

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.

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Zoning Code Amendments

Density Bonus, Transitional Housing, and Micro-Units



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Density Bonus Ordinance

Affordable Housing Density Bonus

- According to State Law, residential developments that provide a minimum percentage of affordable units can receive:
 1. A density bonus above the permitted density in the code
 2. Reduce parking ratios
 3. Reductions/modifications to development standards
 4. Approval of mixed-use zoning
 5. Other regulatory incentives or concessions that reduce costs

Draft ordinance

- Consistency with State Law
- Establishes application procedures

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Transitional and Supportive Housing Ordinance

Transitional and Supportive Housing State Law

- State Law states the following:
 1. Transitional and supportive housing must be considered a residential use
 2. Must be subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Draft ordinance

- Adds definitions for the following terms:
 - i. Supportive housing
 - ii. Target population
 - iii. Transitional housing
- Adds “Transitional and Supportive Housing” to the list of permitted uses in the R-1, R-2, and R-3 zones



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Micro-Unit Ordinance

Micro-unit Background

What are micro-units?

- Smaller units, typically 150-400 square feet
- Shared amenities
- Affordable for lower income households
- Preferred by students or young professionals
- Usually permitted near transit

Micro-unit regulations

Operational Standards

- On-Site Management
- Length of Stay
- Occupancy limits

Amenities

- Storage
- Bathrooms
- Laundry
- Kitchens

Zoning standards

- Parking Minimums
- Zoning standards (setbacks, height ...)

Location standards

- Distance from transit
- Zoning District
- Concentration
- Affordability

Proposed Ordinance

- Micro-unit size: 250-450 square feet
- Unit Mix: Maximum of 25% of total units
- Locations:
 - Multi-family Residential Zones, Overlays and Specific Plans
- Development Agreement:
 - Developments larger than 40 units

Draft Ordinance

- Operational Standards:
 - Onsite manager for more than 16 units
 - Minimum stay of 31 days
 - Maximum occupancy of two
 - Approval of a management plan
- Development Standards:
 - Parking: 1 space per studio/1-bedroom unit
 - Bicycle parking
 - Parking Demand Study Security
 - Underlying zone standards

Draft Ordinance

- In-unit amenities:
 - Kitchen
 - Bathroom
 - Storage
- Common Onsite Amenities:
 - Private open space – 50 square feet/unit
 - Common open space - 400 SF, plus 15 SF/unit over 30 units
 - Common indoor space – 10 SF/unit with a minimum of 200 SF
 - Washed/dryer – 1 of each per 10 units

Draft Ordinance

- Design:
 - Unit configuration - Facilitate future combination into larger units
 - Ceiling height – Minimum of nine feet
 - Access to natural light
 - Window size – Equal to 15 percent of floor area

Recommendation

- Open the public hearing and solicit public testimony
- Waive first reading and introduce the three draft ordinances
- Schedule second reading for March 7, 2023
- Alternatively, discuss and take other action related to this item