050

Questions and Comments



LA County 2024 Income limits

Department of Regional Planning
Los Angeles County Affordable Housing Program

INCOME LIMITS

Effective 5/9/2024

Income Limits

Household Size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Acutely Low Income (Maximum 15% AMI)	\$ 10,350	\$ 11,800	\$ 13,300	\$ 14,750	\$ 15,950	\$ 17,100	\$ 18,300	\$ 19,450
Extremely Low Income (Maximum 30% AMI)	\$ 29,150	\$ 33,300	\$ 37,450	\$ 41,600	\$ 44,950	\$ 48,300	\$ 51,600	\$ 54,950
Very Low Income (Maximum 50% AMI)	\$ 48,550	\$ 55,450	\$ 62,400	\$ 69,350	\$ 74,900	\$ 80,450	\$ 86,000	\$ 91,550
Lower Income (Maximum 80% AMI)	\$ 77,700	\$ 88,800	\$ 99,900	\$ 110,950	\$ 119,850	\$ 128,750	\$ 137,600	\$ 146,500
Moderate Income (Maximum 120% AMI)	\$ 82,500	\$ 94,300	\$ 106,050	\$ 117,850	\$ 127,300	\$ 136,700	\$ 146,150	\$ 155,550
Middle Income (Maximum 150% AMI)	\$ 103,150	\$ 117,850	\$ 132,600	\$ 147,300	\$ 159,100	\$ 170,900	\$ 182,700	\$ 194,450



Program No. 6 - Rezoning (Mixed-Use Overlay)



Four sites

Density: 75 du/ac

Additional units: 335

Program No. 6 - Rezoning (Housing Overlay)

