

CITY OF

EL SEGUNDO

R-3 & Mixed-Use Overlay Multi-Family Design Standards

PLANNING COMMISSION STUDY SESSION 2

April 27, 2023

JK A



1. **Project Challenges and Timeline**
2. **R-3 Overlay Neighborhood Approach “The Big Picture”**
3. **R-3 and Mixed-Use Overlay Objective Design Standards “The Framework”**
4. **Questions Comments & Discussion**

January 2023

- Kick-Off Meeting
- JKA Observation and Documentation of Existing Conditions

February 2023

- Existing Conditions, Findings, and Considerations Report
- Planning Commission Study Session 1

March 2023

- Administrative Draft of Objective Design Standards (ODS)

April 2023

- Study Session with City Staff
- Draft ODS
- **4/27/2023 Planning Commission Study Session 2**

May 2023

- Final ODS
- Public Hearings

Develop design standards for an adopted overlay zone and mixed-use sites that optimize the fit of larger multi-family and mixed-use projects within existing 2-, 3-, and 4-story contexts.



- Incorporate the changing context of State law, specifically as it relates to density bonus allowances and quantifiable design standards.
- Maintain 3-story height limits (with the option of a 4th story via density bonus).
- Adjust existing R-3 standards to provide for additional housing without sacrificing community character.
- Emphasize parkways, yards, and landscaping versus architectural expression to enhance the pedestrian experience.



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R-3 & Mixed-Use Overlay Multi-Family Design Standards

THE BIG PICTURE
A Neighborhood Approach

JK A

IMPERIAL NEIGHBORHOOD

- **SETBACKS:** Reduce front-yard setback to 5 ft.
- **LOT COVERAGE:** Maximize lot coverage and reduce open space requirements for more parking spaces at ground level
- **HEIGHT:** 4 stories with density bonus option for modulated/set-back 5th story
- **PARKING:** Min. 1 parking space per DU required
- **LOT WIDTH:** Lot consolidation encouraged; no max. lot width



WASHINGTON PARK NEIGHBORHOOD

- **SETBACKS:** Reduce front-yard setback to 5 ft.
- **LOT COVERAGE:** Maximize lot coverage and reduce open space requirements for more parking spaces at ground level
- **HEIGHT:** 4 stories with density bonus option for modulated/set-back 5th story
- **PARKING:** Min. 1 parking space per DU required
- **LOT WIDTH:** Lot consolidation encouraged; no max. lot width



FRANKLIN/WHITING NEIGHBORHOOD

- **SETBACKS:** Maintain existing R3 setback requirements
- **LOT COVERAGE:** Maximize lot coverage and reduce open space requirements for more parking spaces at ground level
- **HEIGHT:** 3 stories with density bonus option for modulated/set-back 4th story
- **PARKING:** Min. 1 parking space per DU required
- **LOT WIDTH:** Lot consolidation encouraged; 50ft-150ft overlay incentives apply, >150' = ext R3 standard apply
- **SINGLE-PARCEL INCENTIVE UNITS:** Allow 2 penthouse units at modulated/set-back top story with no parking requirement



SMOKY HOLLOW-ADJACENT NEIGHBORHOOD

- **SETBACKS:** No setback requirement along Franklin Ave., otherwise maintain existing R3 standards
- **LOT COVERAGE:** Maximize lot coverage and reduce open space requirements for more parking spaces at ground level
- **HEIGHT:** 3 stories with density bonus option for modulated/set-back 4th story
- **PARKING:** Min. 1 parking space per DU required
- **LOT WIDTH:** Lot consolidation encouraged; 50ft-150ft overlay incentives apply, >150' = ext R3 standard apply
- **SINGLE-PARCEL INCENTIVE UNITS:** Allow 2 penthouse units at modulated/set-back top story with no parking requirement

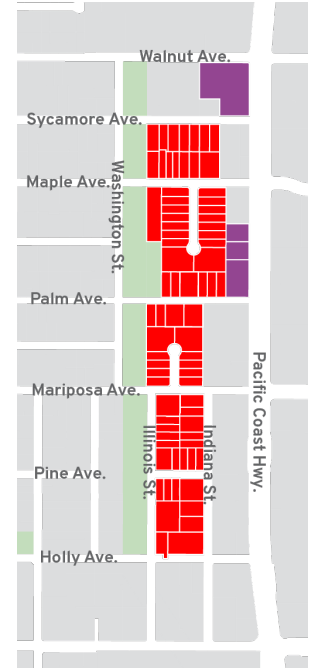


	R3 Overlay Zone
	Potential Redevelopment Sites in R3 Overlay Zone
	MU Overlay Sites
	Park / Open Space
	Downtown El Segundo



