



PLANNING COMMISSION AGENDA November 9, 2023

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. ***Please include the meeting date and item number in the subject line.*** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person. *Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.*

DATE:	Thursday, November 9, 2023
TIME:	5:30 p.m.
PLACE:	City Council Chamber, City Hall 350 Main Street, El Segundo, CA 90245
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed Friday following Thursday's meeting at 1:00 pm and 7:00 pm on Channel 3. (Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only discuss, deliberate, or take action upon properly posted and listed agenda items.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the public communications portion of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is generally five minutes per person.

Playing of video or use of visual aids may be permitted during meetings if they are submitted to the Community Development Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department and on the City's website, www.elsegundo.org.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another’s behalf, and employees speaking on their employer’s behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.
- E. **Written Communications** (other than what is included in agenda packets)
- F. **Consent Calendar**
All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.

1. Approval of Planning Commission Meeting Minutes

- October 26, 2023

RECOMMENDED ACTION: Approve the minutes.

G. Continued Business

H. New Public Hearings

2. Conditional Use Permit (CUP) for a New Major Wireless Communication Facility (JF).

Applicant: DISH Wireless LLC, represented by Maverick Becker

Project Description: Operation of a Major Wireless Communication Facility consisting of six antenna panels and 12 remote radio units mounted/concealed inside an existing Church tower structure and associated ground mounted mechanical equipment inside a new 6-foot-tall (11-foot by 8-foot) concrete masonry wall equipment enclosure pad at the southeast side of the property. (Environmental Assessment No. EA-1351 and Conditional Use Permit 23-03).

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to § 15301 of 14 California Code of Regulations (the “CEQA Guidelines”) as a Class 1 categorical exemption (Existing Facilities) since the project includes antenna panels and radio units mounted and concealed within an existing Church tower (Church structure) and ground mounted equipment within a new concrete masonry wall enclosure.

RECOMMENDED ACTION: Adopt Resolution No. 2945, conditionally approving Environmental Assessment No. EA-1351 and Conditional Use Permit No. 23-03.

3. Zone Text Amendment to Implement Program 9 of the City’s Housing Element (ES).

Applicant: City of El Segundo

Project Description: Amend certain sections of the City’s Zoning Code (Title15) pertaining to Emergency Shelters; Employee Housing and Low Barrier Navigation Centers; regulatory classifications for Residential Care Facilities and Senior Citizen Housing; and add a section regarding Reasonable Accommodations. (Environmental Assessment No. 1345 and Zone Text Amendment No. 23-02).

Environmental Determination: An Initial Study of Environmental Impacts was prepared for the Housing Element pursuant to the requirements of CEQA Guidelines § 15063. The Initial Study demonstrated that the Housing Element would not cause any significant environmental impacts, nor would not result in approval of any physical improvements. The Ordinance is also exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15061(b)(3) because the proposed amendments would implement the City’s 6th Cycle Housing Element and does not approve any developments. Thus, it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. Pursuant to its Resolution No. 5308, dated February 1, 2022, the City Council found that the Negative Declaration (“ND”) prepared for the adopted 2021-2029 Housing Element was completed in compliance with the requirements of CEQA and the CEQA Regulations, in accordance with the independent judgment of the City. The City Council determined that there is no substantial evidence that the adopted Housing Element, inclusive of its goals, policies, and implementing programs, would have a significant effect on the environment, cumulative or otherwise. City staff evaluated the proposed amendments to Title 15 of the El Segundo Municipal Code, implementing Program 9 of the Housing Element, set forth in this Ordinance within the scope of the ND, and determined that there is not substantial evidence that any condition set forth in CEQA Regulation 15162(a) are present that would require revision or modification to the ND. Accordingly, the City Council finds that the activities set forth in the Ordinance implement the Housing Element contemplated in the approved ND and no further environmental review is required for the proposed Ordinance.

RECOMMENDED ACTION: Adopt Resolution No. 2941, recommending that the City Council find the proposed Ordinance exempt from CEQA pursuant to Environmental Assessment No. 1345 and approve the proposed Ordinance/Zone Text Amendment No. 23-02 to amending Title 15 of the El Segundo Municipal Code to implement Program 9 of the El Segundo Housing Element.

- I. New Business**
- J. Report from Community Development Director or designee**
- K. Report from the City Attorney’s office**
- L. Planning Commissioners’ Comments**
- M. Adjournment**—next regular scheduled meeting for December 14, 2023, at 5:30 p.m.

POSTED: Jazmin Farias
(Signature)

11/3/2023 8:00 a.m.
(Date and time)



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting**

October 26, 2023

A. Call to Order

Chair Keldorf called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Chair Keldorf led the pledge.

C. Roll Call

Present: Chair Keldorf

Present: Vice Chair Hoeschler

Present: Commissioner Newman

Present: Commissioner Inga

Absent: Commissioner Maggay

Also present: Michael Allen, AICP, Community Development Director

Also present: Eduardo Schonborn, AICP, Planning Manager

Also present: Joaquin Vazquez, City Attorney

Also present: Maria Baldenegro, Assistant Planner

Also present: Jazmin Farias, Planning Technician

D. Public Communications

- Multiple residents that reside in the townhomes south of the Holly Kansas Park expressed their concerns with Griffin Capital's research phase of the property located at the corner of Grand, Kansas, and Holly Streets. The residents requested a seat at the table and to want to be notified when the city considers any developments for the Grand, Kansas, and Holly site. They also requested for consistency when applying building standards for residential areas and asked for time at the next coming meeting to make a presentation to the Commission.
- City Attorney Joaquin Vazquez advised that the Commission cannot engage in the conversation as a development project for that site is not on the agenda. He advised that the public can comment on anything that is not on the agenda during Public Communications at any Planning Commission meeting however it is not a Q&A session. In addition, since no application has been submitted to the city there is very little that staff or Commission can engage on because no review of any sort has occurred. When an application is submitted it becomes a public record and the application process itself does build in

milestones that provide the opportunity for neighbors, residents, the public, and any interested party to be heard and comment on what actually ends up being proposed before the city under a formal submittal. Until then, the place for public comment would be under public communications.

- Chair Keldorf and Commissioner Newman asked if the residents can make a presentation and be on the agenda once an application has been submitted.
- Community Development Director Michael Allen advised that after the application is submitted there are formal opportunities for public participation and feedback not necessarily exclusive to Planning Commission, but through the environmental process if there is an EIR, MND, and or any other robust CEQA analysis as there are mandatory scoping and public meetings where feedback and comments provided by the public become part of the public record that staff facilitates. He added that this process occurs in the early phase (once application is submitted). All comments received under the environmental phase become part of the process and legally need to be addressed in the environmental documents. Even though no application has been submitted staff is keeping track of all public comments that have been submitted already so that they could be included in the record once a formal submittal is completed.
- Vice Chair Hoeschler wants staff to make all avenues available to residents to ensure their participation.
- Chair Keldorf asked how a conceptual plan in the Downtown Specific Plan area was presented before the commission as a discussion item in the past. Michael advised that it was a city-initiated item, and it was a concept in the Downtown Specific Plan update that staff is working at the moment. City was seeking direction from the Commission because they needed to inform staff on how to proceed with projects for the downtown area as the specific plan is in the midst of being updated and apply the feedback across the board.
- Commissioner Brenda inquired how a body can request and make a presentation to Planning Commission once an application has been submitted. Joaquin advised that zoning law is set up so that things happen before the dais at certain times so that it is not a one-sided presentation as to the applicant or opponent and it would be through public comments once an application is received or through any Planning Commission meeting during public communications time for an item not on the agenda.
- Michael added that the City is trying to prevent having a discussion in a public setting without having analyzed an actual proposal and must be cognizant of AB1234 to avoid Brown Act violations. Joaquin added that when a project is finally heard, the Commissioners need to disclose all party conversations, any evidence, forms, or information that was shared with them prior to an application submittal or after the submittal so that they do not make a judgement of their own but rather make a judgement cohesively with the rest of the Commission that is based on the same information provided to them.

E. Written Communications (other than what is included in Agenda packets)

None.

F. Consent Calendar

Chair Keldorf pulled Consent Calendar Item 2.

1. Approval of Planning Commission Meeting Minutes:

- September 14, 2023
- September 28, 2023

MOTION: Approve the minutes.

Moved by Vice Chair Hoeschler, second by Commissioner Inga.

Motion carried, 4-0, by the following vote:

Ayes: Keldorf, Hoeschler, Newman, and Inga.

2. Revision A to Environmental Assessment No. EA-747 and Administrative Use Permit No. 07-04. (MB)

Assistant Planner Maria Baldenegro presented the staff report regarding a proposed revision to an existing Administrative Use Permit to allow a modification to the hours of operation; add 215 square-feet of dining area within a detached structure at the rear of the property; and to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 ABC License) at G's Il Capo Dei Bar Restaurant (previously known as De Luca). Applicant is present to answer questions.

- Chair Keldorf inquired if the proposed hours of operation are consistent with the area. Maria stated that the hours of operation are consistent with the area, for example Porter House, Richmond Bar and Grill, Purple Orchid, Old Town Patio, and Tapizon all have very similar hours.

Chair Keldorf opened public communications.

- Applicant Gina Traber shared her excitement regarding the opening of her solely owned restaurant. She stated that the industry is her passion and loves the city. Her restaurant will be a speakeasy that will have all the missing menu items all other restaurants in town are missing. The outdoor area will be used for customers to host gatherings but is open to all customers. The target open date is December 1, 2023 or January 12, 2024.

Chair Keldorf closed public communications.

MOTION: Receive and file the Community Development Director's approval of Revision A to Environmental Assessment No. EA-747 and Administrative Use Permit No. AUP 07-04.

**Moved by Vice Chair Hoeschler, second by Commissioner Inga.
Motion carried, 4-0, by the following vote:
Ayes:** Keldorf, Hoeschler, Newman, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

None.

I. New Business

None.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

City Attorney Joaquin Vazquez informed Planning Commission that CCB emails are getting stuck in barracuda and IT is working to resolve this issue.

L. Planning Commissioners' Comments

None.

M. Adjournment—the meeting adjourned at 6:10pm.

The next meeting is scheduled for November 9, 2023 at 5:30 pm.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: November 9, 2023

Agenda Heading: New Public Hearing

Item No.: H2

TITLE:

Conditional Use Permit for a New Major Wireless Communication Facility at 710 East Grand Avenue (Saint Anthonys Catholic Church). (Environmental Assessment No. EA-1351 and Conditional Use Permit No. 23-03)

Applicant: Maverick Becker representing DISH Wireless LLC

RECOMMENDATION:

1. Adopt Resolution No. 2945, conditionally approving Environmental Assessment No. EA-1351 and Conditional Use Permit No. 23-03.

BACKGROUND:

On August 25, 2023, DISH Wireless LLC (the "Applicant") submitted applications for Environmental Assessment ("EA") No. EA-1351 and Conditional Use Permit ("CUP") No. 23-03 to the Planning Division to provide coverage for their customers in the area via a new major Wireless Communications Facility (WCF) mounted and concealed inside an existing Church tower (steeple) structure and associated ground-mounted mechanical equipment inside a new 11' by 8' 6-foot-tall concrete masonry wall equipment enclosure pad at the southeast side of the property located at 710 East Grand Avenue, which is currently improved by Saint Anthonys Catholic Church.

On September 13, 2023, and October 3, 2023, staff deemed the application incomplete pending submittal of additional information. Staff also raised concerns with the potential of warping, seams, discoloration, and patched-up appearance the project may have to the steeple. The applicant resubmitted plans on October 12, 2023 and conveyed to staff that the entire steeple will be painted and the fiber-reinforced plastic or fiber-reinforced polymer (FRP) antenna panel screening on the steeple will be textured to match the repainted existing stucco of rest of the steeple. Staff continues to have concerns with limiting the texturing to only the location of the panels on the steeple, further discussed below.

SITE DESCRIPTION:

The subject property is in the northwest quadrant of the City and is zoned Multi-Family Residential (R-3). The property is developed with two legal conforming structures comprised of a one-story Church and a one-story accessory Church Rectory structure bounded by Single-Family Residential (R-1) Zone and Multi-Family Residential (R-3) Zone to the north, Two-Family Residential (R-2) Zone and Neighborhood Commercial (C-2) Zone to the west, Multi-Family (R-3) Zone and Smoky Hollow West Zone to the south, and Multi-Family Residential (R-3) Zone to the east and Smoky Hollow East Zone

(illustrated in Figure 1). The structures were constructed on a sloping lot, which creates a structure with terraced heights that vary from 20-feet to 75-feet. The existing Church tower (steeple) is a prominent structure that is visible throughout most of the city and will be utilized for this project to screen equipment from public view.

Figure 1: Aerial View of Site



The project site is located at the southwest corner of Grand Avenue and Lomita Street. Specifically, it is located near the top of sloped traverse street (Grand Avenue) and directly above Smoky Hollow East and West Zone. As illustrated in Figure 2 below, the site is comprised of two Church structures, matured vegetation, electrical utility poles, street light poles, and control traffic light poles.