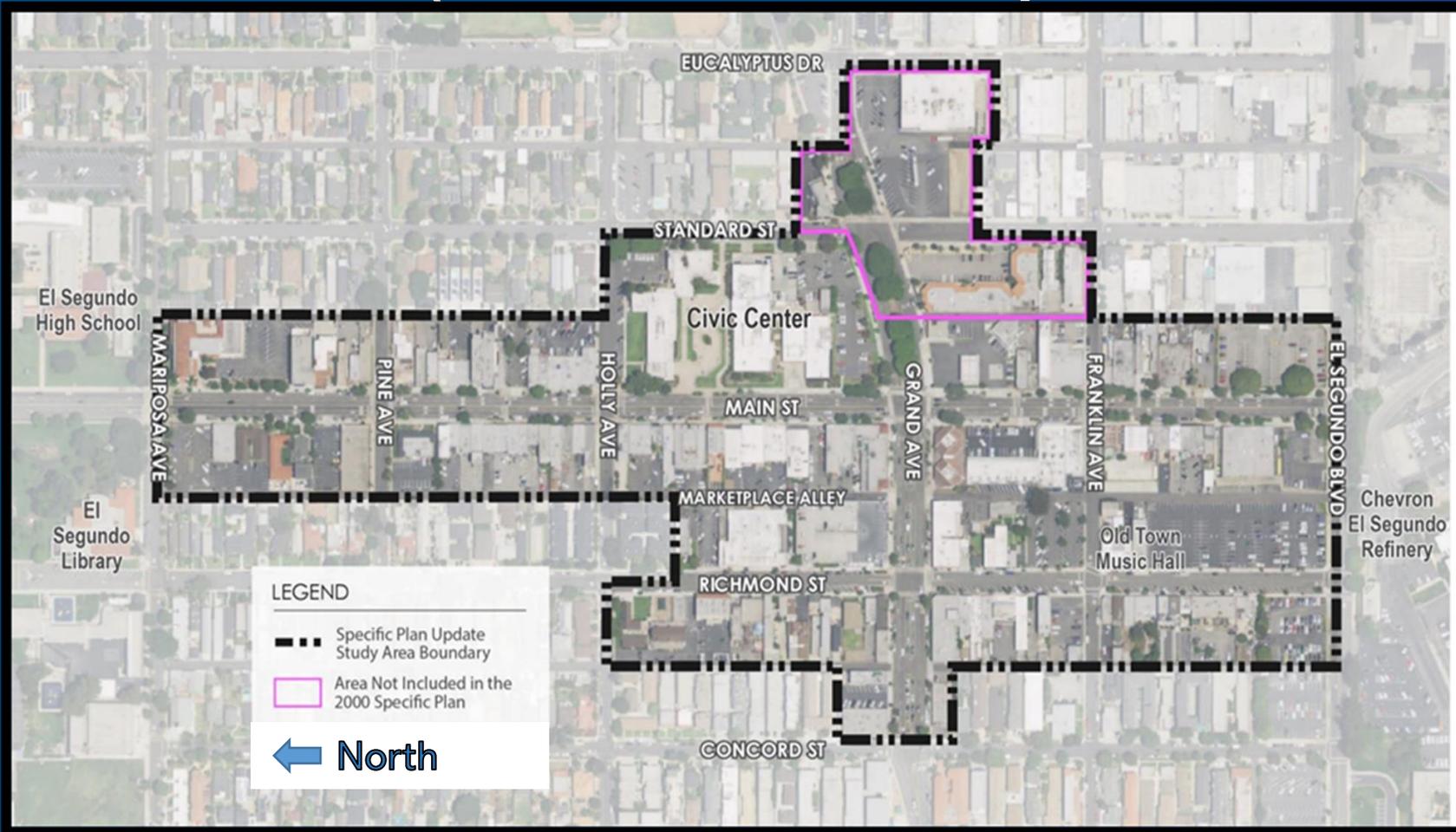


Five sites

Density: 65 du/ac

Additional units: 193

Program No. 6 - Rezoning (Downtown Specific Plan)