Imperial Ave. Neighborhood

- **NOTE THE OPEN SPACE**
 - Clutter's Park
 - Washington Park
- **SETBACKS:** Consider reducing front-yard setback to 5 ft.
- **LOT COVERAGE:** Consider maximizing lot coverage and reducing open space requirements for more parking spaces at ground level
- **HEIGHT:** Consider 3 stories with density bonus option for modulated/set-back 4th story
- **PARKING:** Consider minimum 1 parking space per bedroom required
- **LOT WIDTH:** Consider projects with no maximum lot width



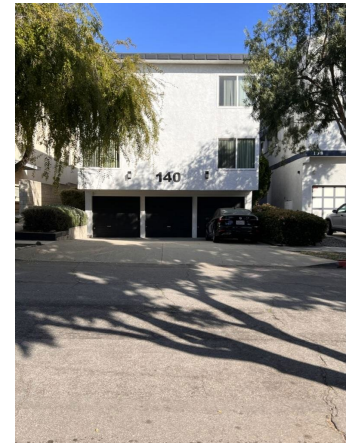
Washington Park Neighborhood

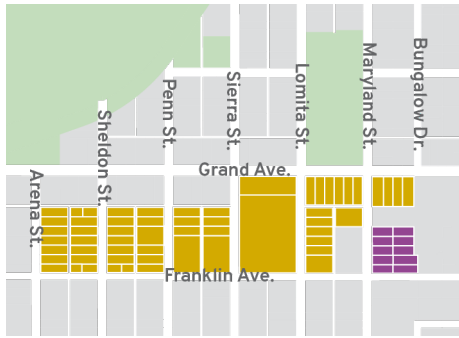
MU Overlay Site



■ **Franklin/Whiting Neighborhood**

- **SETBACKS:** Consider maintaining existing R-3 setback requirements
- **LOT COVERAGE:** Consider maximizing lot coverage and reducing open space requirements for more parking spaces at ground level
- **HEIGHT:** Consider 3 stories with density bonus option for modulated/set-back 4th story
- **PARKING:** Consider minimum 1 parking space per bedroom
- **LOT WIDTH:** Consider maximum building footprints; no maximum lot widths
- **SINGLE-PARCEL INCENTIVE UNITS:** Consider 2 penthouse units at modulated/set-back top stories with no parking requirement





■ Smoky Hollow-Adjacent Neighborhood

■ MU Overlay Site

- **SETBACKS:** Consider no setback requirement along Franklin Ave., otherwise maintain exst. R-3 setback requirements
- **LOT COVERAGE:** Consider maximizing lot coverage and reduce open space requirements for more parking spaces at ground level
- **HEIGHT:** Consider 3 stories with density bonus option for modulated/set-back 4th story
- **PARKING:** Consider minimum 1 parking space per bedroom requirement
- **LOT WIDTH:** Consider maximum building footprints; no maximum lot widths
- **SINGLE-PARCEL INCENTIVE UNITS:** Allow 2 penthouse units at modulated/set-back top story with no parking requirement



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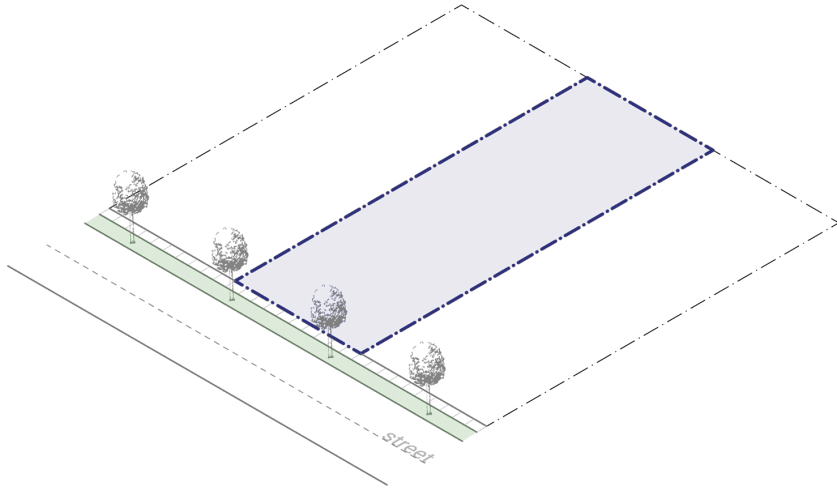
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**R-3 AND MIXED-USE OVERLAY
OBJECTIVE DESIGN STANDARDS
THE FRAMEWORK**

