



## CONTINENTAL DEVELOPMENT CORPORATION

VIA EMAIL

May 9, 2023

Honorable Mayor Boyles and Councilmembers  
City of El Segundo  
350 Main Street  
El Segundo, CA 90245

Subject: May 16, 2023 Public Hearing for EA-1230 Zoning Code Cleanup

Mayor Boyles and Councilmembers,

Your consideration of the following comments is appreciated.

Proposed wall and fence regulations:

Following CDC's submittal of public comments at the April 18, 2023 City Council public hearing and after further consideration and additional communications with Planning staff, CDC believes the more appropriate approach to effectuate the City's legitimate and appropriate objectives relative to assets in the MU-S Zone is for CDC to work with Planning to propose a Zone Text Amendment specifically limited and applicable to the MU-S Zone.

CDC appreciates, understands and supports the City's objectives of establishment of city-wide standards for consistency and specific development regulation criteria. However, as previously expressed, the age, nature, variety of building typologies, sizes, massing, site conditions which is an integral part of the MU-S Zone require a more flexible and appropriately-tailored set of criteria in order to (a) achieve the City's objectives as well as (b) derive solutions appropriate to that very variety of conditions throughout the MU-S Zone. As you are aware, the MU-S Zone consists of is commercial and industrial uses, has distinct features which include: varying forms, size, shapes and heights of buildings; varying placement of buildings on sites relative to major and minor streets, railway infrastructure; numerous parking structures; other site conditions that vary significantly in comparison to other non-residential zones in the city. For these reasons, CDC believes a more tailored and flexible approach to these regulations is warranted in the MU-S zone as the more tailored approach is consistent with how development regulations were created and are applied in the MU-S Zone. CDC will work closely with City Planning staff to bring the appropriate proposed text back to Council as quickly as possible.

Parking area development standards – proposed vehicle lift stacking limit:

Similarly, in recognition that vehicle lift parking technologies are evolving and, in the MU-S Zone (as well as elsewhere in the City) there are a variety of parking facilities – both surface and structured - we believe that a more tailored and flexible approach to utilization of such technologies (including stacking devices and strategies) would be consistent with how development regulations were created, are and will be applied in the MU-S Zone. This is a particularly timely and relevant matter in the development of



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new and redevelopment of existing parking facilities, with the "per stall" cost of parking facilities having increased so dramatically over the past several years. CDC will work closely with City Planning staff to bring the appropriate proposed text back to Council as quickly as possible.

Thank you,



Alex Rose  
Executive Vice President-Development

Cc: Toni Reina