

# El Segundo Housing Element Update

## Joint City Council / Planning Commission Study Session

June 14, 2021  
4:00 PM



# Presentation Team

- Paul Samaras – Development Services Department
- Veronica Tam – Veronica Tam and Associates
- Gena Guisar – CSG Consultants
- Leila Carver – CSG Consultants

# General Plan Elements

## Required Elements

1. Land Use
2. Circulation
- 3. Housing**
4. Conservation
5. Open Space
6. Noise
7. Safety

## Optional Elements

1. Economic Development
2. Air Quality
3. Hazardous Materials



# Housing Element

- Existing Housing Element: 2013-2021
- New Housing Element: 2021-2029
- Updated every 8 years per State law



# What is a Housing Element? (Part 1)

- One of seven required General Plan Elements
- Sets Citywide goals, objectives, policies, and identifies housing conditions and needs
- An assessment and plan to accommodate City residents' current & future housing needs
- Plan for meeting City's "fair share" of regional housing needs
- Must be updated every 8 years October 15, 2021, statutory deadline (with 120-day grace period)
- Will be reviewed by State Department of Housing and Community Development (HCD)



# What is a Housing Element? (Part 2)

- Legally required plan for where housing units may be built
- Private sector builds the vast majority of housing units
- City may use funds, policies, and programs as incentives to meet housing needs
- City “sets the stage” for housing developers to build projects in line with the City’s General Plan, zoning ordinance, and other planning documents



# Housing Element Requirements

- Plan for projected housing demand, as required by State of California (RHNA)
- Increase housing production where needed to meet demand
- Preserve existing affordable housing units
- Improve safety, quality, and condition of existing housing
- Facilitate housing production for all incomes, household types, & special needs groups
- Promote fair housing choice for all



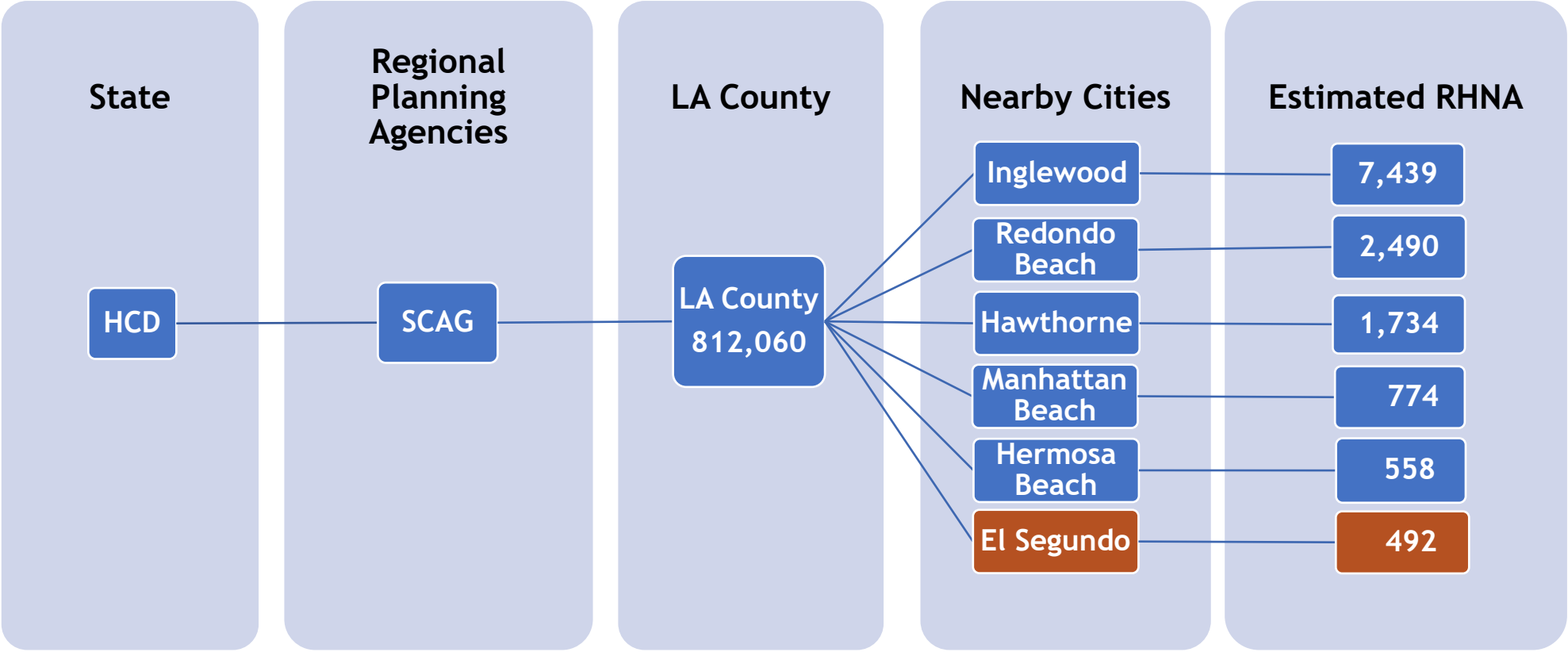
# Consequences of Noncompliance

- Risk of Litigation (AB 72, AB 101)
  - HCD monitors for non-compliance and reports to Attorney General (AG)
  - Court may impose fines up to \$100,000 per month
  - Huntington Beach sued by AG for continued inaction and settled
  - Pleasanton sued by AG and was suspended from issuing building permits for over one year
  - Pomona and San Clemente sued by non-profits
- Ineligibility for State grants
  - SB 2 Grants
  - Other infrastructure/transportation funds being considered





# Regional Housing Needs Allocation (RHNA) for 2021-2029



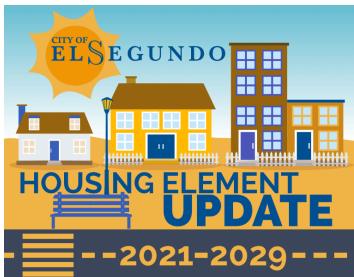
Each jurisdiction's Housing Element must show how it can accommodate its RHNA number.