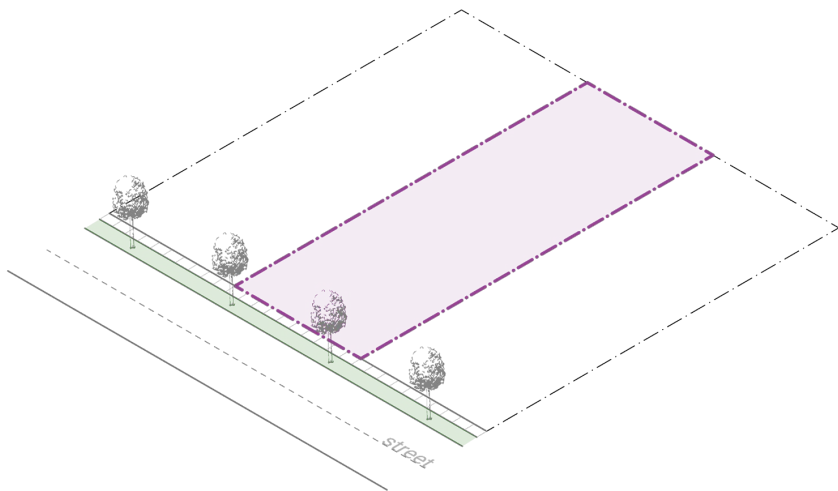
JK A

ALL R-3 OVERLAY NEIGHBORHOODS



Building Area

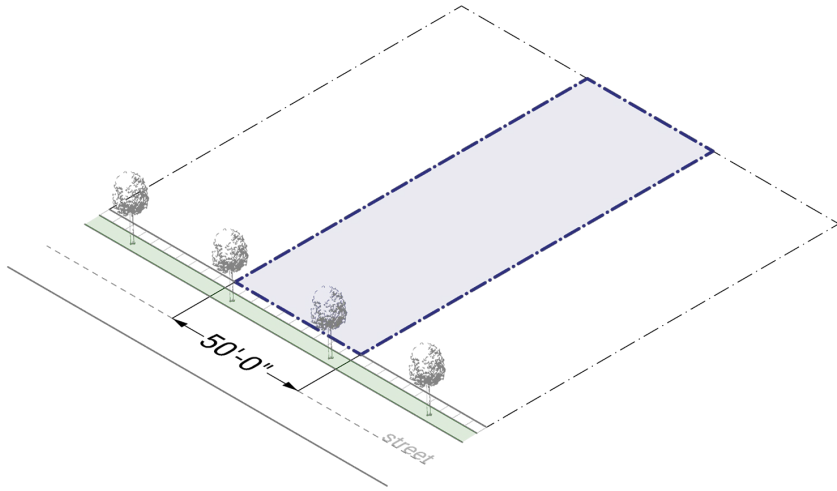
R-3 Zone (Existing)	R-3 Overlay Zone
<p>27 du/acre (if lot area is <15,000 sf)</p>	<p>43-50 du/acre (to be further studied regarding density bonus)</p>



Building Area

R-3 Zone (Existing)	MU Overlay Sites
<p>27 du/acre (if lot area is <15,000 sf)</p>	<p>48-55 du/acre (to be further studied regarding density bonus)</p>

ALL R-3 OVERLAY NEIGHBORHOODS



Building Area

Lot Width

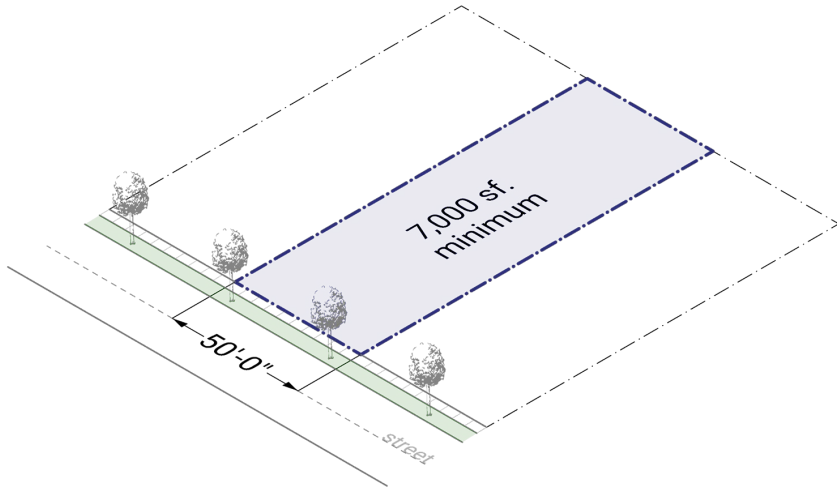
R-3 Zone (Existing)	R-3 Overlay Zone
27 du/acre (if lot area is <15,000 sf)	43-50 du/acre (to be further studied regarding density bonus)
50 ft. min.	50 ft. min.

Building Area

R-3 Zone (Existing)	MU Overlay Sites
27 du/acre (if lot area is <15,000 sf)	48-55 du/acre (to be further studied regarding density bonus)

Lot Width

ALL R-3 OVERLAY NEIGHBORHOODS



Building Area

Lot Width

Lot Area

Building Area

	R-3 Zone (Existing)	R-3 Overlay Zone
Building Area	27 du/acre (if lot area is <15,000 sf)	43-50 du/acre (to be further studied regarding density bonus)
Lot Width	50 ft. min.	50 ft. min.
Lot Area	7,000 sf. min.	7,000 sf. min.