Figure 2: Proposed Project Site



PROJECT DESCRIPTION:

As illustrated in Figure 3, the proposed Major WCF includes 6 antenna panels (2 per sector), jumpers, 12 remote radio units (4 per sector), 1 surge suppression device, 3 power cables (1 per sector), 3 fiber cables (1 per sector), and mounted cable conduit on sleepers. Each antenna panel measures 96.5-inches in height, 26.7-inches width and 7.7-inches in depth. The antenna panels will be mounted (housed) inside of the Church tower (steeple) located on the northeast corner of the parcel. Each antenna sector will be completely concealed within the Church tower and will be screened by antenna screens.

Associated ground-mounted equipment includes 1 concrete pad with H-frame, 1 equipment cabinet, 1 BBU, 1 PPC, 1 NEMA 3 telco-fiber box, 1 GPS unit and 1 meter. Ground-mounted equipment shall be installed inside a new 6-foot-high, 11' by 8' concrete masonry wall equipment enclosure pad at the southeast side of the property. Service vehicles are expected to visit the site infrequently several times during the year, and the existing roadway is adequate to serve the needs of the occasional service vehicles of Applicant.

Figure 3: East Elevation

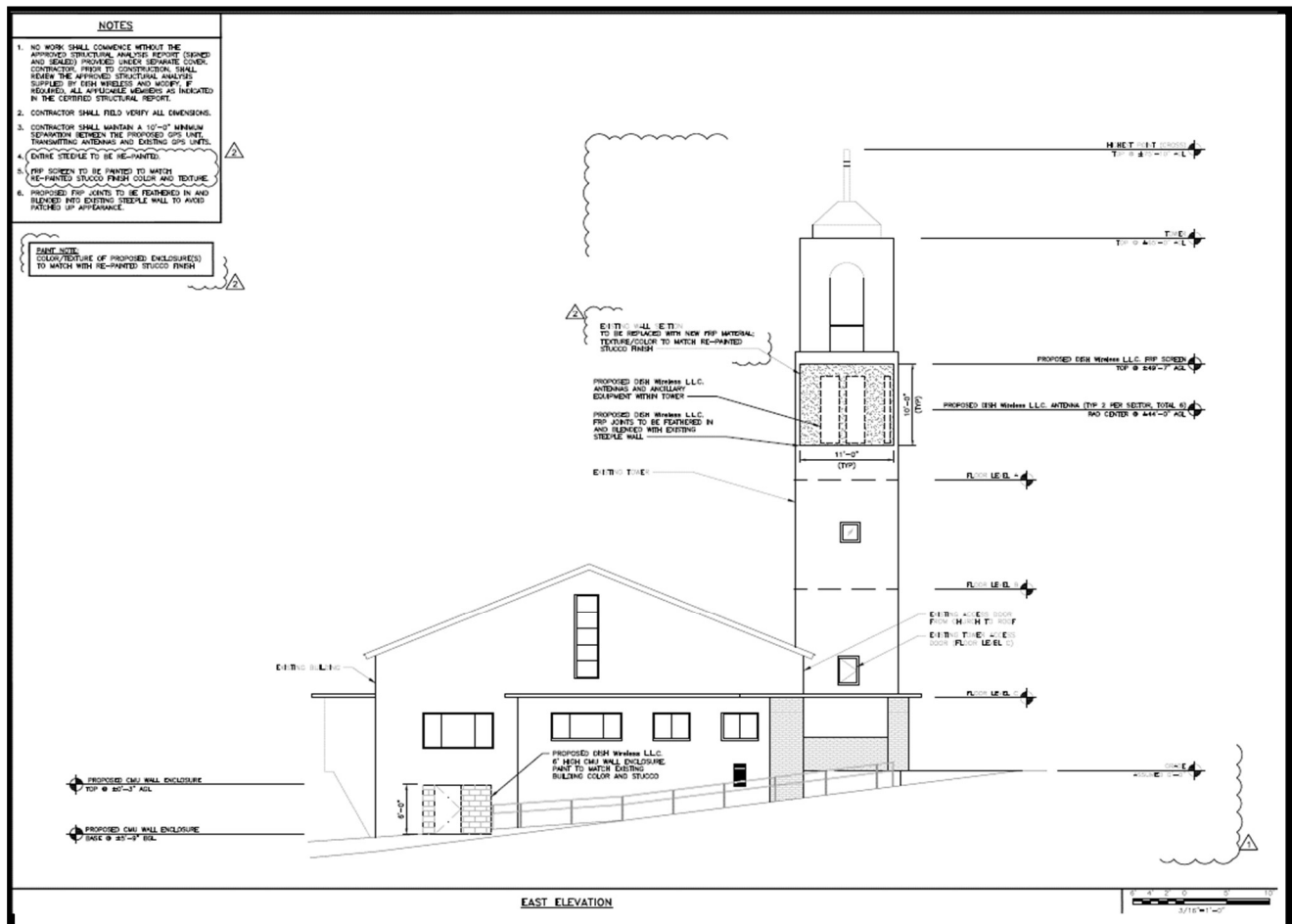
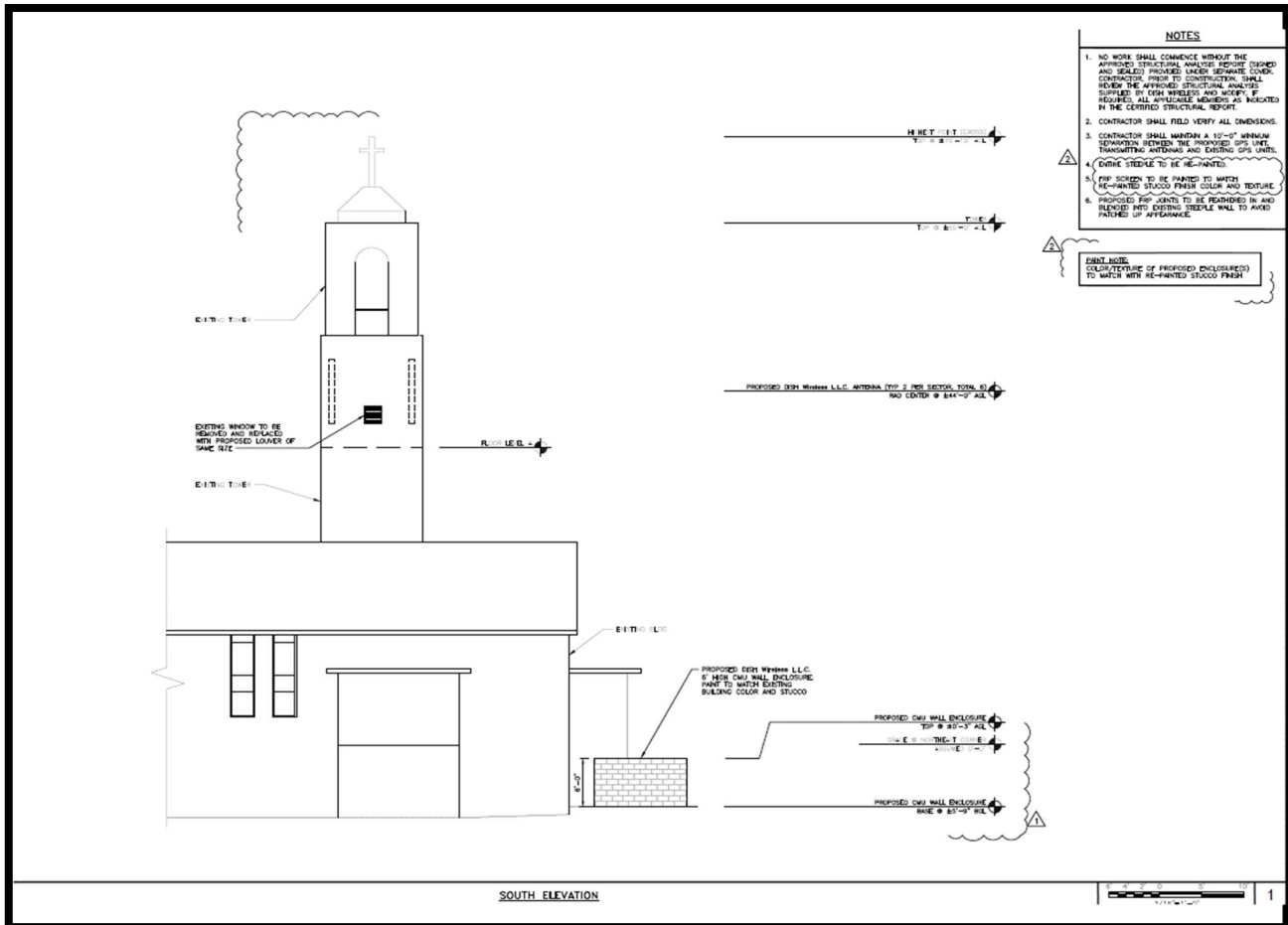


Figure 4: South Elevation



DISCUSSION:

Pursuant to ESMC Section 15-19-7(A), a roof-mounted Major WCF that exceeds the maximum building height for the applicable zoning district requires approval of a CUP by the Planning Commission. ESMC Chapter 15-19 also contains WCF development standards. Specifically, because the project includes mounting three antenna sectors with a total of 6 antenna panels concealed within a Church tower at a height of 44-feet, the project is considered a WCF requiring a Conditional Use Permit.

Conditional Use Permit

In considering a conditional use permit application, ESMC § 15-24-6A requires that the Planning Commission make all three findings in reference to the property and project under consideration.

- A. *The proposed location of the conditional use is in accord with the objectives of this title and the purposes of the zone in which the site is located.*

The Project Site is in the Multi-Family Residential (R-3) Zone. This zone provides areas suitable for the development of multi-family complexes with amenities for children and adults and promote a safe and healthy environment for existing and future residents. Establishing a WCF at the project site provides an increased and improved connectivity to the communications network in the area for years to come. Further, the proposed Project does not change the overall land use of the site, does not introduce new uses to the site, and is subordinate to the primary use of the property as a Church complex.

- B. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project is located within an area that is already developed and will not alter or interfere with the existing Church use of the site. The subject property is a sloped lot developed with two legal conforming Church structures, which diminishes the property owners ability to expand. Further the sloping topography results in a structure with terraced heights that vary from 20-feet to 75-feet, which exceeds the 32-foot height limit in the R-3 Zone. The applicant proposes six antenna panels mounted on the inside of an existing Church steeple at a height of 44-feet. Although the height of the antenna panels exceeds the 32-foot height limit, Section 15-19-7 of the El Segundo Zoning Code gives the Planning Commission authority to approve Major WCF proposals without the approval of a height variance.

The proposed antenna panels will be mounted within the existing steeple. To ensure adequate frequency transmission, 10-foot by 11-foot sections of the façade will be removed and replaced with fiber-reinforced plastic or fiber-reinforced polymer (FRP) screening. The applicant proposes to apply light smooth texture over the screening and paint to match the remainder of the steeple. Since the panels are inside the steeple, the proposed facility will not be visible to the public from along Grand Avenue nor from the residential neighborhood and commercial abutting streets. However, staff is concerned that applying a new light smooth texture finish only the area of the steeple where the screening is proposed can detract from the aesthetics of the steeple.

The steeple is a prominent structure that is visible from many locations throughout the city, including the Grand Avenue corridor. Staff believes that potential of warping, cracking at the seams, and discoloration of the area near the top of the steeple will have a “patch-up” appearance resulting in a detrimental impact to the community. To avoid this, staff has included a condition that the proposed light smooth texture finish be of a material

consistent with the existing church buildings on site to be applied throughout the entire steeple and repainted so that it does not exhibit any warping, seams, or discoloration and will prevent a patched-up finish/alteration look.

The ground-mounted equipment cabinets will also be completely screened from public view since the equipment is proposed within a new 6-foot-high, 11' by 8' concrete masonry wall equipment enclosure pad at the southeast side of the property. The CMU will be painted and textured to match the existing stucco finish of the Church, thereby offering a better concealment of the site from public view. The surface level equipment will be additionally screened by existing vegetation that partially surrounds the equipment enclosure.

Lastly, the Applicant's technicians will infrequently visit the site to maintain the equipment, which will access the site from Grand Avenue and Lomita Street. These existing roadways are adequate to serve the needs of the occasional service vehicles of Applicant.

The proposed conditions under which the major WCF will operate will not be detrimental to the public health, safety, and welfare, or materially injurious to properties or improvements in the vicinity.

- C. *That the proposed conditional use will comply with each of the applicable provisions of this Chapter.*

The proposed conditional use complies with the applicable provisions of ESMC Chapter 15-24 since proper notice and hearing were provided, proper hearing decision and records will be complied with, it has been demonstrated that the facility use is compatible with other existing and potential uses within the general area where the facility is being proposed, the facility is consistent and compatible with the purpose of the zone in which the site is located, and the required findings will be considered.

General Development Requirements:

ESMC § 15-19-5(B) contains Development Requirements for all Wireless Communication Facilities. The ESMC requires any and all accessory equipment, including transmission cables be located within a building, enclosure, or underground vault in a manner that complies with the development standards of the zoning district in which such equipment is located. In addition, if equipment is located above ground, it shall be visually compatible with the surrounding buildings and either: a) shrouded by sufficient landscaping to screen the equipment from view; or b) designed to match the architecture of adjacent buildings. If no recent and/or reasonable architectural theme is present, the Director may require a particular design that is deemed suitable to the subject location.