# El Segundo's RHNA Allocation

2021-2029		
	UNITS	%
Very low income (<50% AMI**)   <\$56,300	189	38%
Low income (50-80% AMI)   \$56,300 – \$90,100	88	18%
Moderate income (80-120% AMI)   \$90,100 – \$92,750	84	17%
Above Moderate Income (>120% AMI)   >\$92,750	131	27%
	<b>Total</b>	<b>492</b>

# Potential Housing Locations (Site Inventory)

- Key requirement of a Housing Element
- List of parcels that may feasibly be developed or redeveloped to accommodate the RHNA allocation
- Sites must have Realistic Development Capacity and Site Suitability
- Criteria:
  - City's zoning code and policy
  - Lot size
  - Limited environmental constraints
  - Adequate infrastructure
  - Development trends



# Potential Housing Locations (Site Inventory)

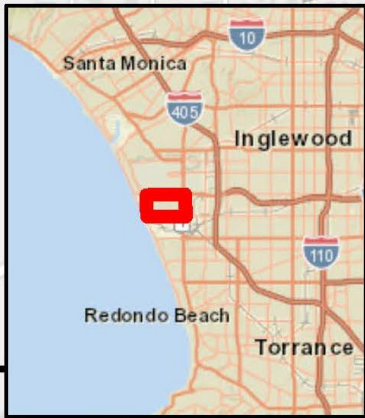
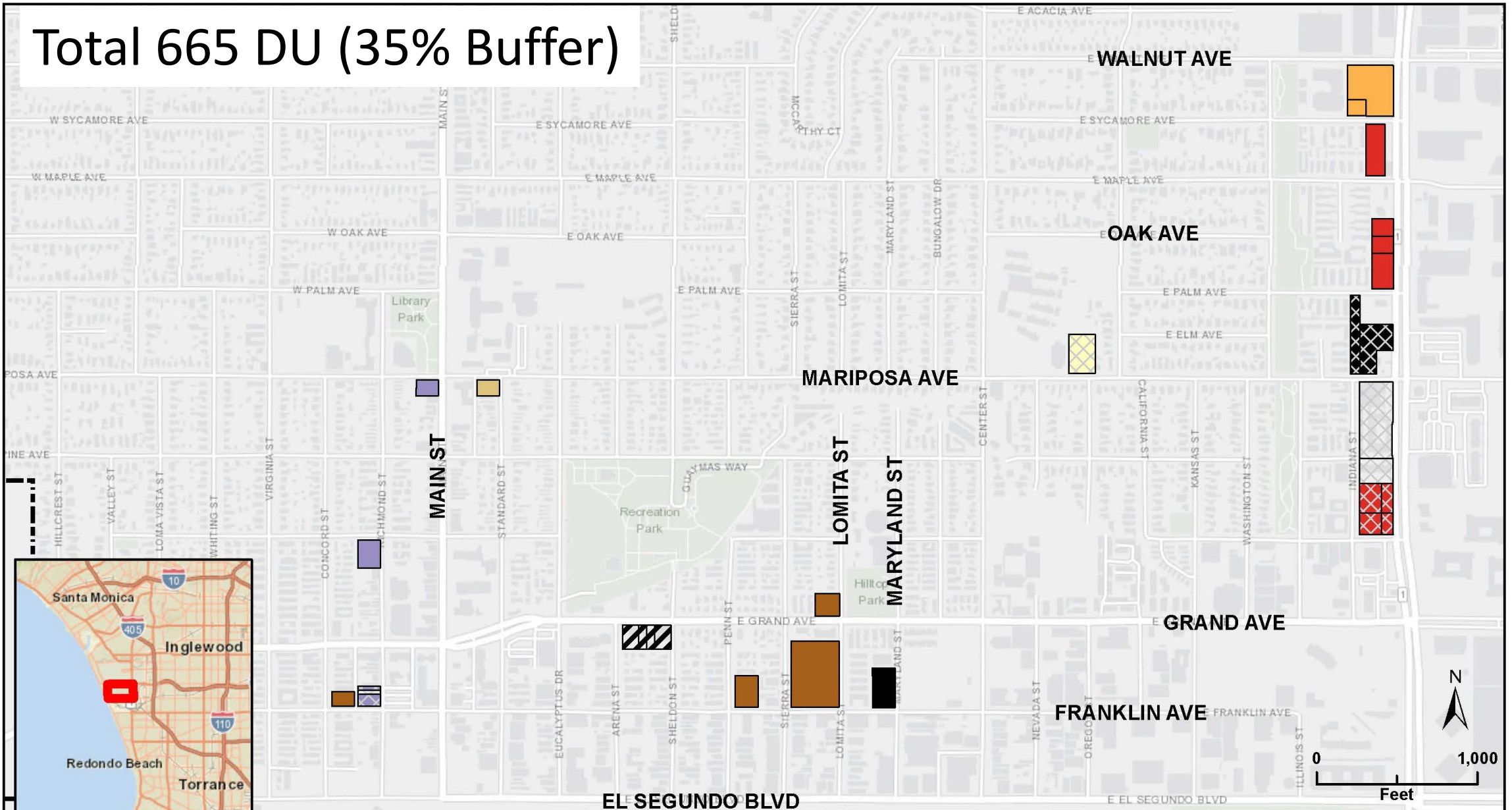
## Additional Criteria:

- Underutilized sites
- Older existing buildings that could realistically be redeveloped as housing
- Sites with potential for Mixed Use (residential and retail/other)
- Sites located in proximity (1/4 mile or less) to amenities such as grocery stores, public services, parks, religious places, schools, health care, etc.