	R-3 Zone (Existing)	MU Overlay Sites
Building Area	27 du/acre (if lot area is <15,000 sf)	48-55 du/acre (to be further studied regarding density bonus)

Front Yard	5' min.
Side Yard	10% of the width of lot, 3' \geq 5'
Rear Yard	10' min.

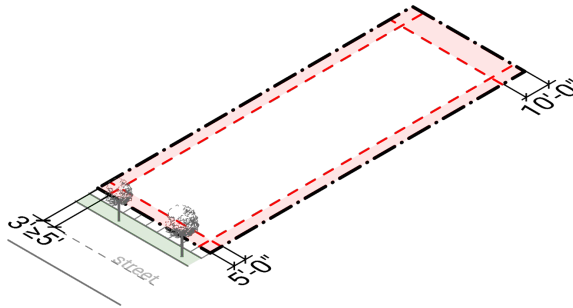
Front Yard	15' min.*
Side Yard	10% of the width of lot, 3' \geq 5'
Rear Yard	10' min.

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Side Yard	10% of the width of lot, 3' \geq 5'
Rear Yard	10' min.

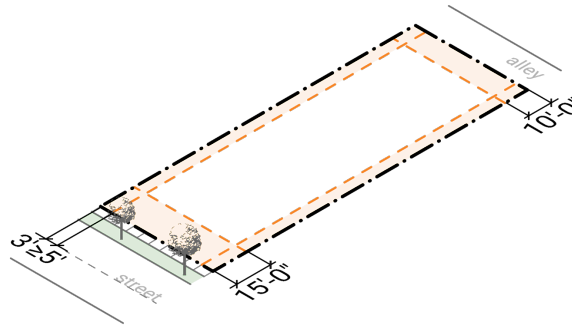
* Front yard encroachments (porches, verandas, bay windows, etc.): 6' max.

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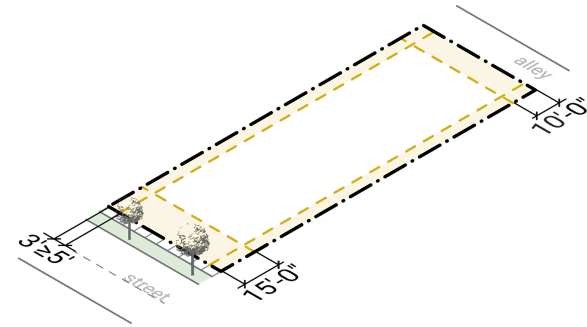
Exception: no front-yard setback requirement for buildings facing Franklin Ave.



Imperial Ave. & Washington Park Neighborhoods



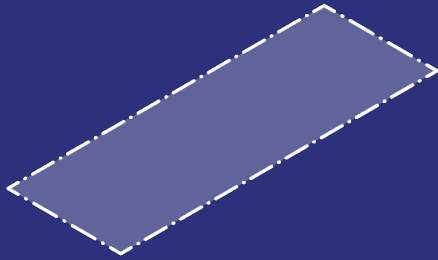
Franklin/Whiting Neighborhood



Smoky Hollow-Adjacent Neighborhood

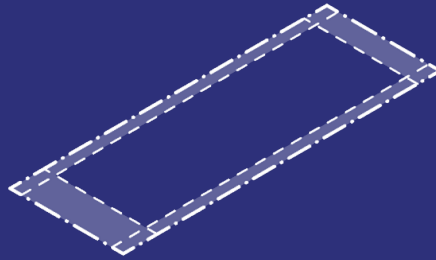
buildable area - relates to lot coverage

The portion of a development site where construction can legally and reasonably occur.