The proposed project complies with the General Development Requirements in the ESMC since the project site is located in Multi-Family Residential (R-3) Zone. This zone provides areas suitable for the development of multi-family complexes with amenities for children and adults and promote a safe and healthy environment for existing and future residents. The proposed WCF will utilize an existing enclosure to conceal panel antennas that will be mounted inside an existing Church tower (steeple) at a rad center height of 44-feet with each sector containing two antenna panels. The existing steeple continues to be visually compatible with the building, its surroundings and completely conceals the facility from public view.

The accessory support equipment for the facility will be located within a new 6-foot-high concrete masonry wall enclosure. The proposed Project will be located within an area that is already developed and will not alter or interfere with the existing uses of the site. Moreover, the electronic equipment cabinets will be located behind an enclosure that resembles the exterior finishes of the Church, will not be readily apparent or visible. Thus, the electronic equipment cabinets are not anticipated to interfere with vehicular or pedestrian-oriented traffic since they are not proposed within the driveway visibility triangles of the nearby driveways and the proposal conforms to the General Development Requirements.

Requirements for Major Wireless Communications Facilities

ESMC § 15-19-7(B) and (C) contains Additional Location and Design Requirements for Major Wireless Communication Facilities. The intent of these guidelines is to ensure that any proposed screening is compatible with the existing design and architecture of the building where the antennas are placed. These guidelines ensure that the proposal is made to conform to the sensitive aesthetic thresholds identified in the Zoning Code.

Pursuant to ESMC 15-19-7(B)(2), no portion of a major facility shall protrude beyond the boundary property lines of the apartment complex or into areas where it is not permitted. The proposed facility does not protrude beyond the boundary property lines and does not prevent the utility of the intended function of the Church or the area as required by ESMC §15-19-7(B)(2).

ESMC 15-19-7(B)(3) requires that a ground mounted facility equipment not be in a required parking area, a vehicle maneuvering area, vehicle/pedestrian circulation area or area of landscaping such that it interferes with, or in any way impairs, the utility or intended function of such area. No part of the proposed ground-mounted facility equipment is located in a required parking area, vehicle maneuvering area, vehicle/pedestrian circulation area or landscaping area.

Pursuant to ESMC § 15-19-7(C)(1) requires that a ground mounted facility equipment be secured from access by the general public with a fence of a type and design approved by either the Director or the Planning Commission. The proposed equipment enclosure pad will be concealed inside of a completely secure concrete masonry wall that is not accessible to the public. The proposed enclosure for the new facility complies with ESMC

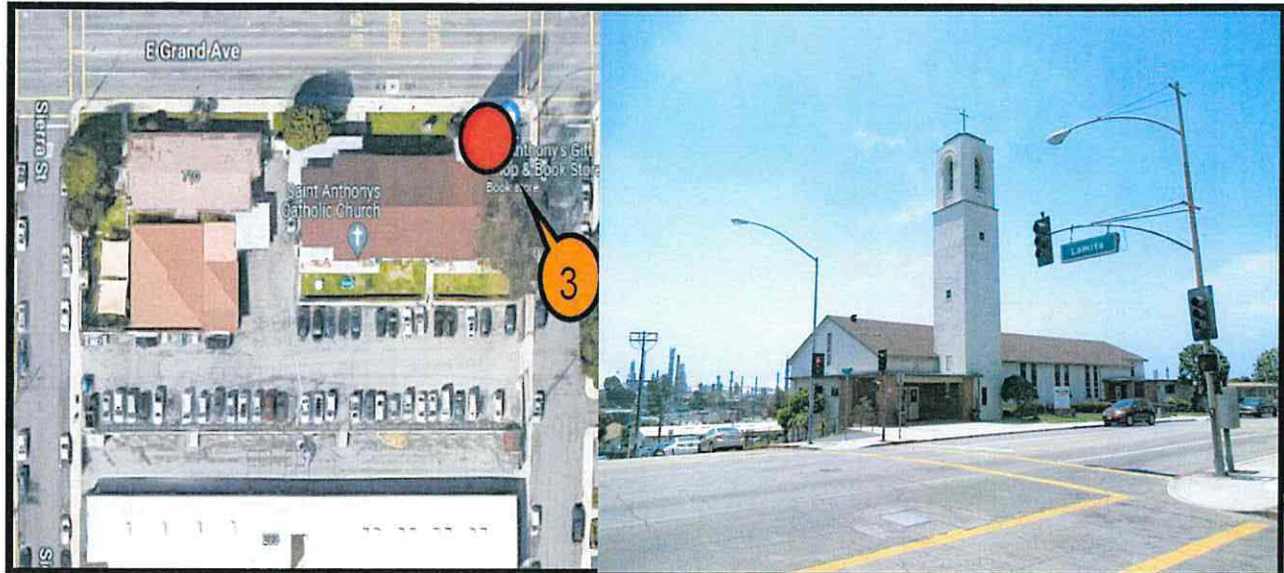
§15-19-7(C)(1) design requirement since the proposed facility is secured from public access.

The proposed Major WCF project complies with the general and additional requirements pertaining to site selection or location, design, screening and height in ESMC §15-19-7(B) and (C). Due to the topography of the site and the area, the existing steeple is a prominent structure that is visible throughout most of the city however, the facility will not be visible as the antenna panels will be concealed within the existing steeple. The facility is not visible to the public from along Grand Avenue nor from the residential neighborhood and abutting streets as proper screening and design will be provided throughout the steeple and FRP panel screens. Additionally, since all ground-mounted equipment cabinets are proposed within a 6-foot-high block wall structure, the cabinets will be completely screened from public view. The surface level equipment will be additionally screened by existing vegetation partially surrounding the equipment enclosure.

In addition to the above requirements, additional screening and site selection guidelines shall be considered. As stated in ESMC § 15-19-7(E) roof mounted facility that extends above the existing parapet of the building on which is mounted should be screened in a manner that is compatible with the existing architecture of the building a major WCF should be located at least 500 feet away from the nearest, existing, legally established major facility.

The proposed location of the new Major WCF concealed within a Church tower complies with the location guidelines since it will be mounted inside an existing steeple, the panels will not be taller than the steeple, and the facility is more than 500 feet away from any existing major WCF. The new Major WCF is approximately 566 feet (0.2 miles) from another Major WCF. The proposed new WCF was not collocated on an existing roof mounted facility or any of the existing utility tower or pole in the area because they are not structurally designed or had additional ground space to support the equipment needed for a WCF and existing sites were not interested in entering into new cell site lease agreements. Thus, the project is visually compatible with the residential and commercial uses surrounding the area, while the existing structures, foliage and topography ensure the facility is not visible.

Figure 5: Aerial Map and Photo Simulation



ENVIRONMENTAL REVIEW:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities), which consists of operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of the existing or former use to existing structures to provide electric, power, natural gas, sewerage, or other public utility services. The project includes establishing a WCF concealed within an existing Church tower (steeple structure) with no changes to the structure and no expansion of the existing Church use. The proposed site layout alteration comprised of a new concrete masonry wall enclosure (to host ground mounted equipment) is minor and will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

PREPARED BY: Jazmin Farias, Planning Technician *JF*

REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager *ES*

APPROVED BY: Michael Allen, AICP, Community Development Director *MA*

ATTACHED SUPPORTING DOCUMENTS:

1. Draft Resolution No. 2945
2. Plans
3. Photo Simulations
4. Coverage Map

RESOLUTION NO. 2945

A RESOLUTION BY THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1351 AND CONDITIONAL USE PERMIT NO. 23-03 FOR A NEW MAJOR WIRELESS COMMUNICATION MOUNTED/CONCEALED INSIDE AN EXISTING CHURCH TOWER (STEEPEL STRUCTURE) ON PROPERTY AT 710 EAST GRAND AVENUE

The Planning Commission of the City of El Segundo ("Commission" or "Planning Commission") **does resolve as follows:**

SECTION 1: The Commission finds and declares that:

- A. On August 25, 2023, DISH Wireless LLC (the "Applicant") submitted applications for Environmental Assessment ("EA") No. EA-1351 and Conditional Use Permit ("CUP") No. 23-03 to the Planning Division to provide coverage for their customers in the area via a new major WCF (the "Project") mounted and concealed inside an existing Church tower (steeple) structure and associated ground-mounted mechanical equipment inside a new 11' by 8' 6-foot-tall concrete masonry wall equipment enclosure pad at the southeast side of the property located at 710 East Grand Avenue, which is currently improved by Saint Anthonys Catholic Church;
- B. The project site is currently developed with two legal conforming structures on a sloping lot; comprised of a one-story Church and a one-story accessory Church Rectory structure.
- C. Community Development Department staff reviewed the Project applications for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC"), as well as the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Project Site is in the Multi-Family Residential (R-3) Zone, surrounded by Single-Family Residential (R-1) Zone and Multi-Family Residential (R-3) Zone to the north, Two-Family Residential (R-2) Zone and Neighborhood Commercial (C-2) Zone to the west, Multi-Family (R-3) Zone and Smoky Hollow West Zone to the south, and Multi-Family Residential (R-3) Zone to the east and Smoky Hollow East Zone;
- E. ESCM § 15-19-2 defines a major wireless communication facility ("WCF"), or "major facility" as a WCF that is roof mounted and exceeds the maximum

building height for the applicable zoning district, e.g., the facility proposed in the Project, which requires a Conditional Use Permit.

- F. Pursuant to ESMC § 15-19-7(A), Planning Commission approval of a CUP is required for a major WCF that exceeds the maximum building height for the applicable zoning district, and
- G. On November 9, 2023, after notice issued pursuant to the requirements of the El Segundo Municipal Code, the Planning Commission held a duly noticed public hearing to review and consider the Project applications, and receive public testimony and other evidence regarding the application; and
- H. The Planning Commission considered all oral and written evidence as part of such hearing, including, without limitation, the information provided by City staff, public testimony, and the Applicant. This Resolution, and its findings, are made on the entire administrative record, including, without limitation, the evidence presented to the Commission at its November 9, 2023, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Environmental Assessment. The Planning Commission finds that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities), which consists of operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of the existing or former use to existing structures to provide electric, power, natural gas, sewerage, or other public utility services. The project includes establishing a WCF concealed within an existing Church tower (steeple structure) with no changes to the structure and no expansion of the existing Church use. The proposed site layout alteration comprised of a new concrete masonry wall enclosure (to host ground mounted equipment) is minor and will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

SECTION 3: General Plan and Zoning. The Planning Commission finds and determines that the Project is consistent with the City's General Plan and the zoning regulations in the ESMC as follows:

- A. The El Segundo General Plan Land Use designation for the site is Multi-Family Residential and is consistent with the current zoning designation which is Multi-Family Residential (R-3).
- B. The Project is consistent with Land Use Element Policy LU7-1.7, which states that the City seeks to “develop standards for Wireless Communication Facilities, to regulate their location and design, to protect the public safety, general welfare, and quality of life in the City.” The proposed wireless communication facility meets the design requirements,

location requirements, screening, and site selection requirements of ESMC Chapter 15-19.

- C. The Project is consistent with Public Safety Element Goal PS 7 to protect public health, safety, and welfare, and minimize loss of life, injury, property damage, and disruption of vital services, resulting from earthquakes, hazardous material incidents, and other natural and man-made disasters by expanding the wireless phone, and 911 service area and capacity.
- D. The Project is consistent with Public Safety Element Policy PS 7-1.6 to continue to strengthen emergency communication systems and facilitate cooperation between the media and other emergency response agencies by expanding the wireless phone, and 911 service area and capacity.
- E. The Project is consistent with Air Quality Element Objective AQ15-1, to “reduce unsafe levels of air pollutants impacting the City.” The construction activity prompted by the Project would not create adverse impacts on air quality. The construction of the WCF will only take a few months to complete and ensures that the air quality impacts are minimized. When operational, the unmanned wireless facility does not have an impact on air quality.
- F. The ESMC requires approval of a CUP for a major WCF. A CUP is required for roof mounted WCF that exceed the maximum building height. The height of the Church tower (steeple), antennas, and other equipment mounted within a steeple of a Church complex is necessary to meet the objectives and technical requirements of a Major Wireless Communications Facility. The City’s topography varies in height and along East Grand Avenue. The proposed location of the WCF at the height that it is proposed is needed to ensure coverage is provided along the urban, suburban, and outdoor areas of the City.

SECTION 4: *Conditional Use Permit Findings.* Pursuant to ESMC § 15-24-6(A), the Planning Commission finds as follows:

- A. *That the proposed location of the conditional use is in accord with the objectives of Title 15 and the purposes of the zone in which the site is located.*

The Project Site is in the Multi-Family Residential (R-3) Zone, a zone that provides areas suitable for the development of multi-family complexes with amenities for children and adults and promote a safe and healthy environment for existing and future residents. Establishing a WCF at the project site provides an increased and improved connectivity to the communications network in the area for years to come. Further, the proposed Project does not change the overall land use of the site, does not introduce new uses to the site, and is subordinate to the primary use of the property as a Church complex.

- B. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposal will mount 6 antenna panels (2 per sector), jumpers, 12 remote radio units (4 per sector), 1 surge suppression device, 3 power cables (1 per sector), 3 fiber cables (1 per sector), and mounted cable conduit on sleepers. The panels are mounted (housed) inside of the Church tower located on the northeast corner of the parcel. Due to the topography of the site and the area, the existing steeple is a prominent structure that is visible throughout most of the city. Light smooth texture finish of a material consistent with the existing church buildings on site will be applied to the FRP panels material and entire steeple and; will be painted to match the existing building to achieve a facility design that is compatible with the existing architecture of the Church. The site is located near the top of a sloped traverse street and the facility will not be visible to the public from along Grand Avenue nor from the residential neighborhood and abutting streets because the proposed light smooth texture finish throughout the entire steeple and material being used will not exhibit any warping, seams, or discoloration and will prevent a patched-up finish/alteration look.