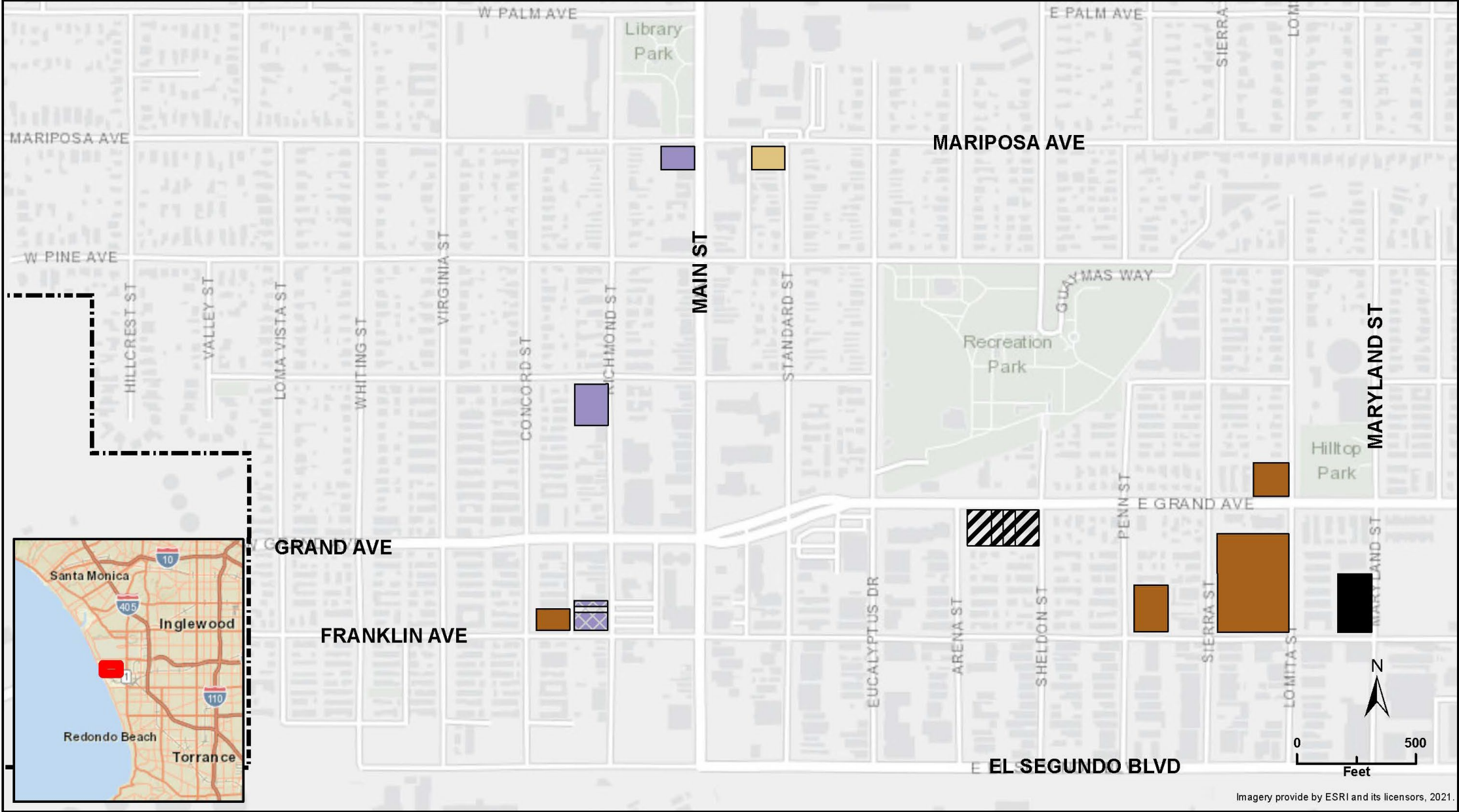
# Potential New Housing Site Locations

Total 665 DU (35% Buffer)



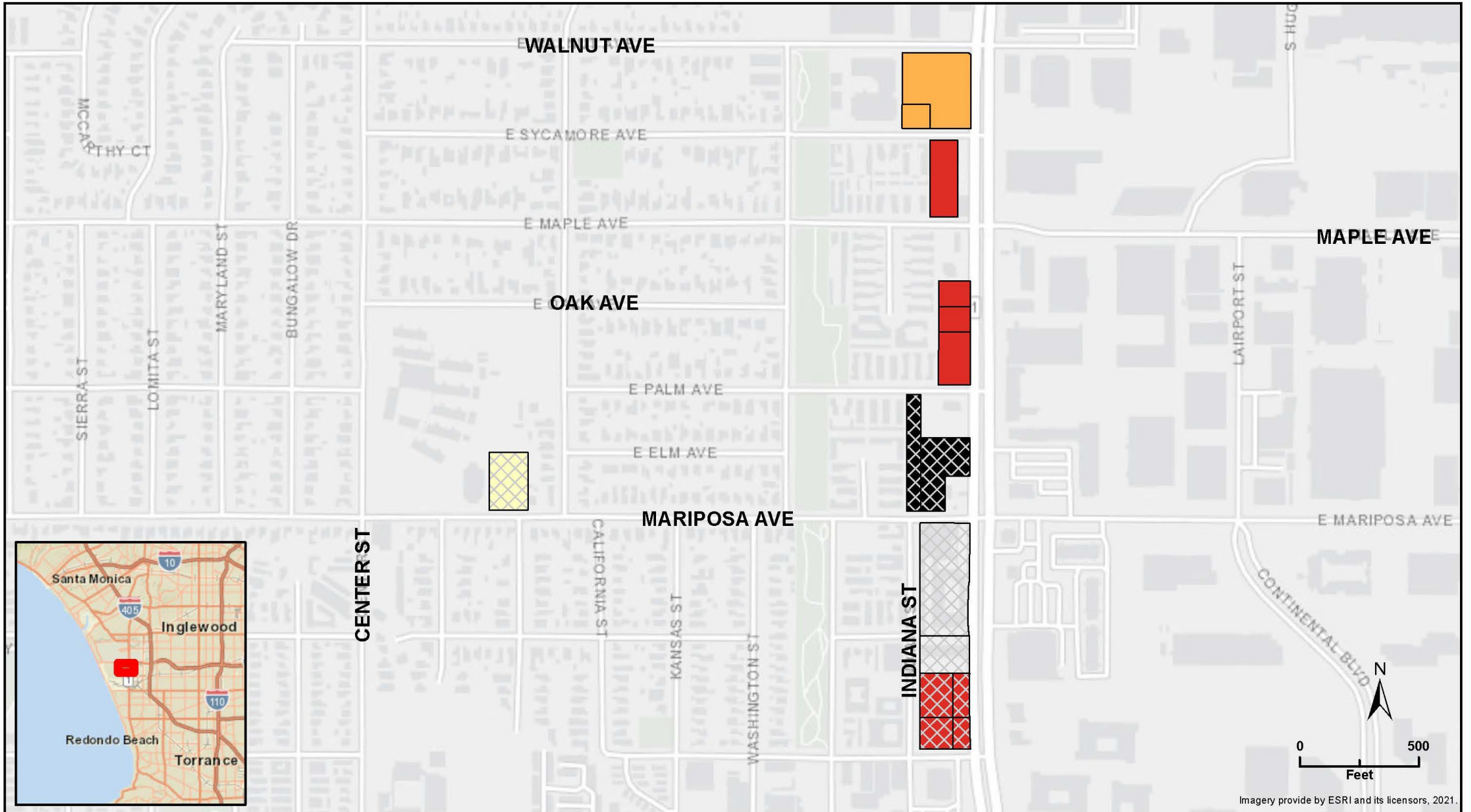
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# Downtown and Grand Avenue Sites