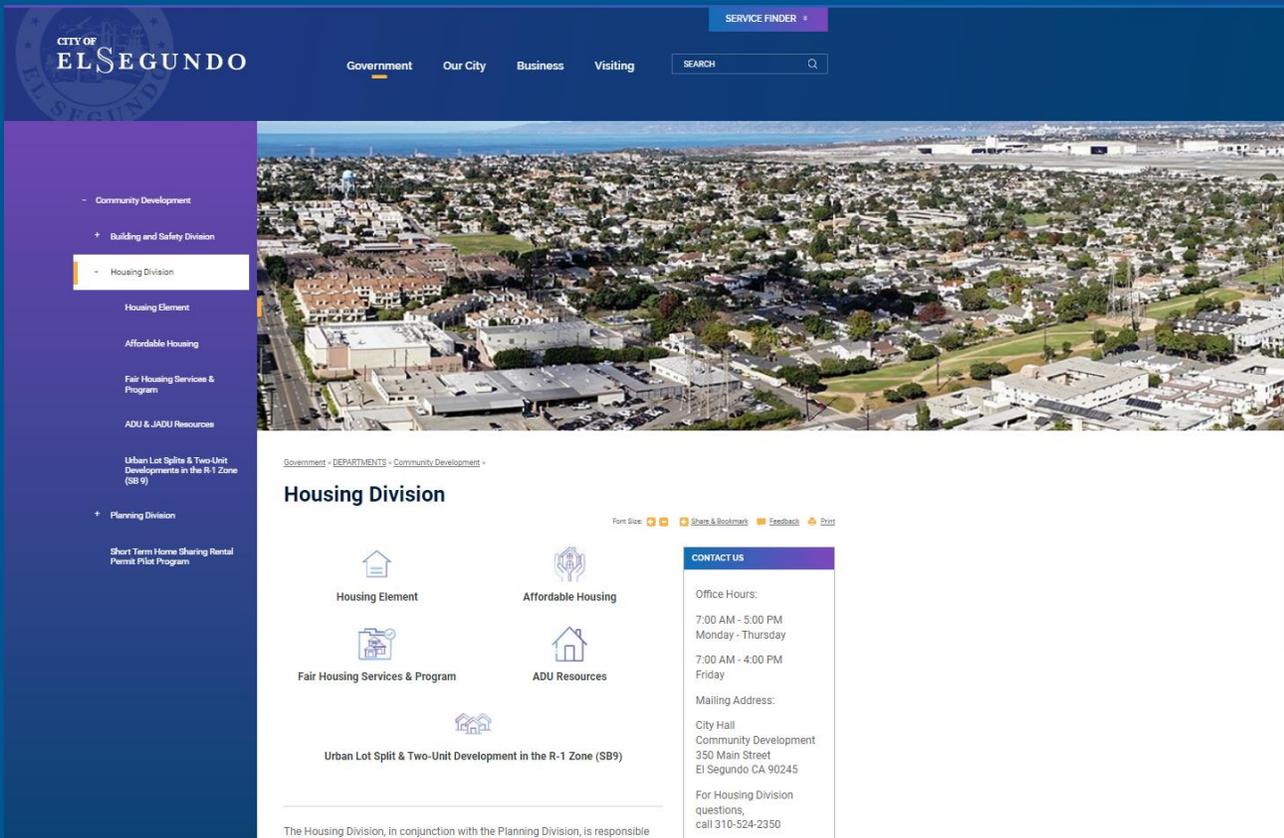
District-wide

Density: No maximum

Additional units: 300

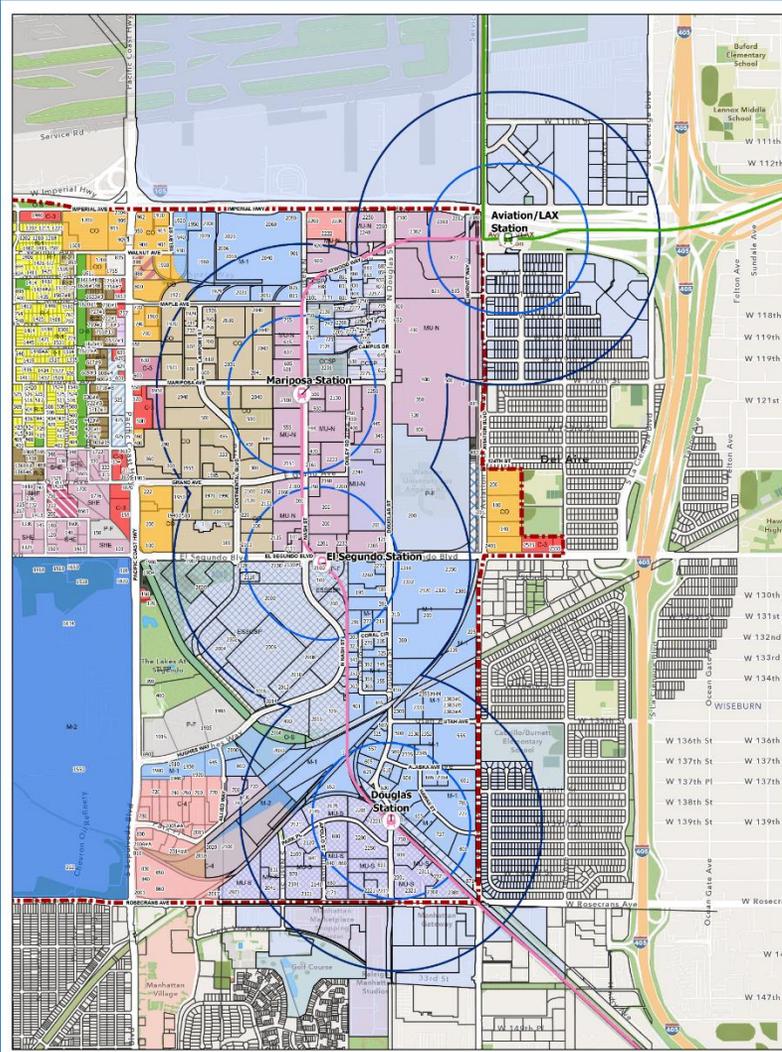
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SB 79 – Housing near transit stations



- Tier 1 stations (72 or more trains daily)
- Within 1/4 mile
 - Max. Height 75 feet
 - Max. Density 120 du/ac
 - Max. Residential FAR 3.5
- Within 1/4 -1/2 mile (Population of 35,000)
 - Not applicable to El Segundo
- Main Qualifying Criteria
 - Zoned residential, mixed-use or commercial (not industrial)
 - Minimum affordability requirement
- Local Control/Flexibility
 - Alternative Local Plans