Associated ground-mounted equipment includes 1 concrete pad with H-frame, 1 equipment cabinet, 1 BBU, 1 PPC, 1 NEMA 3 telco-fiber box, 1 GPS unit and 1 meter. Ground-mounted equipment shall be installed inside a new 6-foot-high, 11' by 8' concrete masonry wall equipment enclosure pad at the southeast side of the property. The CMU will be painted and textured to match the existing stucco finish of the Church, thereby offering a better concealment of the site from public view. Since the proposed Project is located within a developed area, it will not alter or interfere with the existing uses of the site. Moreover, the electronic equipment cabinets will not interfere with vehicular or pedestrian-oriented traffic, nor will they be located within the driveway visibility triangles of the nearby driveways. Equipment will be located behind an enclosure that resembles the exterior finishes of the building, will not be readily apparent or visible. The surface level equipment will be additionally screened by existing vegetation partially surrounding the equipment enclosure. Without the request of this Conditional Use Permit DISH Wireless would be denied the ability to provide seamless coverage to all areas of the City.

Lastly, technicians will infrequently visit the site to maintain the equipment, which will access the site from Grand Avenue and Lomita Street. These existing roadways are adequate to serve the needs of the occasional service vehicles of Applicant.

- C. *That the proposed conditional use will comply with each of the applicable provisions of this Chapter:*

The proposed conditional use complies with the applicable provisions of ESMC Chapter 15-24 since proper notice and hearing were provided, proper hearing decision and records will be complied with, and the required findings will be considered. Therefore, this finding can affirmatively be made.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit “A,” which are incorporated into this Resolution by reference, the Planning Commission approves Environmental Assessment No. EA-1351 and Conditional Use Permit No. 23-03.

SECTION 6: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 7: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 8: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 9: Except as provided in Section 8, this Resolution is the Commission’s final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 9th day of November 2023.

Michelle Keldorf, Chair
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary

Keldorf -
Newman -
Hoeschler -
Inga -
Maggay -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Joaquin Vazquez, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2945

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), DISH Wireless LLC (“applicant”) agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Assessment No. EA-1351 and Conditional Use Permit No. CUP 23-03 (“Project Conditions”):

Zoning Conditions

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on file. Any subsequent modification to the project as approved including, but not limited to the floor plan, shall be referred to the Director of Community Development Department for the approval of a determination regarding the need for Planning Commission review of the proposed modification.
2. This approval is for 6 antenna panels (2 per sector), jumpers, 12 remote radio units (4 per sector), 1 surge suppression device, 3 power cables (1 per sector), 3 fiber cables (1 per sector), and mounted cable conduit on sleepers. Each antenna panel measures 96.5-inches in height, 26.7-inches width and 7.7-inches in depth.
3. The antenna panels will be mounted a rad center height of 44-feet and (housed) inside of the Church tower located on the northeast corner of the parcel. Each antenna sector will be completely concealed within the Church tower and will be screened by antenna screens (total of 3 antenna screens, 1 per sector).
4. Prior to requesting a Planning Final Inspection (for the Building Permit), the applicant shall re-texture and paint the steeple. The entire steeple and FRP panels shall be re-textured to include a light smooth texture finish of a material consistent with the existing church buildings on site. Further, both the entire steeple and FRP panels shall be painted to match the existing building to achieve a facility design that is compatible with the existing architecture of the Church to the satisfaction of the Community Development Director.
5. Associated ground-mounted equipment includes 1 concrete pad with H-frame, 1 equipment cabinet, 1 BBU, 1 PPC, 1 NEMA 3 telco-fiber box, 1 GPS unit and 1 meter. Ground-mounted equipment shall be installed inside a new 6-foot-high, 11’ by 8’ concrete masonry wall equipment enclosure pad at the southeast side of the property.
6. All cable trays shall be painted to match the existing stucco finish of the building and or utilize downspouts to conceal and camouflage cable trays to the satisfaction of the Community Development Director.

7. Prior to requesting a Planning Final Inspection (for the Building Permit), the CMU wall that surrounds host the ground-mounted equipment shall be painted and textured to match the existing stucco finish of the Church to the satisfaction of the Community Development Director.
8. Construction of the project shall substantially conform to the plans reviewed and approved by the Planning Commission on November 9, 2023.
9. Before building permits are issued, the applicant must submit plans that demonstrate substantial compliance with the plans and conditions of approval on file with the Community Development Department.
10. If the facility has not been established (i.e., plans submitted to Building and Safety for “plan check”) within two years of the effective date of approval of this permit by the Planning Commission, the approval shall become null and void. A written request for time extension must be filed with the Community Development Department prior to the expiration date and approved by the Planning Commission.
11. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission after conducting a public hearing on the matter.
12. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City Department, the stricter shall apply.
13. Any project site that contains inoperative antennas, cabinets, and associated equipment or structures for a Wireless Communication Facility for 6 months or more is deemed abandoned and must be removed to comply with ESMC § 15-19-12.
14. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
15. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
16. The applicant may not interfere or restrict subsequent applicants of wireless communication facility permits, including public safety radio communication agencies, for purposes of collocating such facilities at the project site, subject to technical feasibility.
17. The facility must be erected, located, operated, and maintained at all times in

compliance with ESMC Chapter 15-19 and all applicable laws, regulations and requirements of the building code, and every other code and regulation imposed or enforced by the City, the State, and the United States Federal Government. The applicant must obtain all applicable building and construction permits that may be required prior to erecting or installing the facility.

18. Plans submitted for plan check review (permitting process) with Building and Safety Division must include sheets containing a copy of Resolution 2945 and Conditions of Approval (COA).

Building Division Conditions

19. Before building permits are issued, the applicant must submit full structural plans and calculations for the reframing of the tower (steeple) walls, WCF equipment that will be mounted on the steeple, including surface-mounted supporting equipment and equipment cabinets inside of the 11' by 8' new concrete masonry wall equipment enclosure pad.
20. Before building permits are issued, plans must show conformance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 Green Building Code and 2022 California Energy Code, all as adopted by the ESMC.

Fire Department Conditions

21. The applicant must comply with the applicable requirements of the 2022 California Fire Codes as adopted by the City of El Segundo and El Segundo Fire Department.
22. The project shall comply with all the requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
23. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the El Segundo Municipal Code shall apply at the time the construction plans are submitted for construction permits.
24. City of El Segundo Fire Department approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
25. Prior to the issuance of building permits a Classification Disclosure shall be submitted for review and approval. All hazardous materials as defined by the fire code that will either be stored or used at the facility shall be disclosed.
26. Construction plans for the generator shall be submitted to El Segundo Fire Department prior to installation.

27. Construction plans for the UPS/Batter system/s shall be submitted to El Segundo Fire Department and approval prior to installation.

Police Department Conditions

28. The applicant's wireless communication devices cannot cause interference to or reduce the signal strength of any existing radio equipment at the project site and must accept any interference caused by existing equipment. Wireless vendors must agree to provide technical assistance and equipment to determine and alleviate any interference problems, either initially or at any time in the future. Any equipment determined to be interfering or reducing the signal of existing equipment may be required by the city to either relocate or reduce power. Any future changes to the frequency, power level, or type of emission will require prior notification and approval by the City.

Miscellaneous Conditions

29. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1351 and Conditional Use Permit No. CUP 23-03. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1351 and Conditional Use Permit No. CUP 23-03 the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Maverick Becker on behalf of DISH Wireless LLC certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

Maverick Becker (Applicant Representative)

The Roman Catholic Archbishop of Los Angeles

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}



DISH Wireless L.L.C. SITE ID:

LALAX04221B

SAINT ANTHONYS CATHOLIC CHURCH

DISH Wireless L.L.C. SITE ADDRESS:

**710 E GRAND AVENUE
EI SEGUNDO, CA 90245**

GROUND SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

SECTOR SCOPE OF WORK:

- INSTALL (3) ANTENNA SCREENS
- INSTALL (6) PROPOSED PANEL ANTENNAS (2 PER SECTOR)
- INSTALL PROPOSED JUMPERS
- INSTALL (12) PROPOSED RRUS (4 PER SECTOR)
- INSTALL (1) PROPOSED SURGE SUPPRESSION DEVICE
- INSTALL (1) POWER CABLE PER SECTOR (3 TOTAL)
- INSTALL (1) FIBER CABLE PER SECTOR (3 TOTAL)
- INSTALL PROPOSED ROOFTOP CONDUIT ON SLEEPERS

GROUND SCOPE OF WORK:

- INSTALL (1) PROPOSED CMU WALL ENCLOSURE
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED BBU IN CABINET
- INSTALL (1) PROPOSED PPC
- INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED CONDUIT STUB-UPS
- INSTALL (1) PROPOSED GPS UNIT
- INSTALL (1) PROPOSED METER
- INSTALL (1) PROPOSED SAFETY SWITCH, (1) PROPOSED FIBER BOX



SITE PHOTO



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 642-2444
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER: ROMAN CATHOLIC ARCHBISHOP OF LA
ADDRESS: 710 E GRAND AVENUE
EI SEGUNDO, CA 90245

TOWER TYPE: ROOFTOP

COUNTY: LOS ANGELES COUNTY

LATITUDE (NAD 83): 33.919297
33° 55' 09.47" N

LONGITUDE (NAD 83): -118.407983
118° 24' 28.74" W

ZONING JURISDICTION: EI SEGUNDO, CITY OF CA

ZONING DISTRICT: R-3 MULTI-FAMILY RESIDENTIAL

PARCEL NUMBER: 4135-023-010

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: II-B

POWER COMPANY: SOUTHERN CALIFORNIA EDISON

FIBER COMPANY: TBD

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C.
7545 IRVINE CENTER DR
SUITE 250
IRVINE, CA 92618

SITE DESIGNER: MORRISON HERSHFIELD
12526 HIGH BLUFF DR, SUITE 300
SAN DIEGO, CA 92130
(858) 472-4048

SITE ACQUISITION: DISH Wireless L.L.C.
RAQUEL BARNAS

CONSTRUCTION MANAGER: DISH Wireless L.L.C.
JOHN ROGERS

RF ENGINEER: DISH Wireless L.L.C.
ANIRUDH RAMAM



7545 IRVINE CENTER DR
SUITE 250
IRVINE, CA 92618



MORRISON HERSHFIELD
12526 HIGH BLUFF DR, SUITE 300
SAN DIEGO, CA 92130
www.morrisonhershfield.com

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: SE
CHECKED BY: LB
APPROVED BY: RL

RFDS REV #: 2

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	08/12/22	ISSUED FOR REVIEW
B	08/09/22	ISSUED FOR REVIEW
C	08/23/23	ISSUED FOR REVIEW
1	09/22/23	REVISED PER JDX COMMENTS
2	10/11/23	REVISED PER JDX COMMENTS

A&E PROJECT NUMBER
210596100

DISH Wireless L.L.C. PROJECT INFORMATION
LALAX04221B
710 E GRAND AVENUE
EI SEGUNDO, CA 90245

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

CALIFORNIA - CODE COMPLIANCE

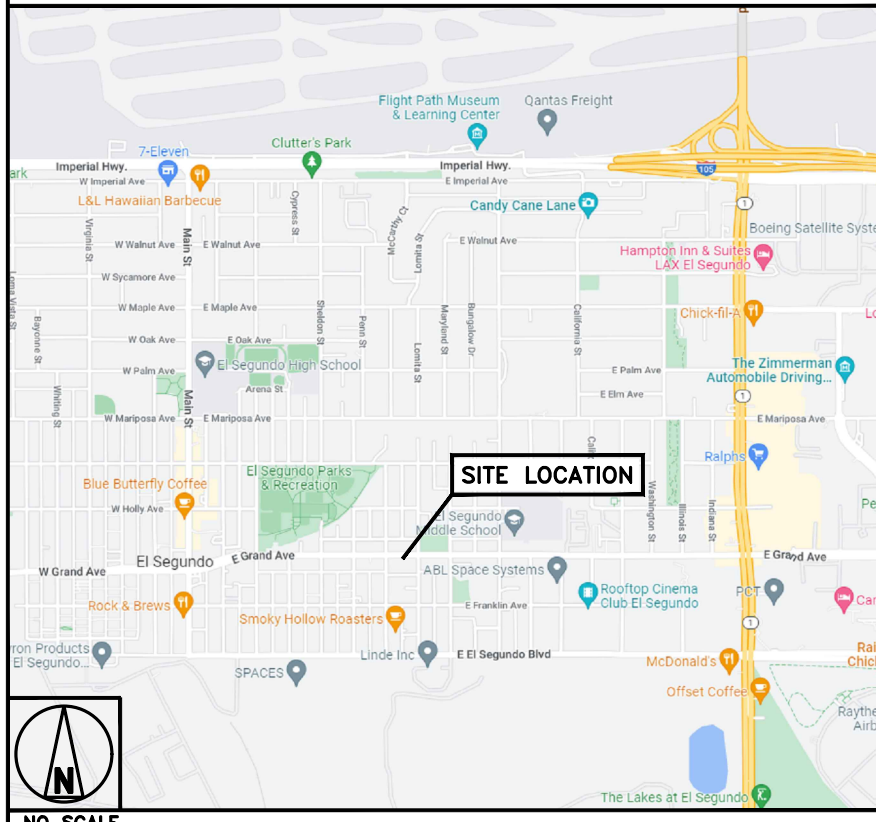
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2022 CALIFORNIA BUILDING CODE (CBC)/2021 IBC
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE (CMC)/2021 UMC
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE (CEC)/2020 NEC
FIRE	2022 CALIFORNIA FIRE CODE (CFC)/2022