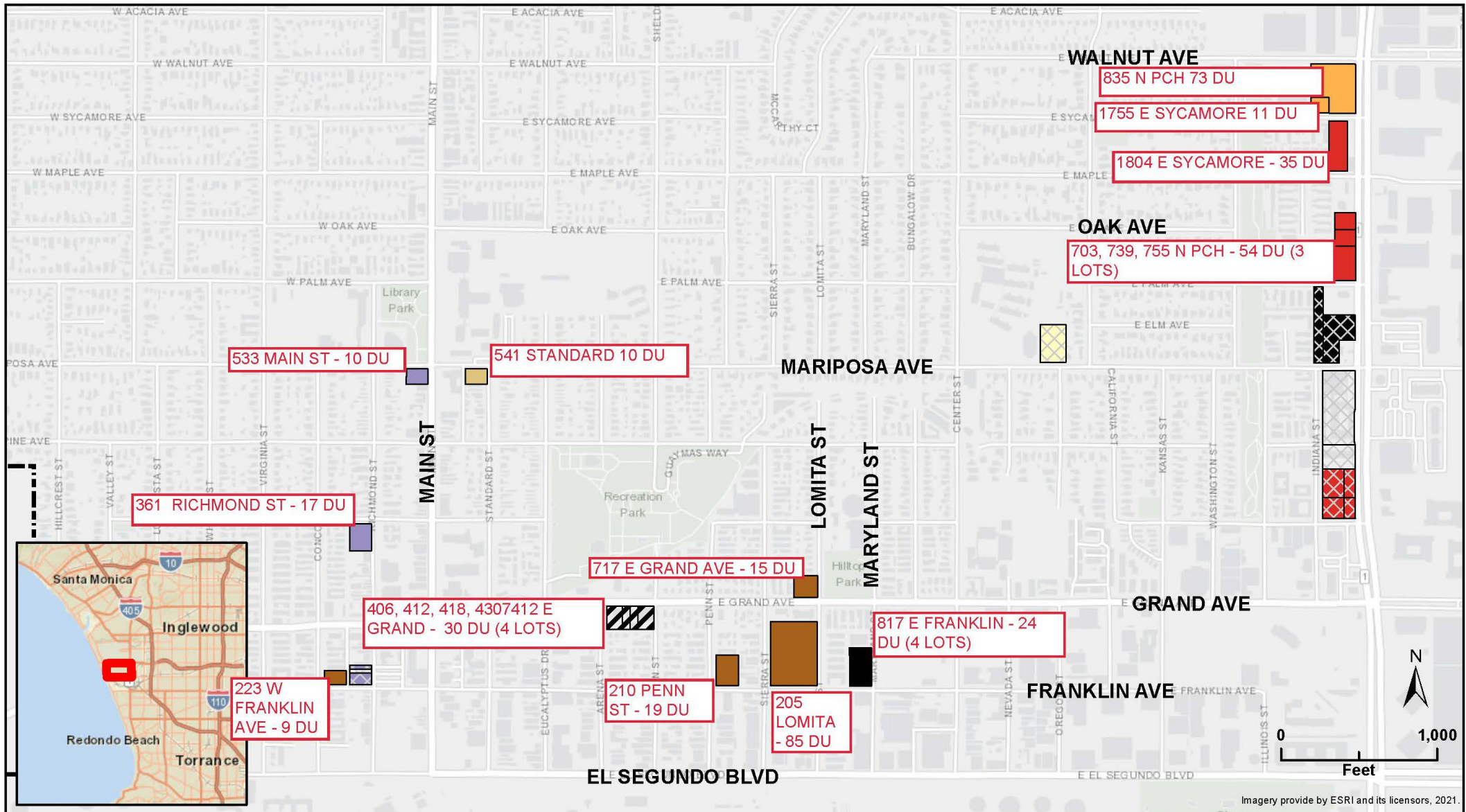


Imagery provide by ESRI and its licensors, 2021.

# Sites west of PCH



# Sites Map with Addresses



Total 665 DU (35% Buffer)



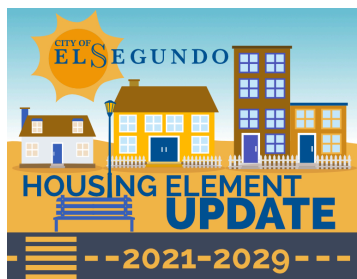
# Site Inventory List

ADDRESS	APN	GENERAL PLAN DESIGNATION	CURRENT ZONING	DENSITY W/OVERLAY	# OF UNITS W/OVERLAY	OTHER NOTES
541 STANDARD ST	4133-001-020	Two-Family	R-2	30	9.47	
406 E GRAND AVE	4135-011-005	Neighborhood Commercial	C-2	30	10.34	
412 E GRAND	4135-011-024	Neighborhood Commercial	C-2	30	5.1	
418 E GRAND	4135-011-003	Neighborhood Commercial	C-2	30	5.1	
430 E GRAND AVE	4135-011-023	Neighborhood Commercial	C-2	30	9.3	
210 PENN ST	4135-017-900	Multifamily	R-3	30	19.21	
817 E FRANKLIN AVE	4135-022-025	Parking	P	30	9.36	
	4135-022-026	Parking	P	30	4.8	
	4135-022-027	Parking	P	30	4.8	
	4135-022-028	Parking	P	30	4.8	
205 LOMITA	4135-022-035	Multifamily	R-3	30	84.9	
717 E GRAND AVE	4135-023-023	Multifamily	R-3	30	14.46	
533 MAIN STREET	4136-006-900	Parking	DSP	30	9.6	
361 RICHMOND ST	4136-017-046	Downtown Specific Plan	DSP	30	16.88	
223 W FRANKLIN AVE	4136-024-018	Multifamily	R-3	40	8.68	
1755 E SYCAMORE AVE	4139-017-004	Corporate Office	CO	40	10.81	
835 N SEPULVEDA BLVD	4139-017-040	Corporate Office	CO	40	73.03	
1804 E SYCAMORE AVE	4139-017-043	General Commercial	C-3	40	34.63	
703 N PCH	4139-018-001	General Commercial	C-3	40	27.36	
739 N PCH	4139-018-002	General Commercial	C-3	40	13.08	
755 N PCH	4139-018-003	General Commercial	C-3	40	13.12	
	4139-025-075	General Commercial	C-3			35 Pending Project
	4139-025-073	General Commercial	C-3			20 Pending Project
	4139-025-074	General Commercial	C-3			55 Pending Project
	4139-025-076	General Commercial	C-3			10 Pending Project
	4139-024-057	Parking	P			6 Pending Project
	4139-024-058	Parking	P			137 Pending Project
1217 E MARIPOSA AVE	4139-021-019	Single Family	R-1			9 Pending Project
203 RICHMOND ST	4136-024-017	Downtown Specific Plan	DSP			3 Pending Project
209 RICHMOND ST	4136-024-009	Downtown Specific Plan	DSP			1 Pending Project