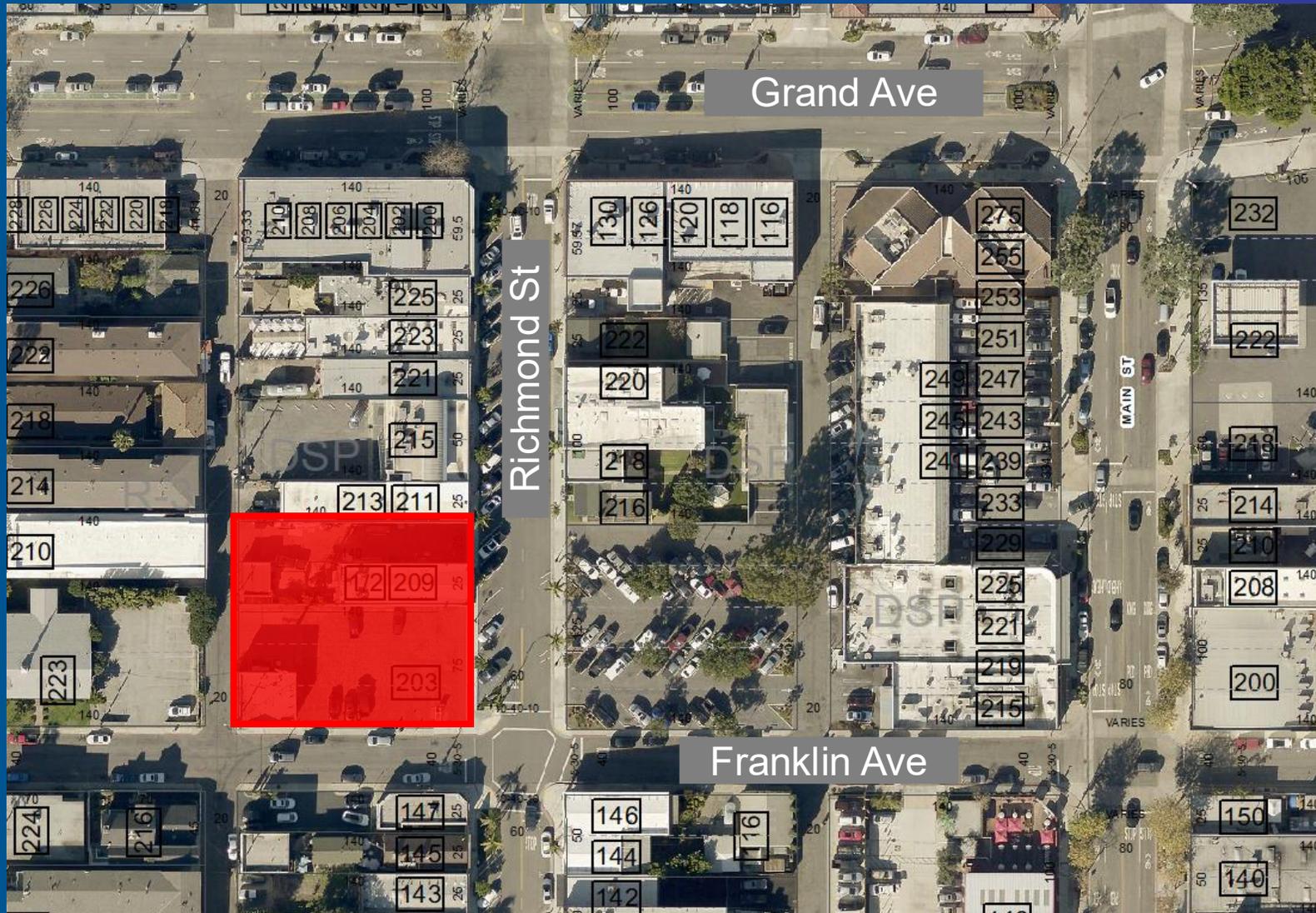
 SB79 C & K Line Stations Map

1/4 Mile Buffer
1/2 Mile Buffer

Metro Railname
C LINE
K LINE

0 0.25 0.5 Miles

201 Richmond Street (Downtown)



201 Richmond Street (Downtown)

Office/retail 20,000 s.f.
6 residential units



201 Richmond Street (Downtown)