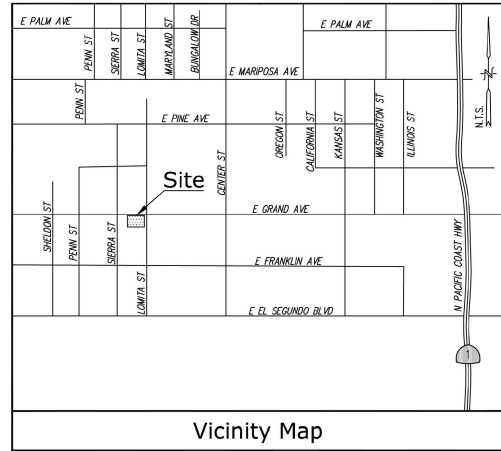
SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ROOF PLAN
A-2.1	ENLARGED PLAN & EQUIPMENT PLAN
A-2.1.1	ENCLOSURE ELEVATION
A-3	ANTENNA LAYOUT & SCHEDULE
A-4	NORTH ELEVATION
A-4.1	EAST ELEVATION
A-4.2	WEST ELEVATION
A-4.3	SOUTH ELEVATION

VICINITY MAP



NO SCALE



Title Report
 PREPARED BY: COMMONWEALTH LAND TITLE COMPANY
 ORDER NO.: 92018502
 DATED: JULY 15, 2022

Legal Description
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOTS 1 THROUGH 6 INCLUSIVE IN BLOCK 29 OF EL SEGUNDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THEREFROM THE SOUTH 52 FEET OF SAID LOTS 1 THROUGH 6.
 ALSO EXCEPT THEREFROM AS TO LOTS 1 AND 2, ONE-FIFTH (1/5) OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY FOR DRILLING OR ANY OTHER PURPOSES, AS RESERVED BY LOUIS MILLER, IN DEED RECORDED MAY 3, 1955 AS INSTRUMENT NO. 448, IN BOOK 47656 PAGE 234, OFFICIAL RECORDS.
 ALSO EXCEPT THEREFROM AS TO LOTS 1 AND 2, ALL REMAINING OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY ON SAID LAND, AS RESERVED BY GREEN BROS. CONSTRUCTION COMPANY, A PARTNERSHIP, IN DEED RECORDED AUGUST 24, 1955 AS INSTRUMENT NO. 969 OF OFFICIAL RECORDS.
 ALSO EXCEPT THEREFROM AS TO LOT 3, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY AS RESERVED BY FRANK E. ANDRES AND BELLE ANDRES, HUSBAND AND WIFE, IN DEED RECORDED MARCH 5, 1952 AS INSTRUMENT NO. 1145, IN BOOK 38416 PAGE 362, OFFICIAL RECORDS.
 ALSO EXCEPT THEREFROM AS TO LOT 4, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS RESERVED BY ARTHUR L. GROSS AND HELEN GROSS, IN DEED RECORDED FEBRUARY 14, 1952 AS INSTRUMENT NO. 1008, IN BOOK 38247 PAGE 244, OFFICIAL RECORDS.
 ALSO EXCEPT THEREFROM AS TO LOT 5, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS RESERVED BY PINCHES KARL AND ROSA KARL, IN DEED RECORDED FEBRUARY 13, 1952 AS INSTRUMENT NO. 1360, IN BOOK 38240 PAGE 19, OFFICIAL RECORDS.

Geographic Coordinates at Existing Tower
 1983 DATUM: LATITUDE: 33° 35' 08.47" N LONGITUDE 118° 24' 28.74" W
 ELEVATION = 170.2 FEET ABOVE MEAN SEA LEVEL

Basis of Bearings
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2022.25) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):
 S.N.A. CASM:
 NORTHING = 1829162.56' EASTING = 6418730.62'
 S.N.A. CALA:
 NORTHING = 1861876.08' EASTING = 6488475.44'

Benchmark
 THE SMARTNET NORTH AMERICA C.O.R.S. CASM, ELEVATION 218.38 FEET (NAVD 88).

Date of Survey
 JUNE 09, 2022.

Legend

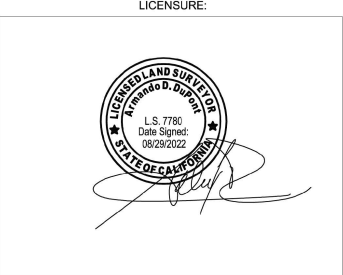
APN	ASSESSOR'S PARCEL NUMBER	CONCRETE PAVEMENT
BTM	BOTTOM OF STRUCTURE	DOOR
CL	CENTERLINE	ELECTRIC MANHOLE
D	DIAMETER OF EXISTING TREE	FOUND MONUMENT AS NOTED
EPB	ELECTRIC PULL BOX	GATE
FS	FINISH SURFACE	GUY WIRE
HCR	HANDICAP RAMP	LATITUDE-LONGITUDE COORDINATE
NG	NATURAL GROUND	POWER POLE
OT	OVERHANG TOP	SIGN
R/W	RIGHT OF WAY	STARS SHOWING DOWNWARD DIRECTION
TC	TOP OF CURB	STREET LIGHT
TOP	TOP OF STRUCTURE	TRAFFIC LIGHT
TYP	TYPICAL	TREE (TYPICAL)
	BLOCK WALL	UTILITY POLE
	CENTERLINE	
	CHAIN LINK FENCE	
	INTERIOR LOT LINE	
	INTERIOR LOT LINE	
	OVERHANG	
	OVERHEAD LINE	
	PROPERTY LINE	
	RISE LINE	
	RIGHT-OF-WAY	
	WROUGHT IRON FENCE	



16812 ARMSTRONG AVE., SUITE 200 IRVINE, CA 92616
 PHONE: (949) 690-1956



CONSULTANT:
CAL VADA
SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92880
 Phone: 951-280-9960 Fax: 951-280-9746
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 22447



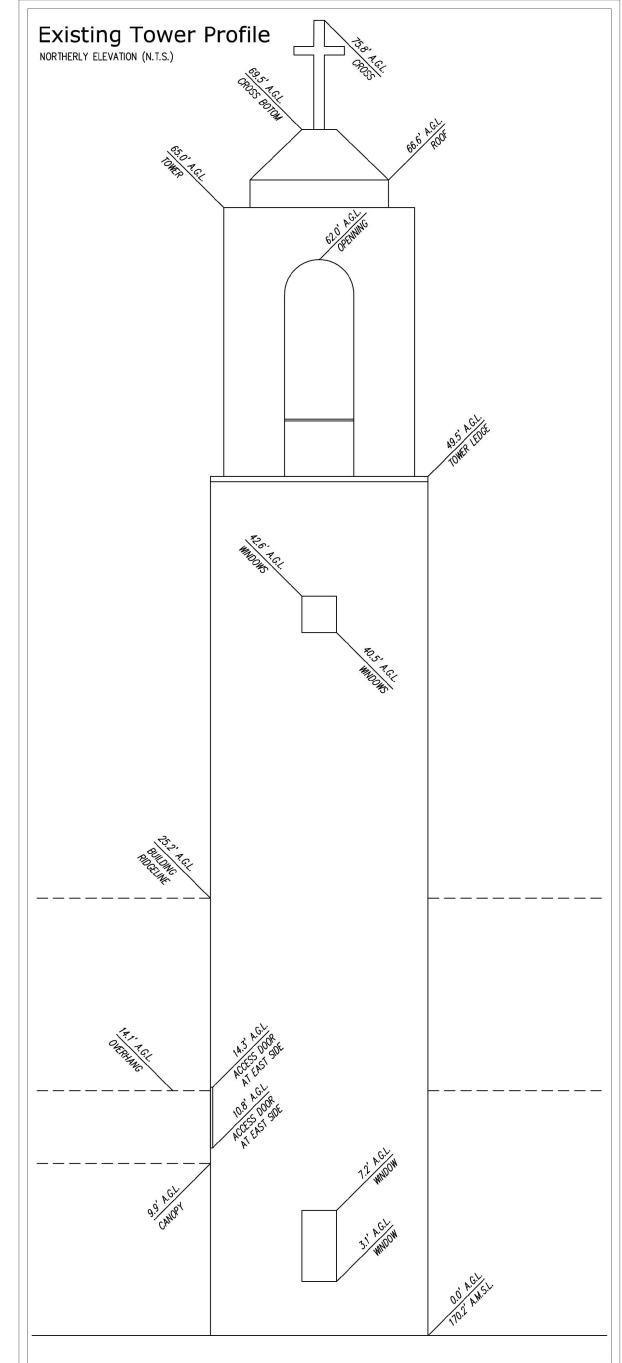
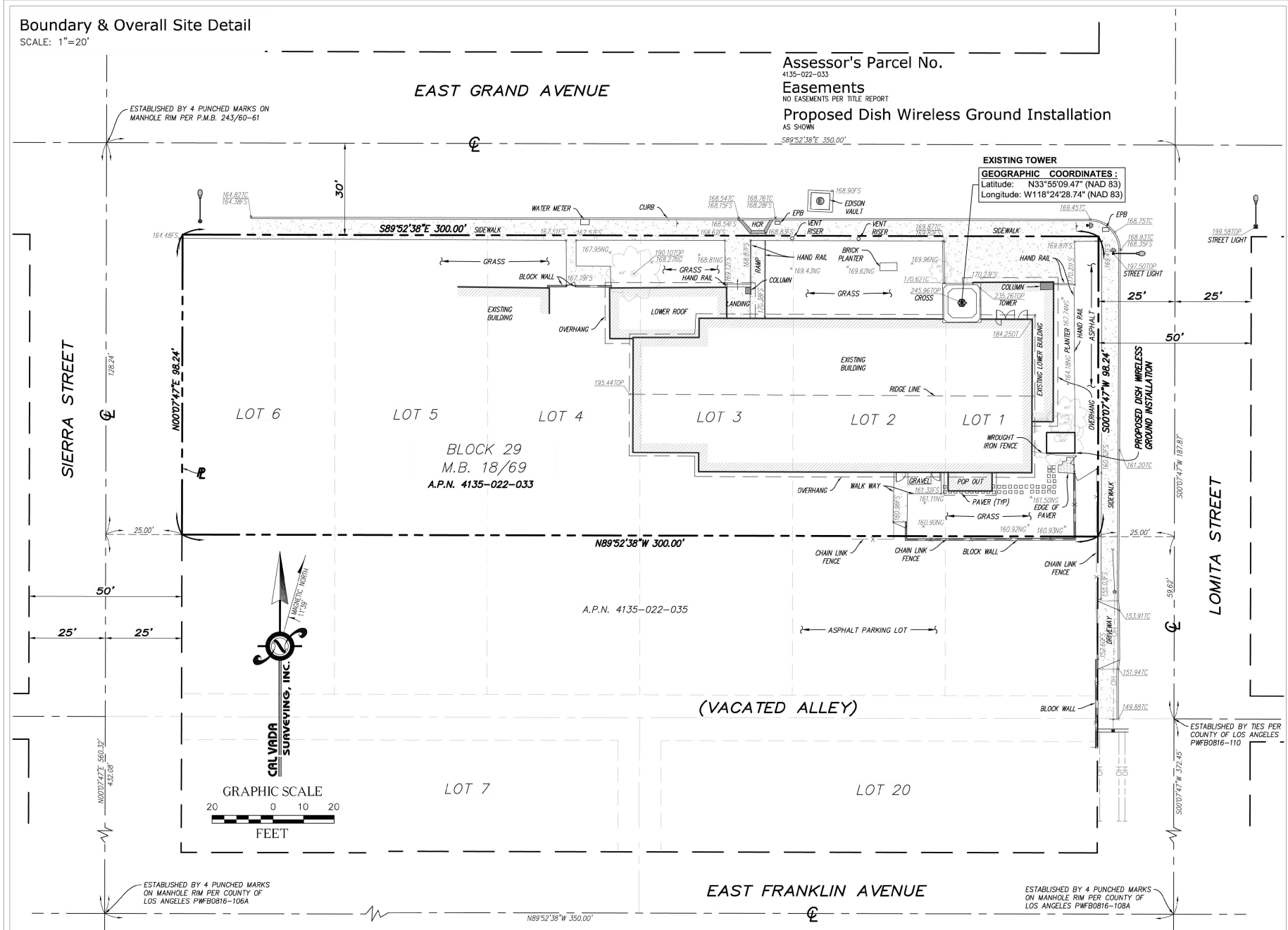
REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	06/21/22	SUBMITTAL
1	08/29/2022	TITLE REPORT/ZONING DRAWINGS/FINAL