664.83

Total 665 DU (35% Buffer)

ADUs provide additional 80 units for 745 DU (51% Buffer)



# Sites Inventory Implementation

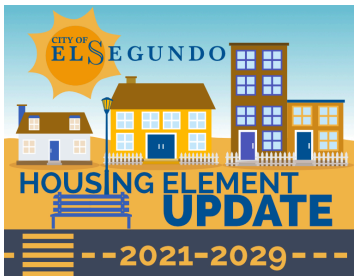
## Sites will be designated with a RNHA Overlay Zone

- **RHNA Overlay Zone (RNHA - O)**
  - 30 DU/AC Minimum (30-40 DU/AC)
  - Used for all sites except those adjacent to PCH
  - Sites will retain existing base zone until a housing application is submitted
  - Overlay density and development standards will be applied after housing application approval
    - Commercial sites become strictly residential once RHNA-O is implemented
- **RHNA Mixed Use Overlay Zone (RNHA MU- O)**
  - 40 DU/AC Minimum (40-50 DU/AC)
  - Used for all sites adjacent to PCH
  - Allows for residential and non-residential uses
- **A General Plan Update will be required to implement the Overlay Zones**



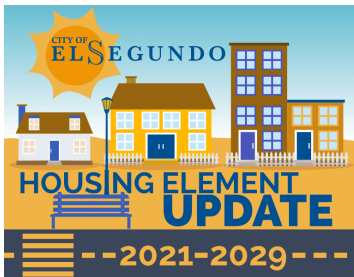
# Community Outreach Efforts

- April 13, 2021 Community Meeting
- City webpage for Housing Element Update
- Survey through Mentimeter
- YouTube Video regarding Housing Element Update
- Social media (Facebook, Twitter, Instagram, YouTube, and City's website)
- Postcards to agencies, local business, non-profits, and religious facilities
- Notices of meetings published in El Segundo Herald on April 8, May 13, and June 10, 2021



# Community Survey

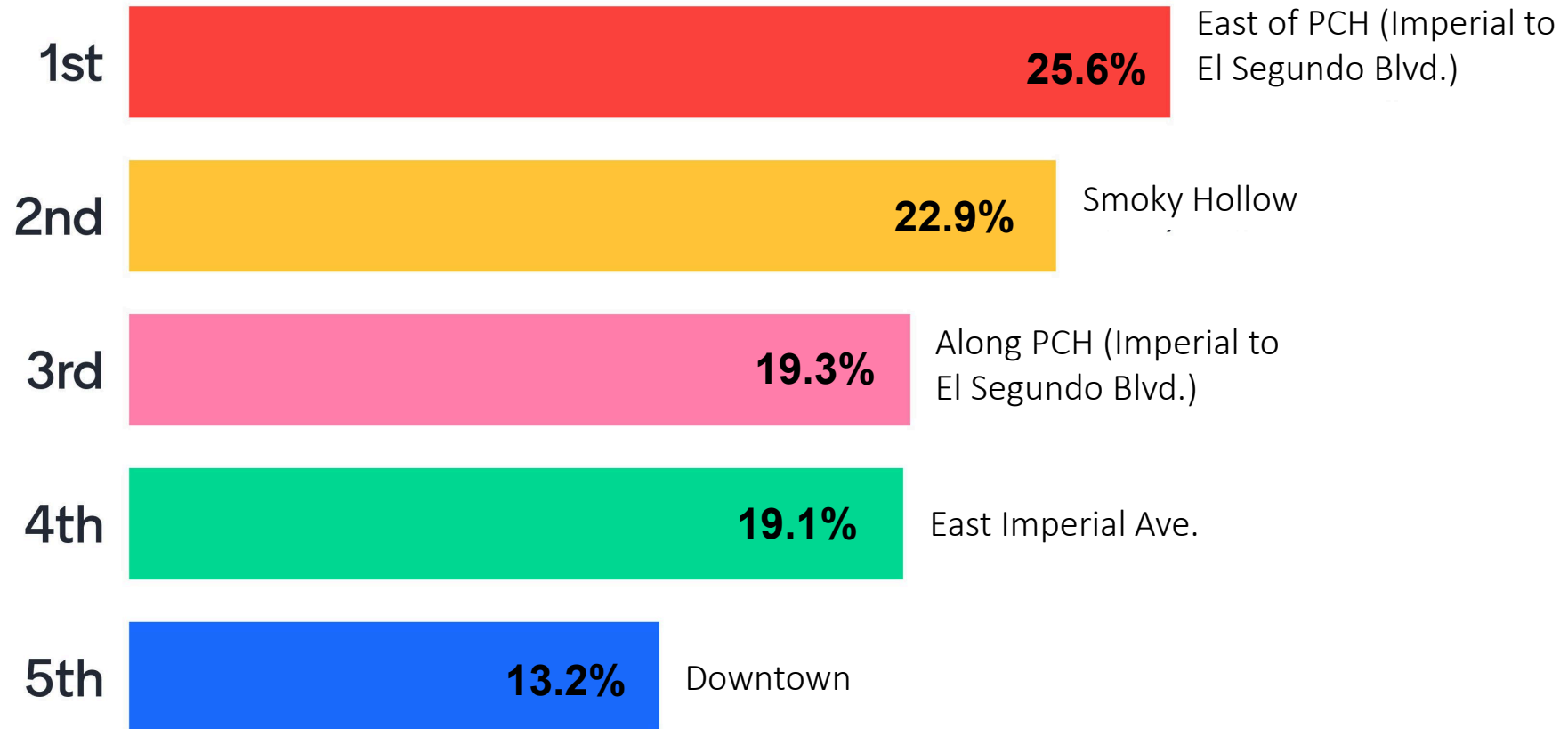
- One Source of Input
- Over 1,100 survey participants from April 1 to May 17, 2021
- May follow up with another, more defined, survey