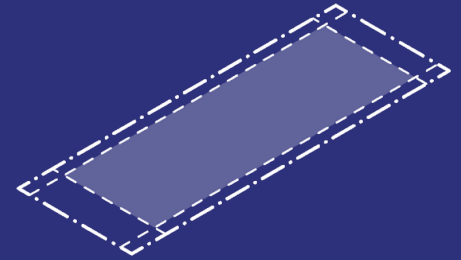
TOTAL LOT
AREA

minus



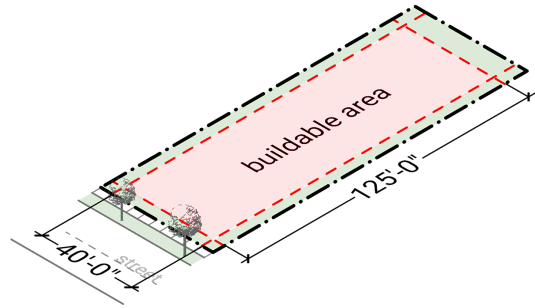
SETBACKS

equals



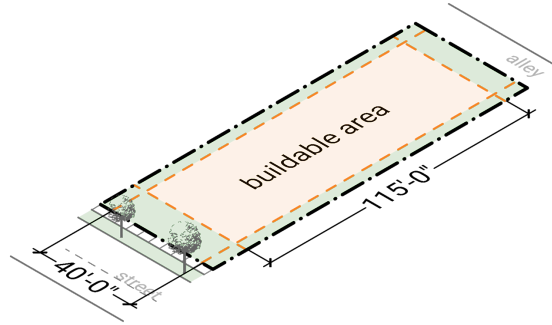
BUILDABLE
AREA

**Buildings may cover 100%
of the buildable area.**



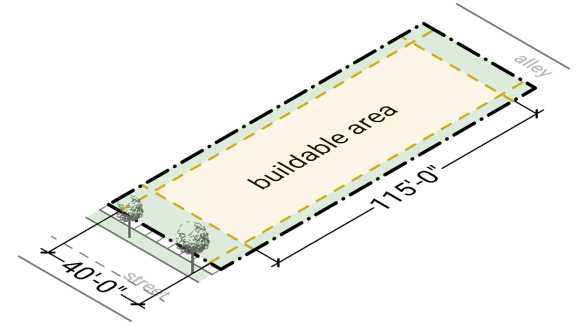
**Imperial Ave. & Washington Park
Neighborhoods**

**Buildings may cover 100%
of the buildable area.**



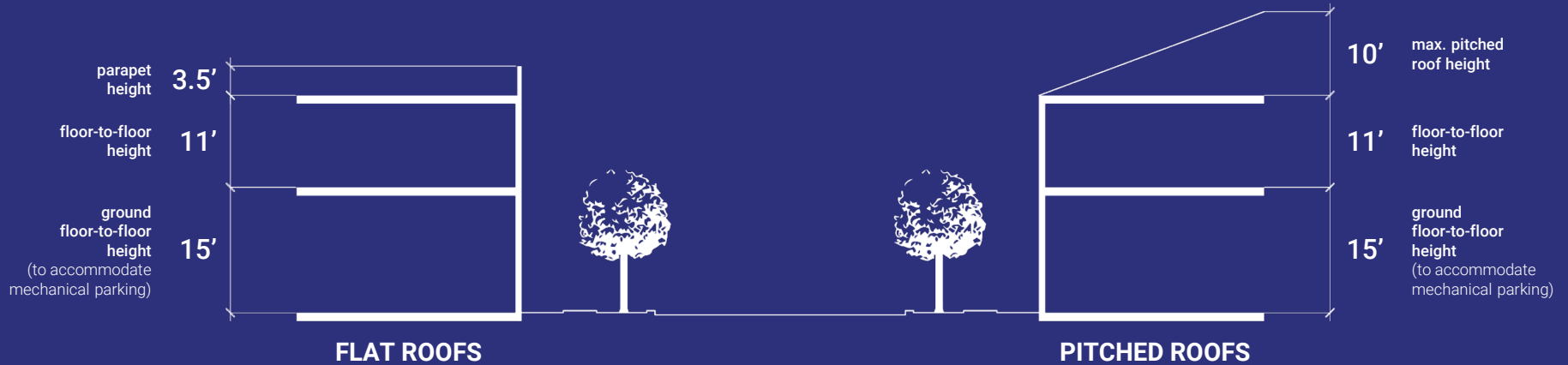
**Franklin/Whiting
Neighborhood**

**Buildings may cover 100%
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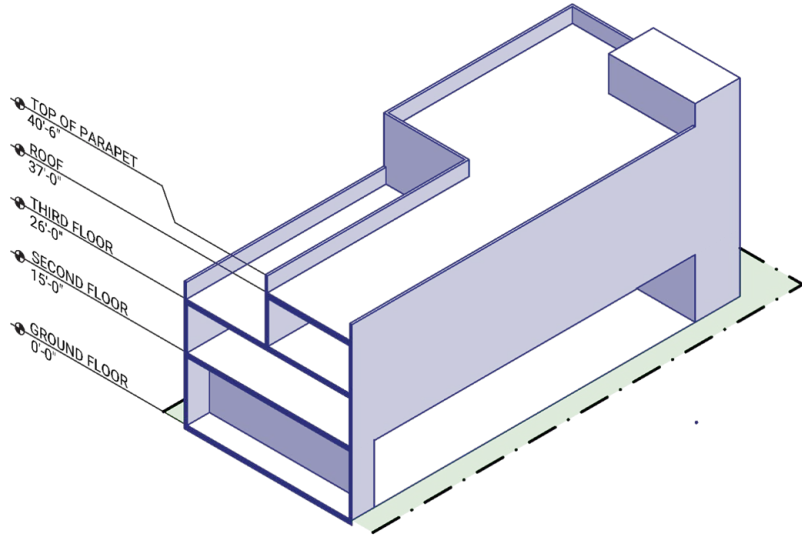
**Smoky Hollow-Adjacent
Neighborhood**