SITE INFORMATION:
LALAX0421B
 720 E. GRAND AVENUE
 EL SEGUNDO, CA 90245
 LOS ANGELES COUNTY

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1
 SHEET 1 OF 1



NOTES

1. THIS IS NOT A SURVEY. ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND JURISDICTIONAL GIS INFORMATION AND ARE APPROXIMATE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
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LEGAL DESCRIPTION

TR=43746 1/2 VAC ST ADJ ON E AND LOT 1



7545 IRVINE CENTER DR
SUITE 250
IRVINE, CA 92618



MORRISON HERSHFIELD
12526 HIGH BLUFF DR, SUITE 300
SAN DIEGO, CA 92130
www.morrisonhershfield.com

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DRAWN BY: SE CHECKED BY: LB APPROVED BY: RL

RFDS REV #: 2

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	08/12/22	ISSUED FOR REVIEW
B	08/09/22	ISSUED FOR REVIEW
C	08/23/23	ISSUED FOR REVIEW
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2	10/11/23	REVISED PER JDX COMMENTS

A&E PROJECT NUMBER
210596100

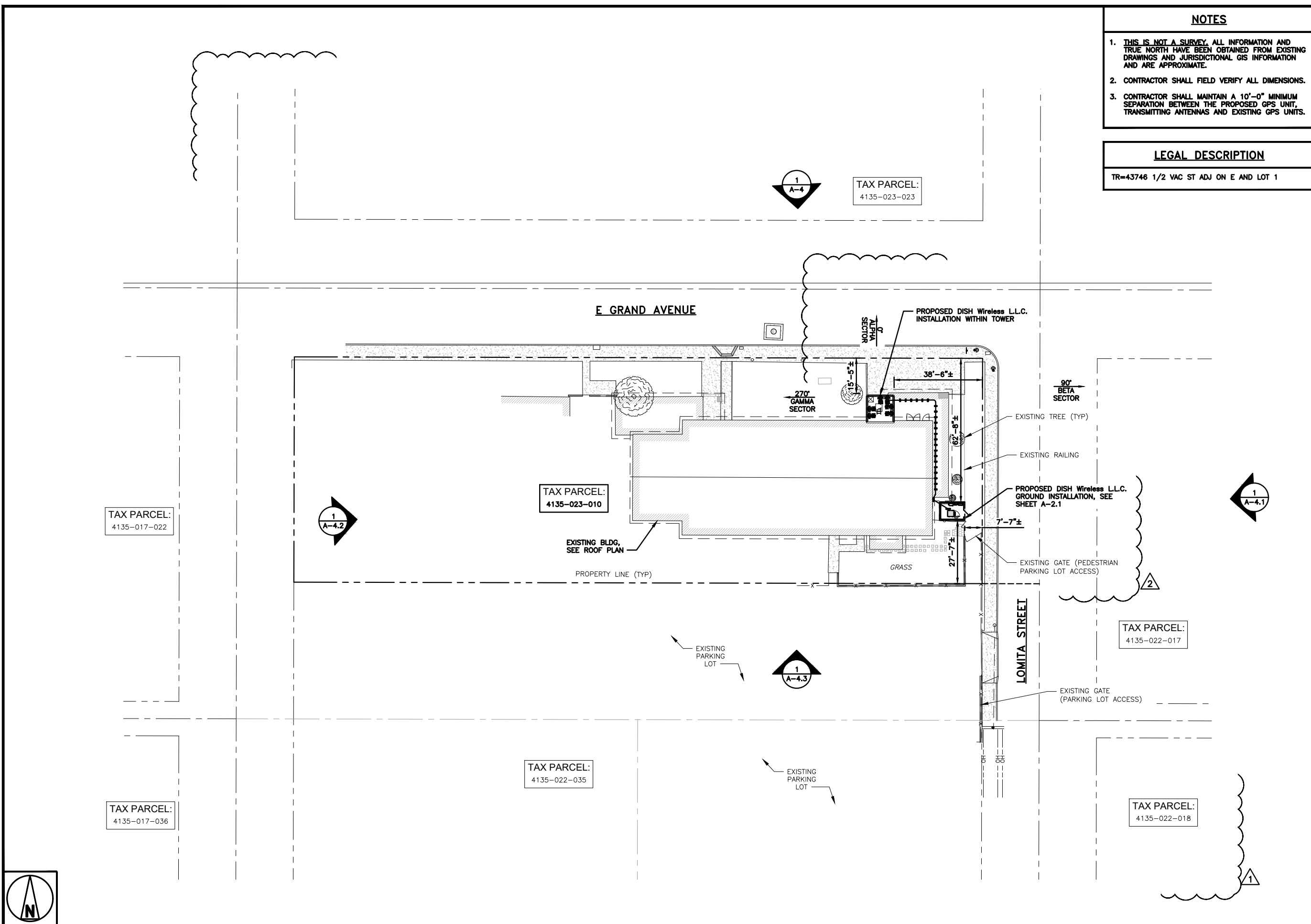
DISH Wireless L.L.C. PROJECT INFORMATION

LALAX04221B
710 E GRAND AVENUE
EI SEGUNDO, CA 90245

SHEET TITLE
OVERALL
SITE PLAN

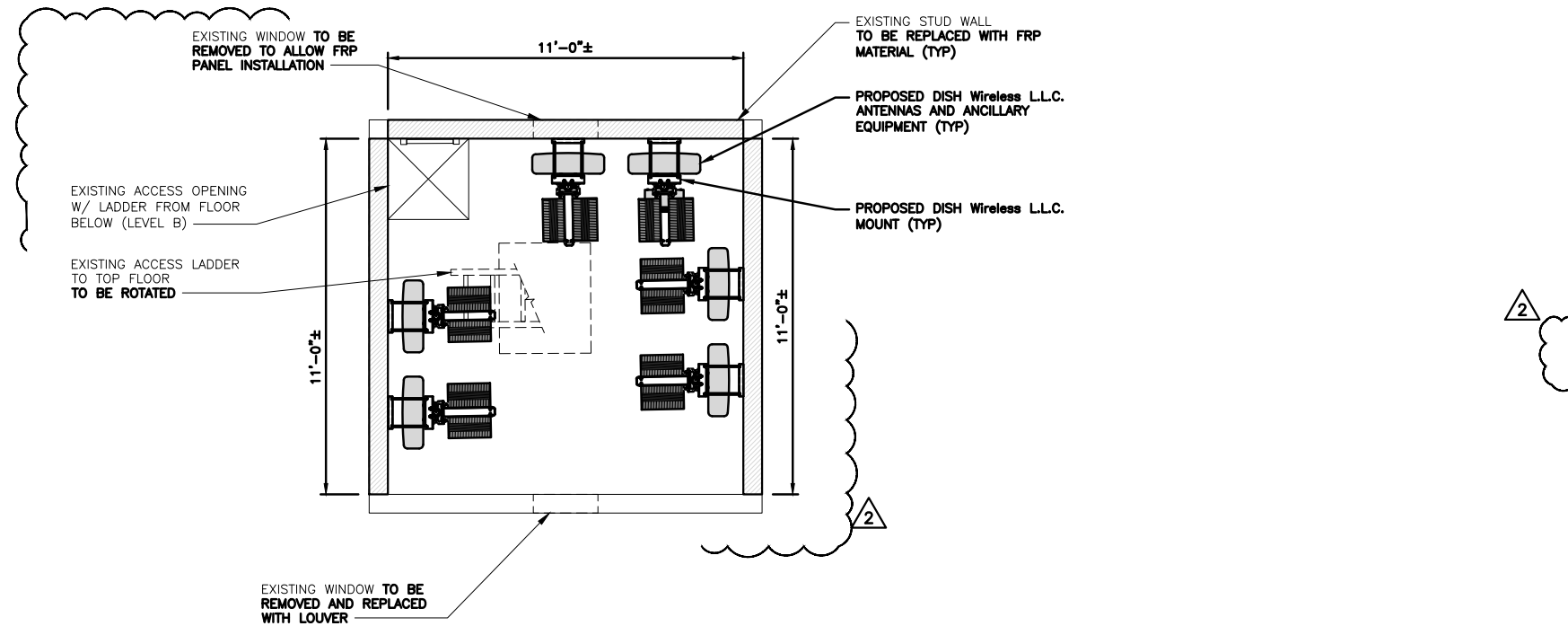
SHEET NUMBER

A-1

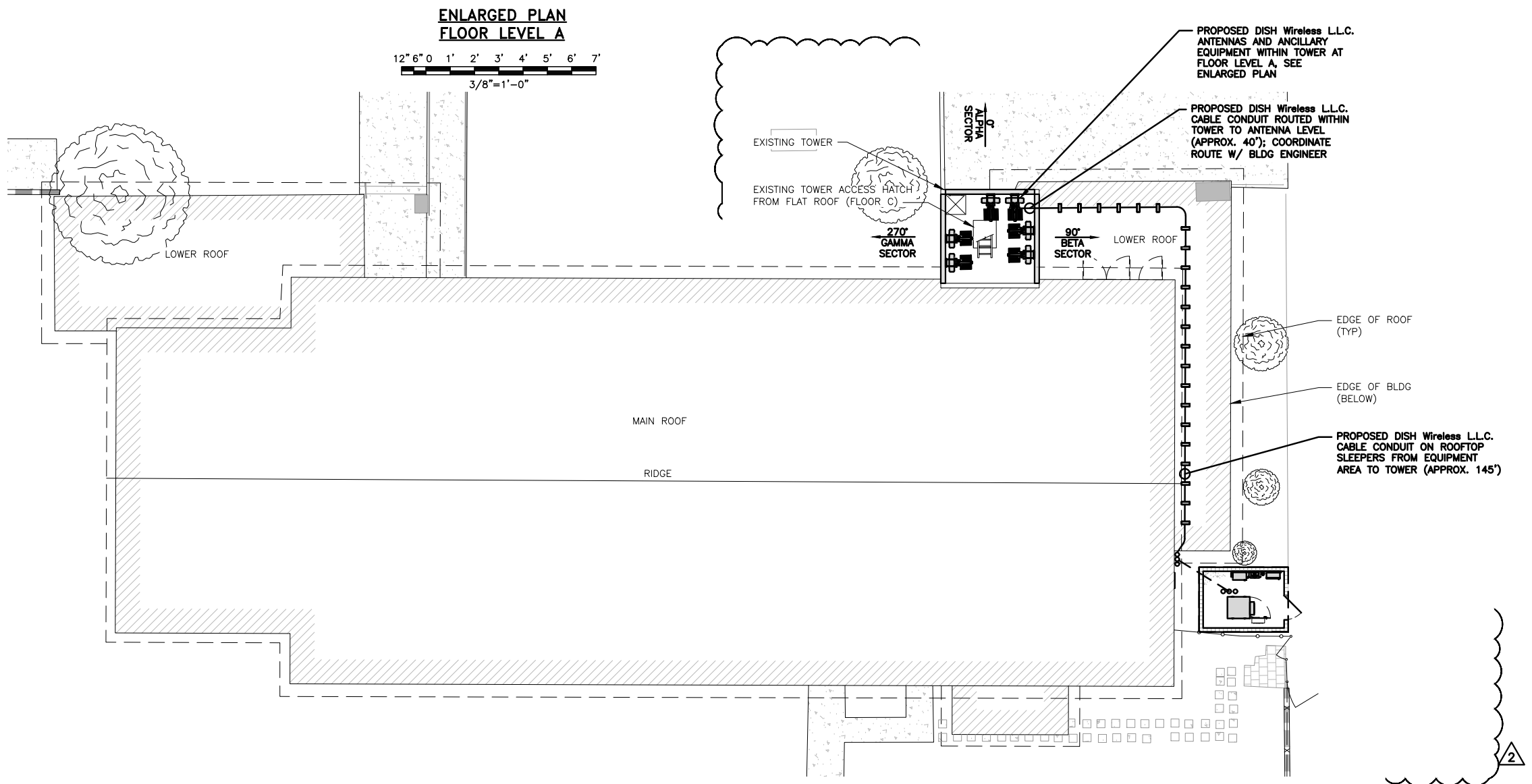


OVERALL SITE PLAN

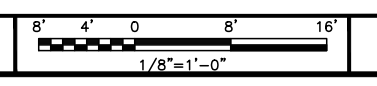
30' 20' 10' 0 30' 60'
1"=30'



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 6. FRP SCREEN TO BE PAINTED TO MATCH RE-PAINTED STUCCO FINISH COLOR AND TEXTURE.



ROOF PLAN



7545 IRVINE CENTER DR
SUITE 250
IRVINE, CA 92618

MORRISON HERSHFIELD
12526 HIGH BLUFF DR, SUITE 300
SAN DIEGO, CA 92130
www.morrisonhershfield.com

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SE LB RL

RFDS REV #: 2

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DISH Wireless L.L.C. PROJECT INFORMATION
LALAX04221B
710 E GRAND AVENUE
EI SEGUNDO, CA 90245

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-2

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PAINT NOTE:
COLOR/TEXTURE OF PROPOSED ENCLOSURE(S)
TO MATCH ADJACENT BUILDING SURFACE

dish wireless.

