



CITY OF
EL SEGUNDO

2023 Zoning Code Cleanup

EA 1230

Purpose

1. Continuously improve the Zoning Code
2. Clarify unclear provisions
3. Simplify standards
4. Streamline its use

Areas of changes

- General Provisions
- Residential Zones
- Commercial and Industrial Zones
- Other Zones and Overlays
- Off-Street Parking Requirements
- Miscellaneous

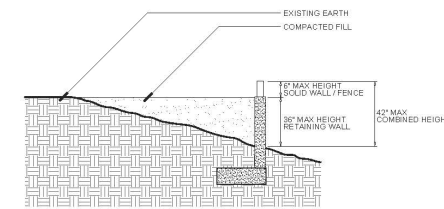
General Provisions

- Fences and walls
- Setback encroachments
- Screening requirements

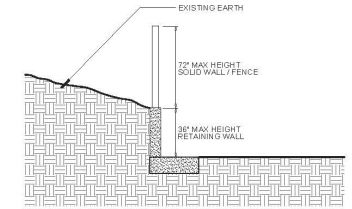
Fence regulations

- New standards for nonresidential fences and walls.
- Amend retaining wall provisions
- Updated diagrams
- Miscellaneous

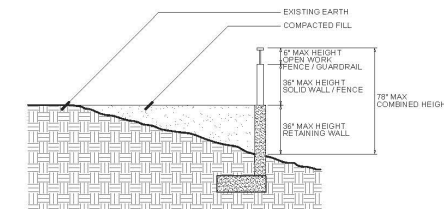
RETAINING WALLS FOR RESIDENTIAL ZONES



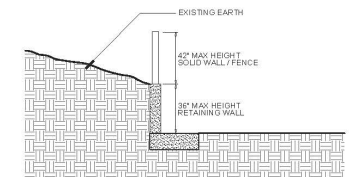
RETAINING WALL CONTAINING FILL IN FRONT SETBACKS



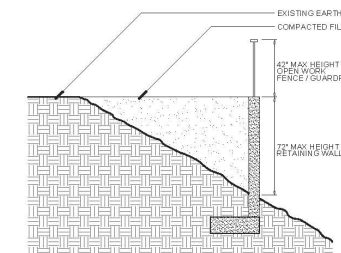
RETAINING WALL HOLDING CUT IN STREETSIDE SETBACKS



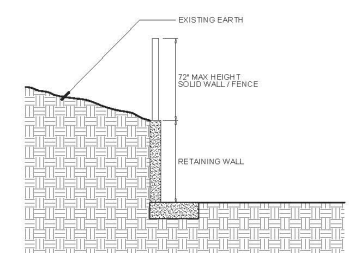
RETAINING WALL CONTAINING FILL IN SIDE OR REAR SETBACKS



RETAINING WALL HOLDING CUT IN FRONT SETBACKS



RETAINING WALL CONTAINING FILL NOT IN SETBACKS



RETAINING WALL HOLDING CUT NOT IN FRONT OR STREETSIDE SETBACKS

APRIL 17, 2023



Residential Zones

- Permitted uses
- Setbacks and encroachments
- Lot width limit
- Density and FAR
- Alley access

Table No. 1 – Permitted uses in residential zones

Uses	Zones		
	R-1	R-2	R-3
Residential uses/Hospitality			
Accessory dwelling units, per ESMC Article 15-4E	A	A	A
Condominiums and stock cooperatives converted from multiple-family dwellings subject to the requirements of the Subdivision Map Act			P
Lodging houses			P
Micro-unit developments ³			P
Mobile home parks, subject to Building and California Health and Safety Code regulations	CUP	CUP	CUP
Mobile or manufactured homes	P	P	P
Multiple-family dwellings			P
Renting of up to two rooms to not more than four persons per dwelling unit	P	P	P
Short-term rentals, per ESMC Chapter 4-16 ²	P	P	P
Single-family dwellings	P	P	P
Two-family dwellings, duplexes, or two one-family dwellings		P	P
Group care uses			
Daycare centers			P
Family care home, foster family home, or group home serving six or fewer children (State authorized, certified or licensed)	P	P	P
Large family daycare homes	P	P	P
Residential facility, residential care facility, residential care facility for the elderly, intermediate care facility, developmentally disabled habilitative or nursing, or congregate living health facility, serving six or fewer persons (State authorized, certified or licensed)	P	P	P
Senior citizen housing subject to California Government Code sections 65913, 65914 and 65915			CUP
Senior housing facilities, including, but not limited to, rest homes, convalescent homes, or nursing homes			CUP
Small family daycare homes	P	P	P
Non-residential uses			
Assembly halls		CUP	CUP
Home occupations	P	P	P

Lot width

- Current code

Lot Width: Every lot created after the effective date hereof must maintain a width of not less than fifty feet (50') at the required front yard setback line. However, any lot or parcel of land of record on May 14, 1954, having a street frontage not exceeding two hundred feet (200'), may be subdivided into two (2) or more parcels having a width of not less than the average width of the narrowest twenty percent (20%) of the lots fronting on its block. The "block" is defined as the area on both sides of the street between the nearest intersecting streets. **Each parcel must have an area of not less than five thousand (5,000) square feet.**

- Proposed ordinance

Lot Width: A minimum of 50 feet.

Commercial and Industrial Zones

- Permitted uses
- Setbacks

Other Zones and Overlays

- MDR Overlay
- MMO Overlay
- O-S Zone

Off street parking requirements

- Parking area development standards
 - Tire stops
 - Vehicle lifts
 - EV charging stations
- Required parking ratios
 - Motion Picture/TV studios
 - Childcare/preschools
 - Bicycle parking

Miscellaneous changes

- Definitions
- Permitted uses
- Process clarifications
- Format and typographical improvements

Recommendation

1. Open the public hearing and solicit public testimony.
2. Waive first reading and introduce an ordinance to streamline the permitted uses and development standards in all zones and implement several cleanup, clarifying, and conforming provisions
3. Schedule a second reading of the ordinance for the May 2, 2023 City Council meeting.
4. Alternatively, discuss and take other action related to this item.