height assumptions



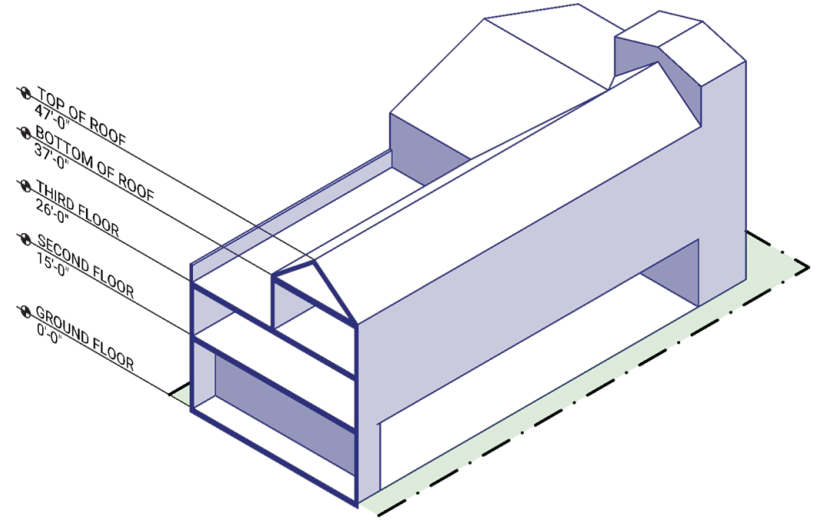
ALL R-3 OVERLAY NEIGHBORHOODS

41' / 3-stories



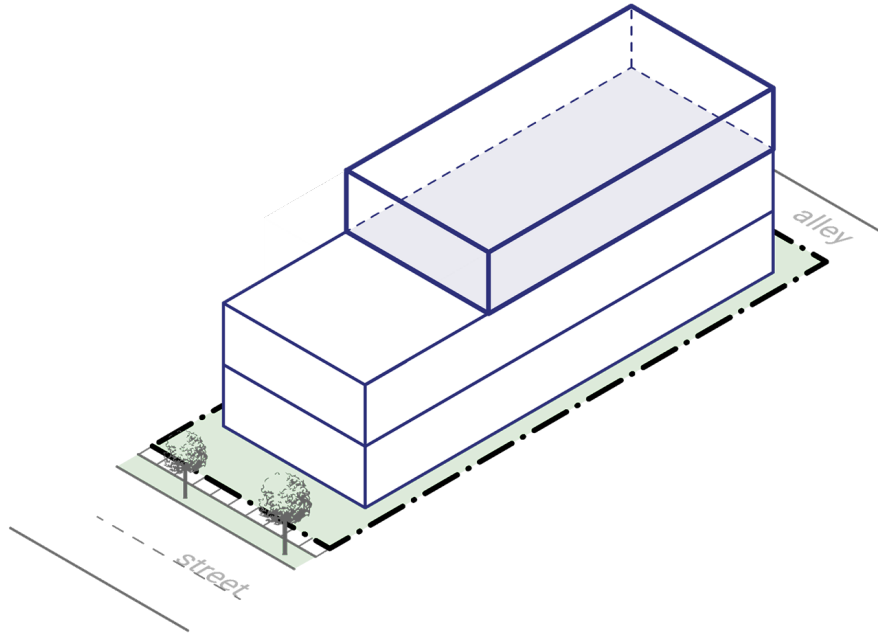
Flat Roofs

47' / 3-stories



Pitched Roofs

ALL R-3 OVERLAY
NEIGHBORHOODS

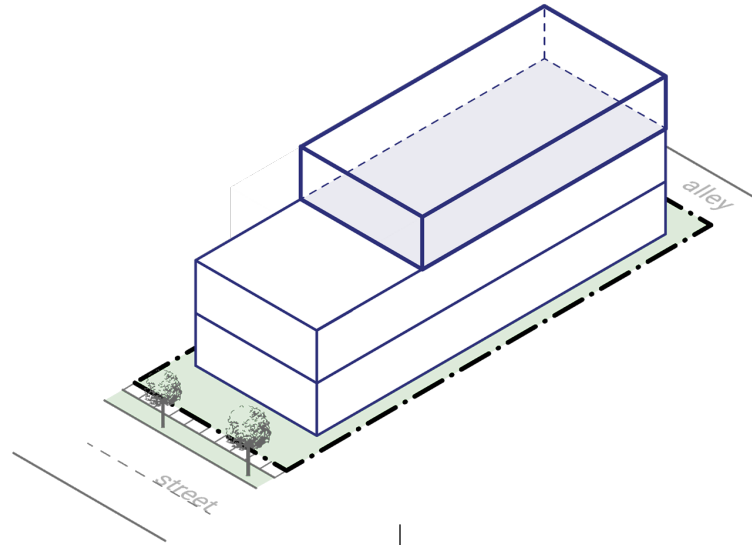


The top story of all new developments must be a **maximum of 70% of the floor immediately below.**

N/A

Notwithstanding the existing number of dwelling units within an existing building, **an additional story** with a **maximum footprint of 70% of the floor immediately below** and a **maximum of 2 units** may be added to **existing buildings** regardless of the building area of the existing units.