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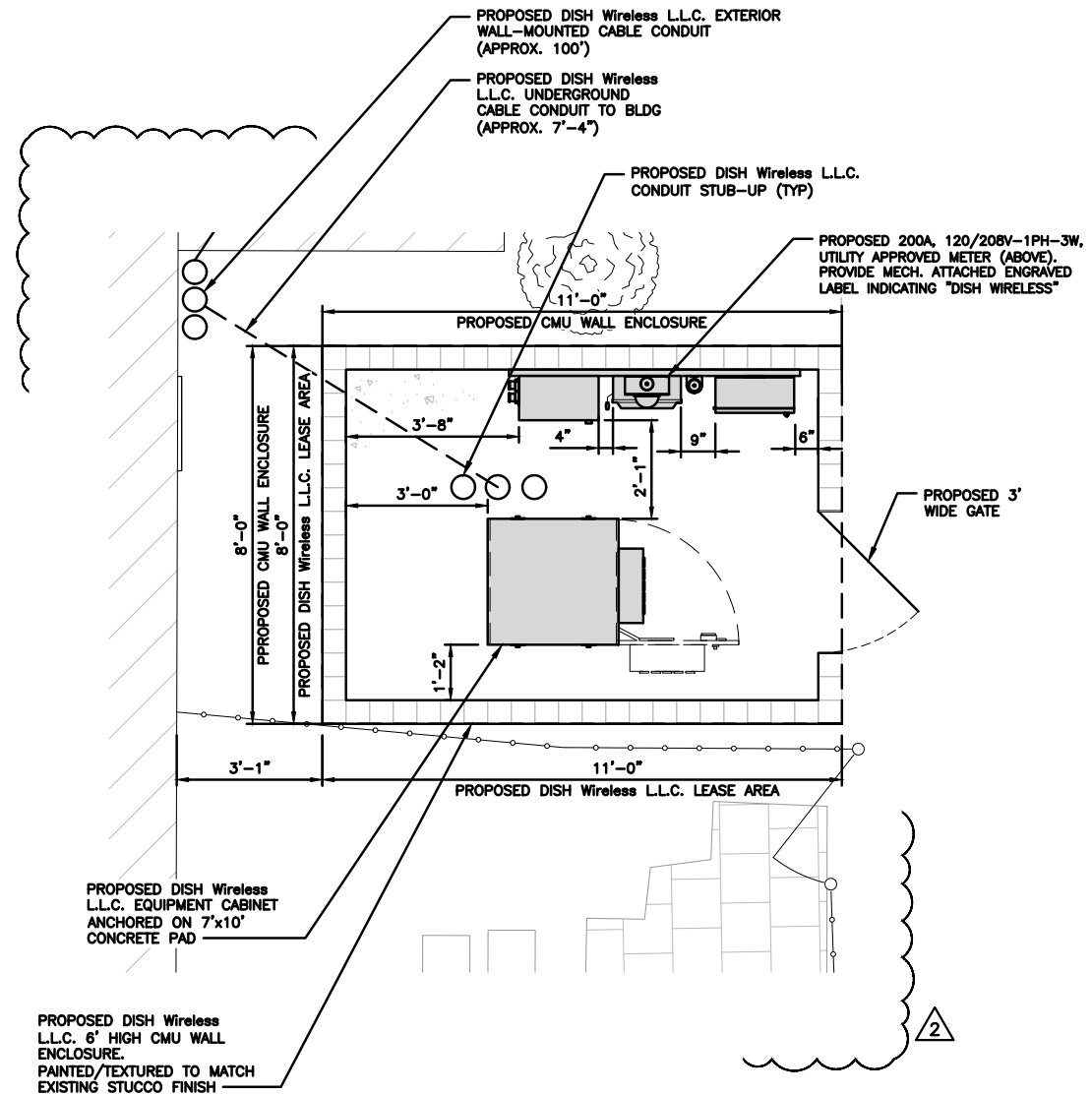
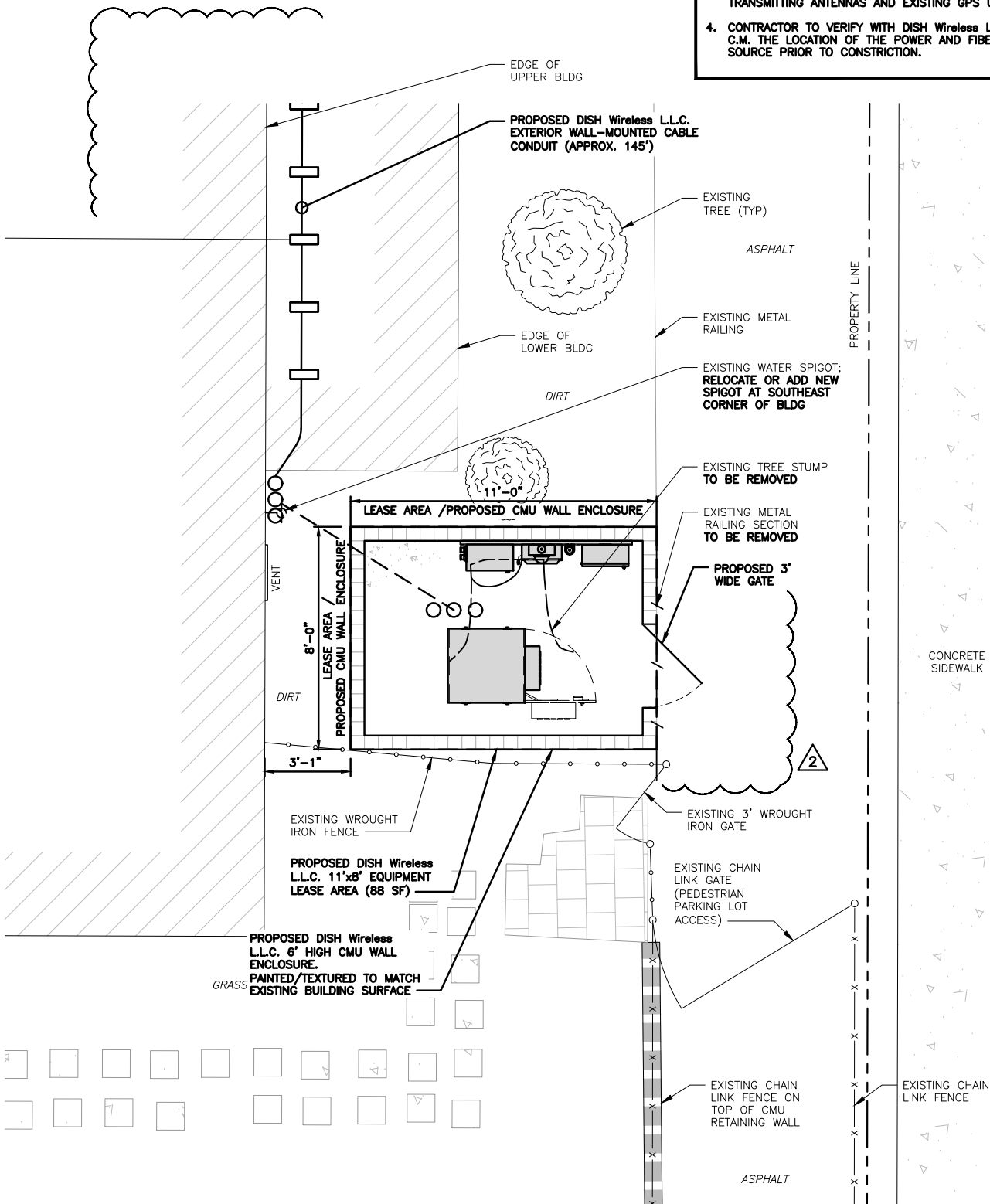
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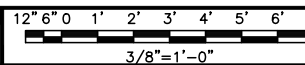
DISH Wireless L.L.C. PROJECT INFORMATION
LALAX04221B
710 E GRAND AVENUE
EI SEGUNDO, CA 90245

SHEET TITLE
ENLARGED PLAN & EQUIPMENT PLAN

SHEET NUMBER
A-2.1



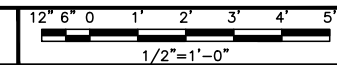
ENLARGED PLAN



1



EQUIPMENT PLAN



1



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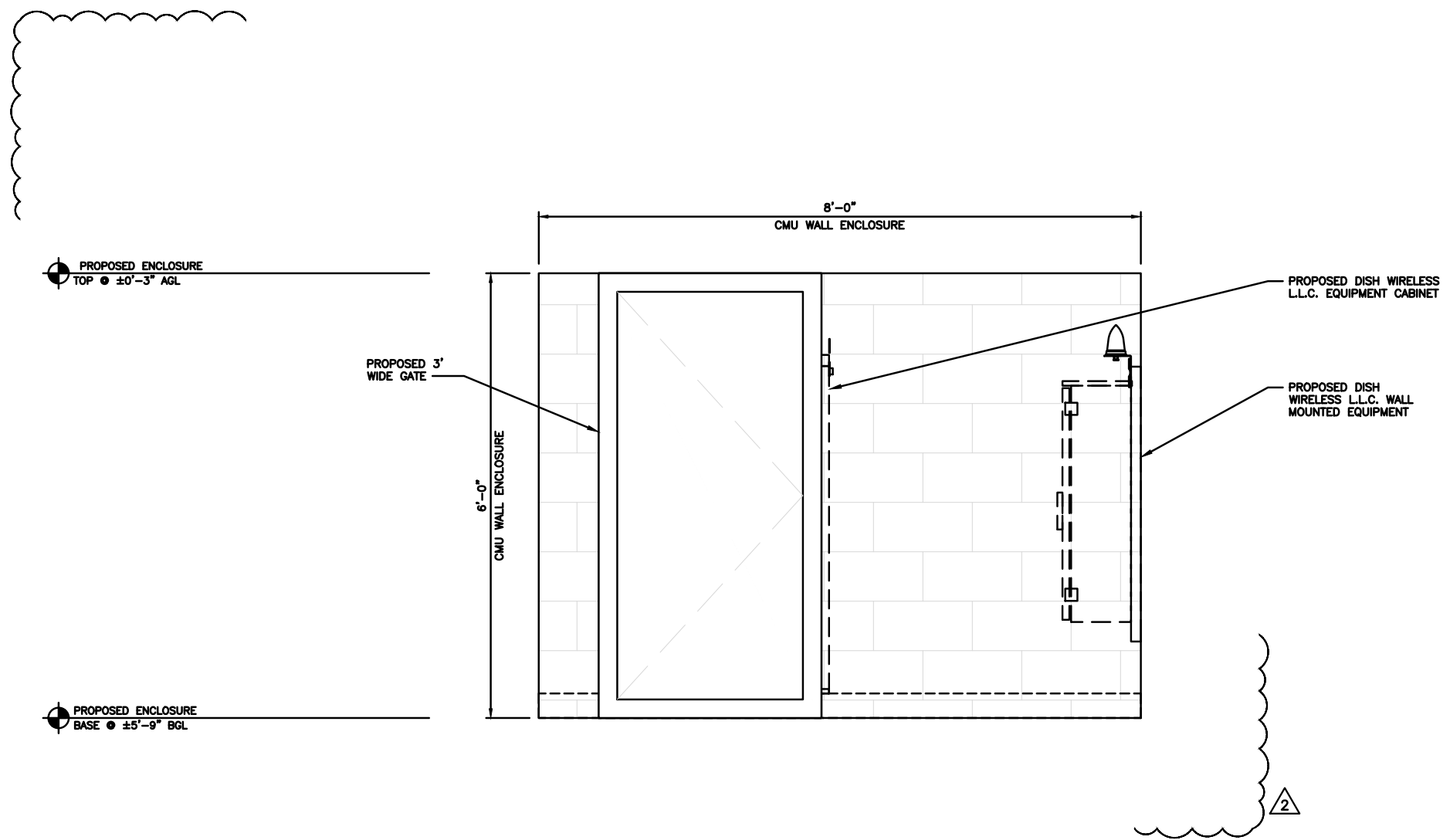
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DISH Wireless L.L.C. PROJECT INFORMATION
LALAX04221B
710 E GRAND AVENUE
EI SEGUNDO, CA 90245