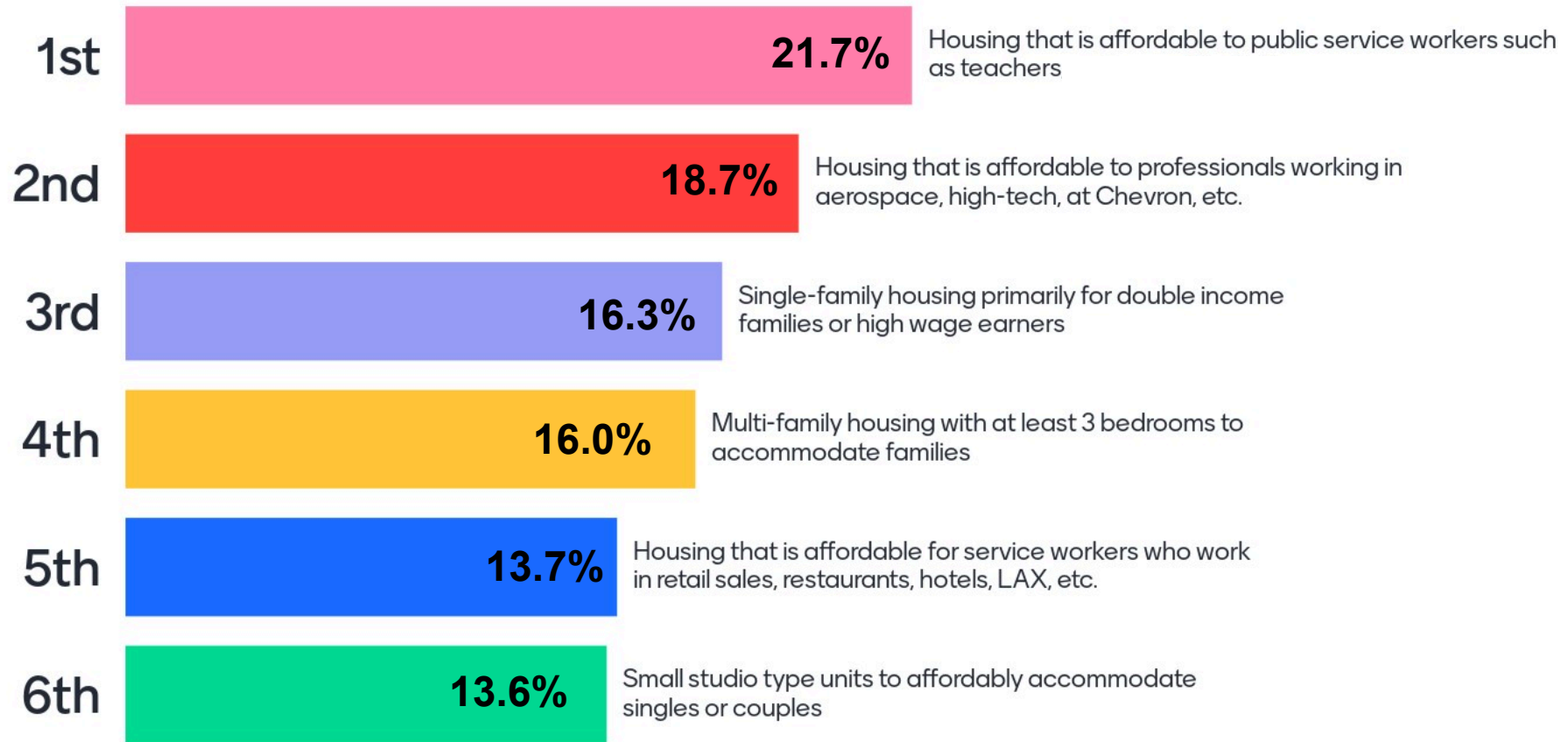


# Protecting the Integrity of R-1 Neighborhoods

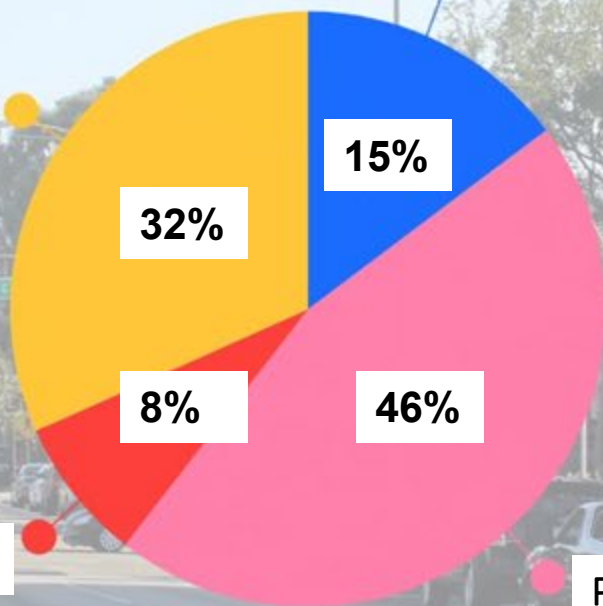
Please rank from 1-5, with 1 being your first choice, in what area of El Segundo should new housing be built?