No additional parking is required for the added units.



Imperial Ave. & Washington Park
Neighborhoods

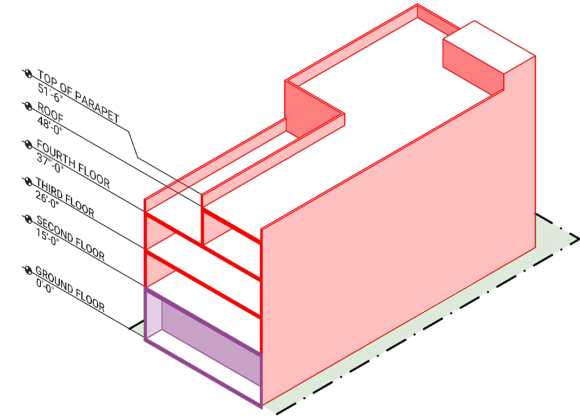
Franklin/Whiting
Neighborhood

Smoky Hollow-Adjacent
Neighborhood

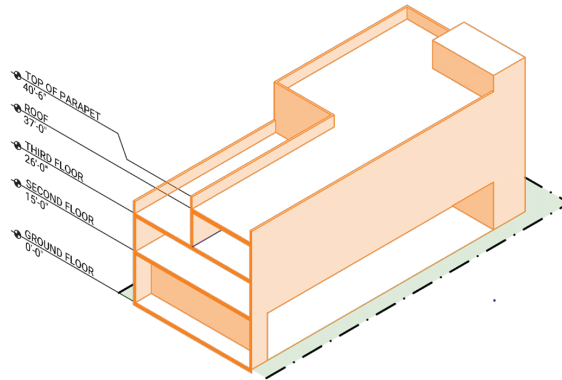
New Bldg; Pitched Roof	47' / 3-stories
New Bldg; Flat Roof	41' / 3-stories
MU Overlay	Additional 11' / 1-story for commercial

New Bldg; Pitched Roof	47' / 3-stories
New Bldg; Flat Roof	41' / 3-stories
Existing Bldg	Additional 11' / 1-story for 2-unit bonus

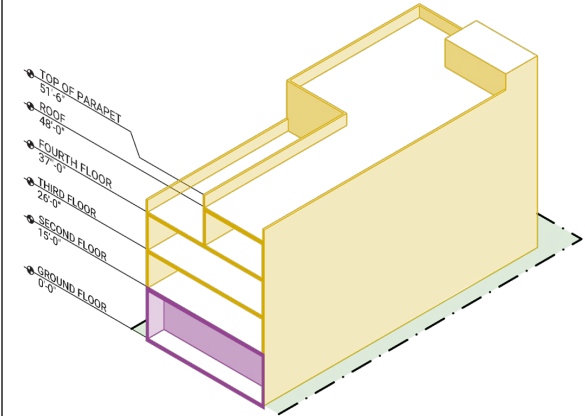
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MU Overlay	Additional 11' / 1-story for commercial