# Please rank from 1 to 6, with one being your first choice, What type of housing you feel is most needed in El Segundo:



# Which of these items would you rank as the highest priority when it comes to housing developments?



Access to public transportation

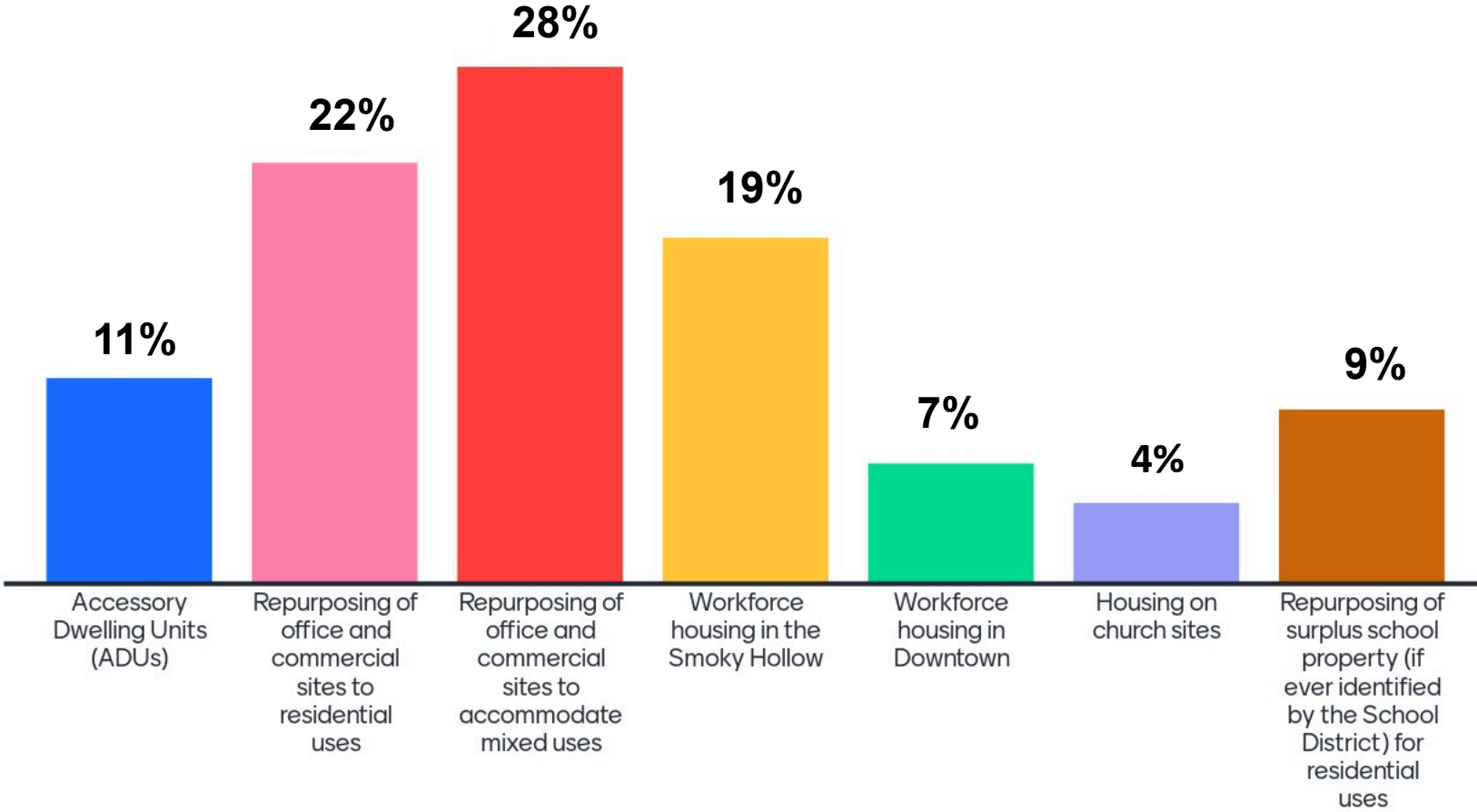
On-site amenities (parking, benches, bike paths, etc.)

Proximity to public safety amenities

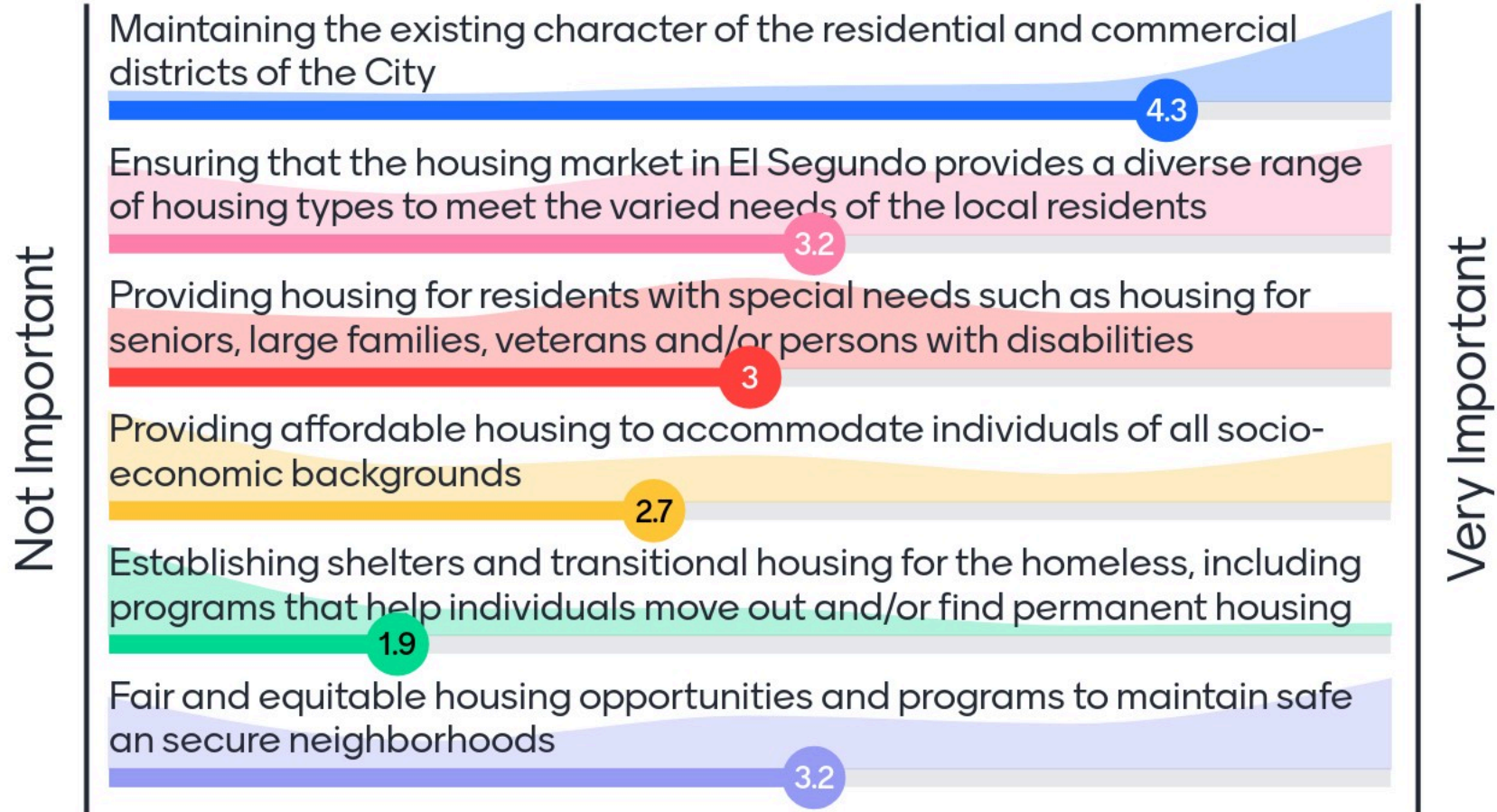
Proximity to amenities (grocery stores, schools, religious facilities, etc.)



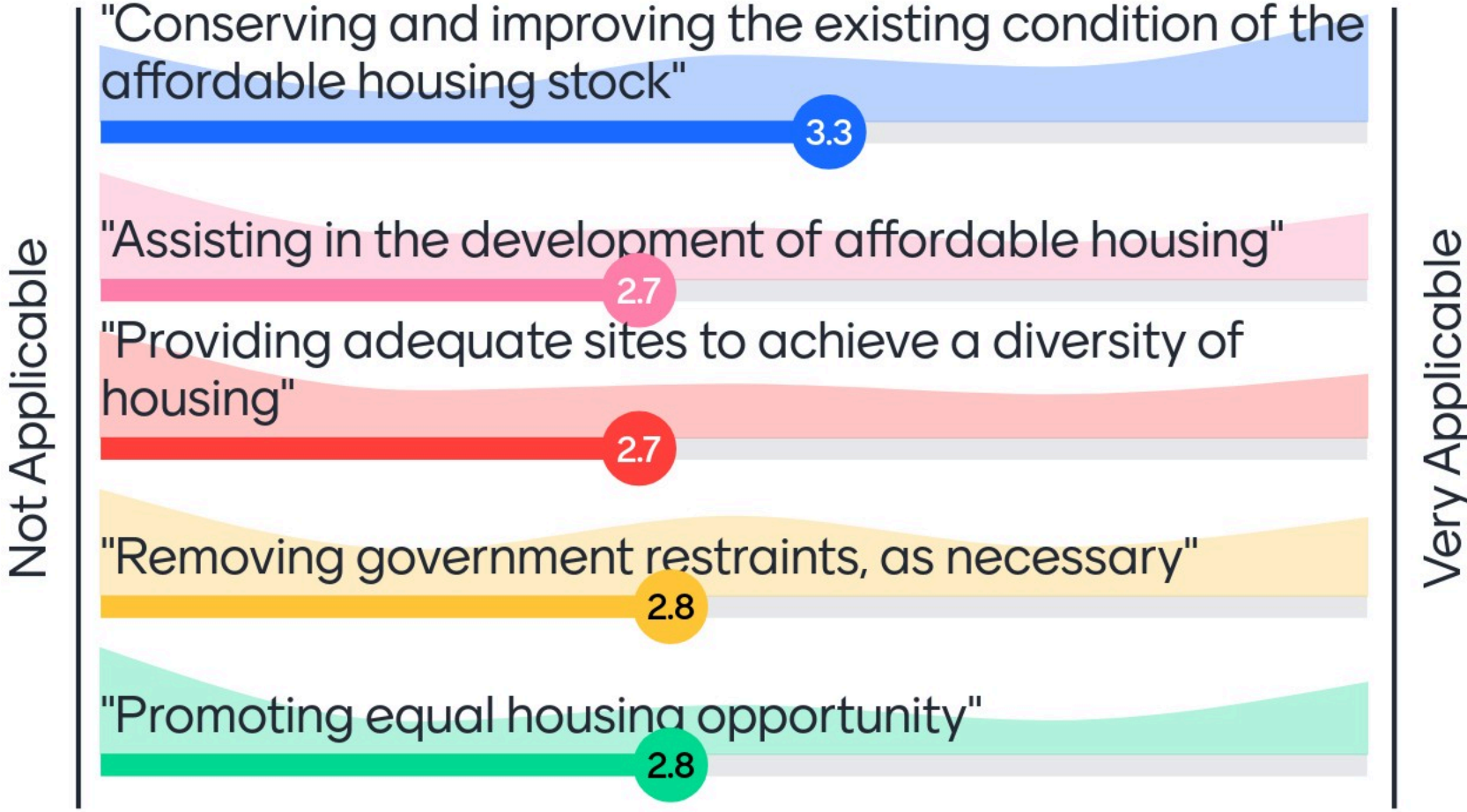
# In your opinion, what housing types would you like to see more of in El Segundo? (Select the Top 3)



On a scale of 1 to 5, with 5 being "very important," how important are the following concerns to you?



These are existing housing goals adopted in the current Housing Element. How applicable are these goals to El Segundo today and for the future?

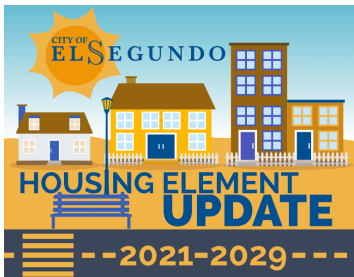


# Next Steps

- **June 2021** - Initiate Environmental Review (EIR)
- **July 2021**- Finalize Sites Inventory and Draft Housing Element
- **August 2021** - Present Draft Housing Element to Planning Commission
- **September 2021** - Submit Draft Housing Element to HCD for review
- **October 2021** - Finalize Housing Element
- **November 2021** - Planning Commission Recommends Housing Element
- **Winter 2021/22** - City Council Adopts Housing Element
- **Winter 2021/22** - Submit final Housing Element for HCD Certification



# Questions and Input



# THANK YOU!

For more information about the **Housing Element Update process**, please visit <https://www.elsegundo.org/housing-element>. If you have any questions, please email or call City Staff, Paul Samaras, Principal Planner, at (310) 524-2340 or [psamaras@elsegundo.org](mailto:psamaras@elsegundo.org).