**Imperial Ave. & Washington Park
Neighborhoods**

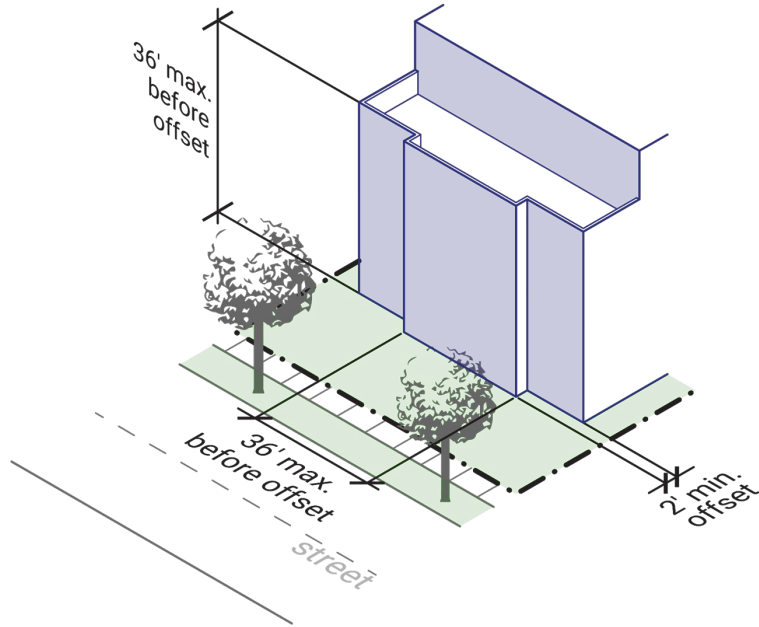


**Franklin/Whiting
Neighborhood**



**Smoky Hollow-Adjacent
Neighborhood**

ALL R-3 OVERLAY NEIGHBORHOODS



No plane of a **street-facing building wall** shall exceed **36'** in height or **length** without **at least a 2' offset** for a **min. length of 6'** in the wall plane.

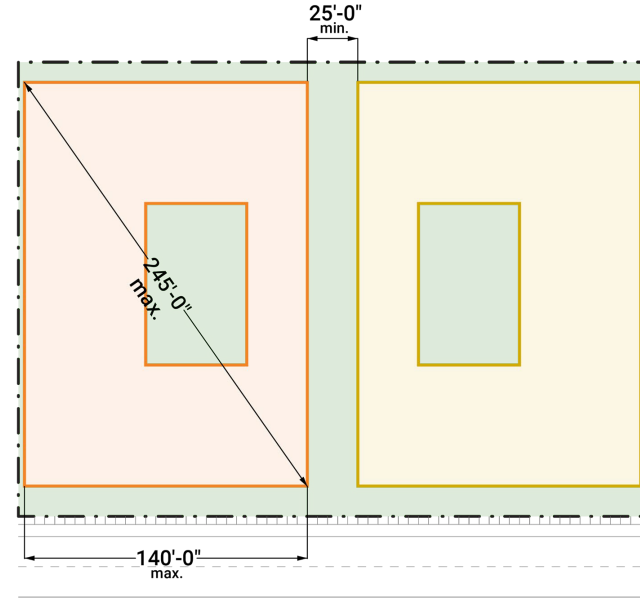
Exceptions:

- Buildings with min. 3" recessed windows
- Buildings with an additional 3' of landscape setback
- Buildings that utilize 2+ materials on the street-facing facades

N/A

Max. 140' building frontage width, max. 245' plan diagonal.

Developments with more than one building: min. 25' open-to-the-sky separation between buildings.

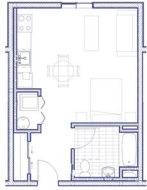


Imperial Ave. & Washington Park
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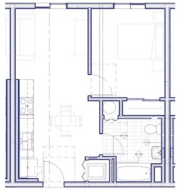
Franklin/Whiting
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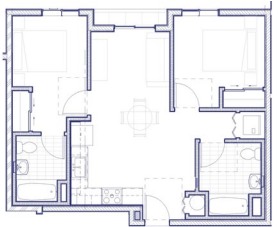
ALL R-3 OVERLAY NEIGHBORHOODS



STUDIO
1 space / DU



1-BEDROOM
1 space / DU



2+ BEDROOMS
1 space / bedroom

	R-3 Zone (Existing)	R-3 Overlay Zone
Standard Parking Dimension	9'x20'	8.5'x18'
Tandem and Mechanical Parking	Not allowed	Permitted for 2+ bedroom units

MU Overlay Sites: Refer to Section 15-15-6 for number of required commercial parking spaces.

ALL R-3 OVERLAY NEIGHBORHOODS

	R-3 Zone (Existing)	R-3 Overlay Zone
Private Open Space	50 sf. per DU	Not required
Common Open Space	≤ 4 units: 150 sf. per DU 5-9 units: 200 sf. per DU 10+ units: 250 sf. per DU	Not required
Recreational Facilities	50 sf. per DU min. for buildings with ≥ 21 units	50 sf. per DU min. for buildings with ≥ 21 units

Min. 1 deciduous or evergreen on-site tree per 25' of street frontage length.

- Along front-yard, rear-yard, and street-facing side-yard setbacks.
- Trees must be planted within 10' max. of property line.

Min. 50% softscape / max. 50% hardscape.

- Artificial turf/synthetic grass allowed in side and rear yards only.
- Utilize drought-tolerant plants.

ALL R-3 OVERLAY NEIGHBORHOODS

- Adjusting density, open space, and buildable area standards facilitates production of housing to achieve RHNA requirements without having to automatically accept taller buildings.
- 60-70 du/acre in the R-3 Overlay is achievable in 3 stories.
- In 3 stories, units will typically range between 650-750 sf.
- All density bonus projects on small sites would require either a second level of parking or automated parking to meet parking minimums.



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THANK YOU!

**QUESTIONS, COMMENTS,
& DISCUSSION**

JK A