SHEET TITLE
ENCLOSURE ELEVATION

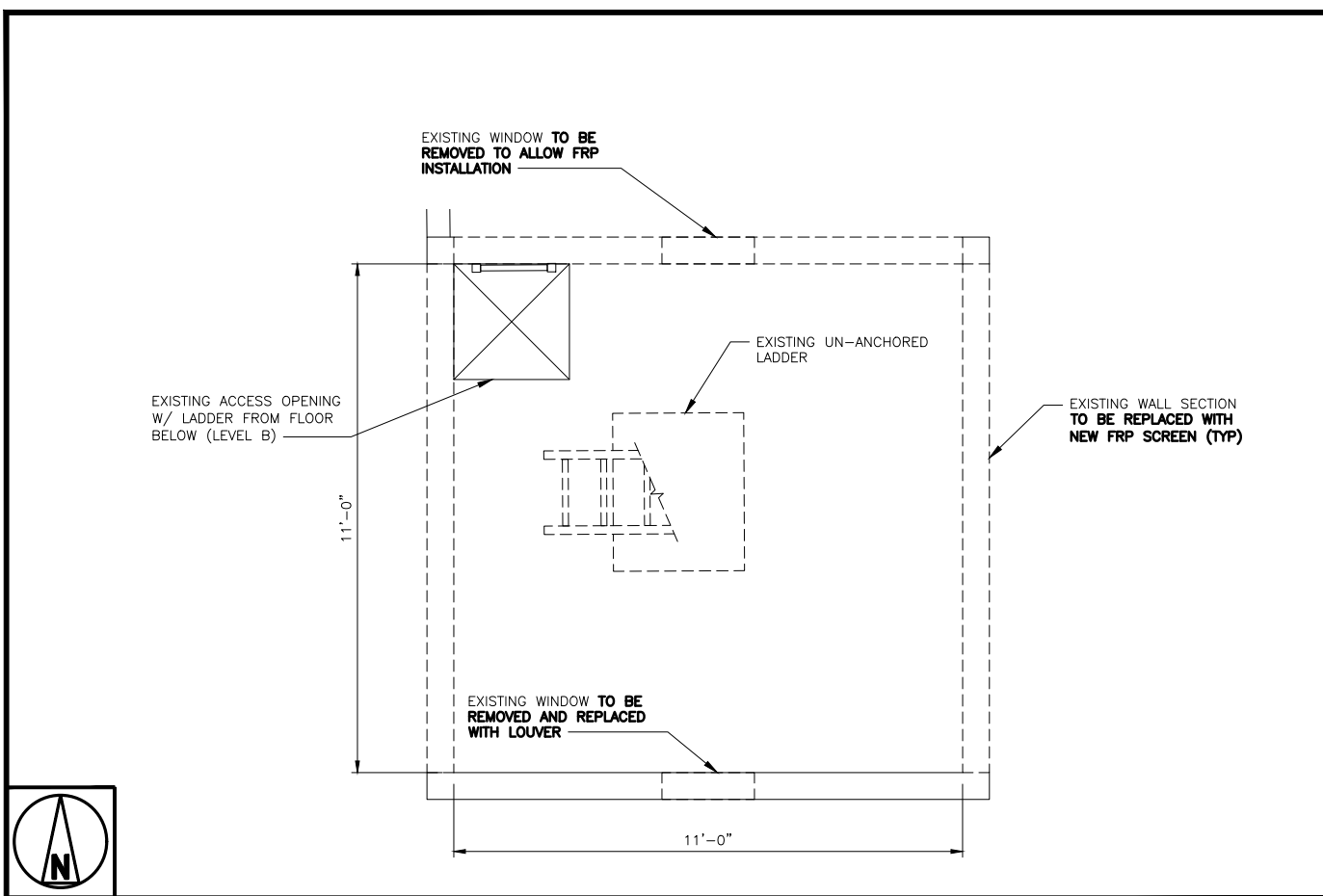
SHEET NUMBER
A-2.1.1



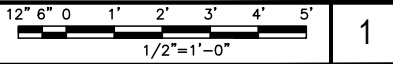
CMU WALL ENCLOSURE WITH STEEL GRATING TOPPER

NO SCALE

1

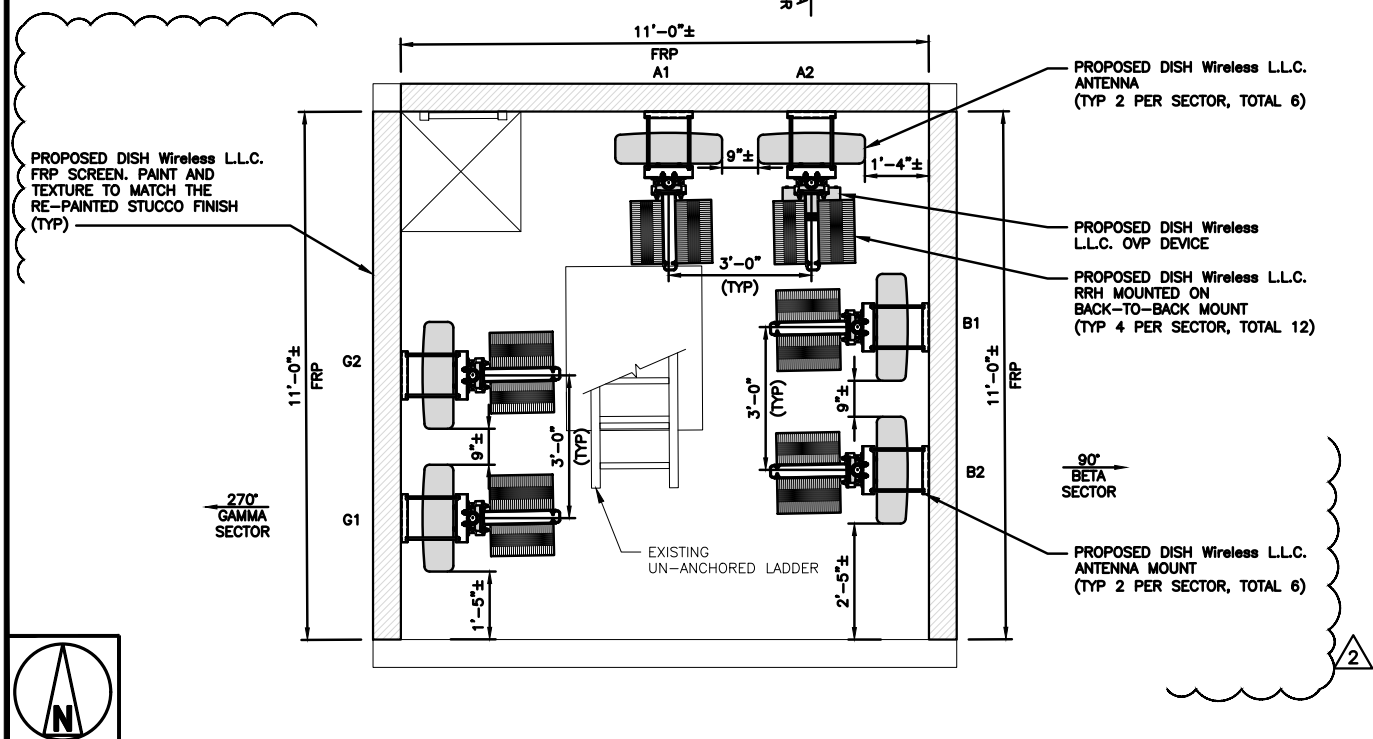


EXISTING PLAN

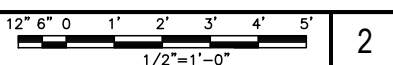


- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS

PAINT NOTE:
COLOR/TEXTURE OF PROPOSED ENCLOSURE(S) TO MATCH EXISTING STUCCO FINISH



PROPOSED ANTENNA PLAN



SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxWxD)	AZIMUTH	RAD CENTER	
ALPHA	A1	PROPOSED	CELLMAX-CX12045X	NR	96.5"x26.7"x7.7"	0°	44'-0"	(1) POWER CABLE, (1) FIBER CABLE (145'± LONG, CONTRACTOR TO VERIFY)
	A2	PROPOSED	CELLMAX-CX12045X	NR	96.5"x26.7"x7.7"	0°	44'-0"	
BETA	B1	PROPOSED	CELLMAX-CX12045X	NR	96.5"x26.7"x7.7"	90°	44'-0"	(1) POWER CABLE, (1) FIBER CABLE (145'± LONG, CONTRACTOR TO VERIFY)
	B2	PROPOSED	CELLMAX-CX12045X	NR	96.5"x26.7"x7.7"	90°	44'-0"	
GAMMA	G1	PROPOSED	CELLMAX-CX12045X	NR	96.5"x26.7"x7.7"	270°	44'-0"	(1) POWER CABLE, (1) FIBER CABLE (145'± LONG, CONTRACTOR TO VERIFY)
	G2	PROPOSED	CELLMAX-CX12045X	NR	96.5"x26.7"x7.7"	270°	44'-0"	

SECTOR	POSITION	RRH		OVP	NOTES
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	MANUFACTURER MODEL	
ALPHA	A1	FUJITSU-TA08025-B605	LOW-BAND	RAYCAP RDIC-9181-PF-48	NOTES 1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
	A1	FUJITSU-TA08025-B605	LOW-BAND		
	A2	FUJITSU-TA08025-B604	MID-BAND		
	A2	FUJITSU-TA08025-B604	MID-BAND		
BETA	B1	FUJITSU-TA08025-B605	LOW-BAND	SHARED W/ALPHA	
	B1	FUJITSU-TA08025-B605	LOW-BAND		
	B2	FUJITSU-TA08025-B604	MID-BAND		
GAMMA	G1	FUJITSU-TA08025-B605	LOW-BAND	SHARED W/ALPHA	
	G1	FUJITSU-TA08025-B605	LOW-BAND		
	G2	FUJITSU-TA08025-B604	MID-BAND		

ANTENNA SCHEDULE

NO SCALE



7545 IRVINE CENTER DR
SUITE 250
IRVINE, CA 92618



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RFDS REV #: 2

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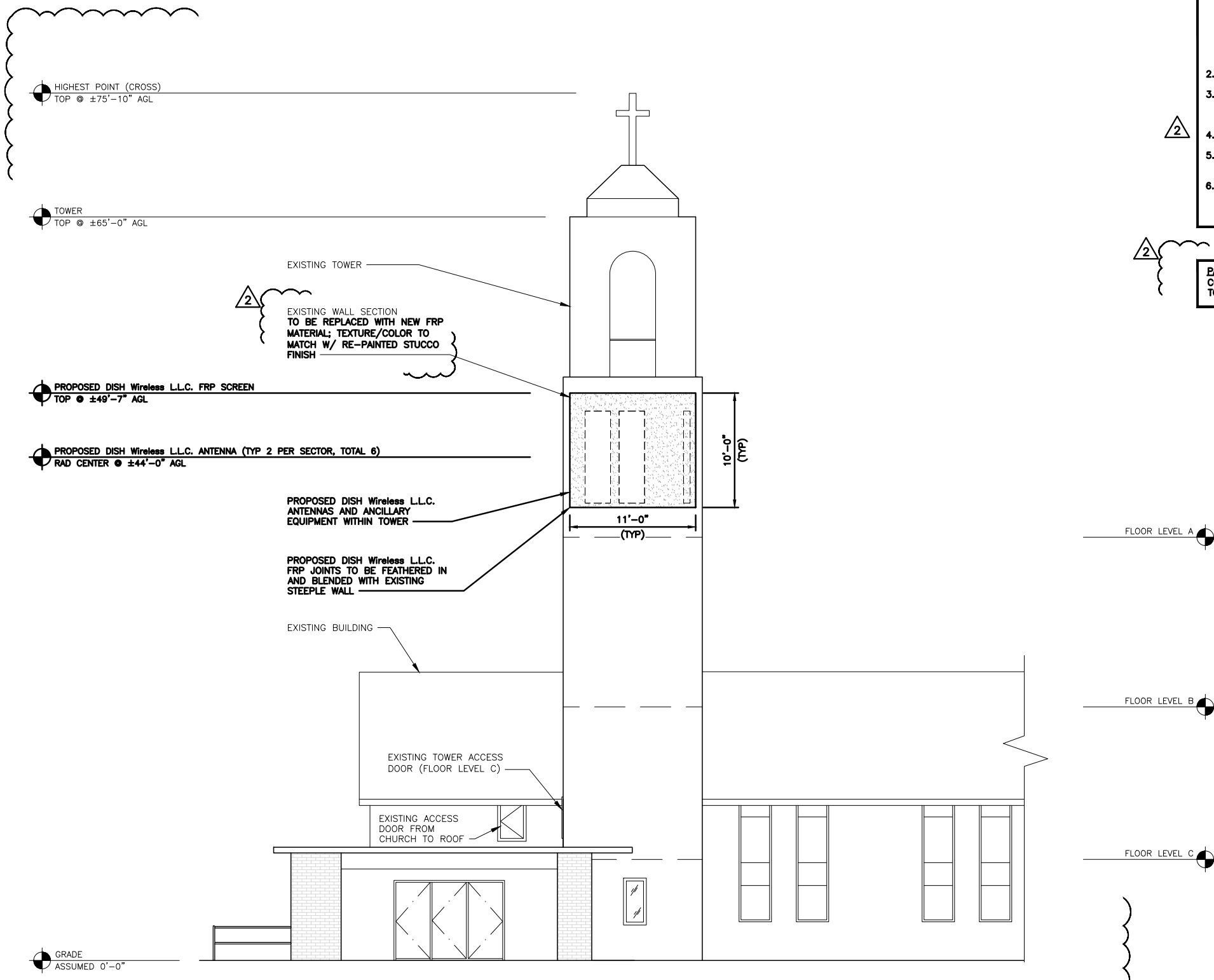
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A&E PROJECT NUMBER
210596100

DISH Wireless L.L.C. PROJECT INFORMATION
LALAX04221B
710 E GRAND AVENUE
EI SEGUNDO, CA 90245

SHEET TITLE
ANTENNA LAYOUT & SCHEDULE

SHEET NUMBER
A-3



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6. PROPOSED FRP JOINTS TO BE FEATHERED IN AND BLENDED INTO EXISTING STEEPLE WALL TO AVOID PATCHED UP APPEARANCE.

PAINT NOTE:
 COLOR/TEXTURE OF PROPOSED ENCLOSURE(S)
 TO MATCH WITH RE-PAINTED STUCCO FINISH



7545 IRVINE CENTER DR
 SUITE 250
 IRVINE, CA 92618



MORRISON HERSHFIELD
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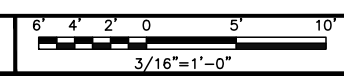
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DISH Wireless L.L.C. PROJECT INFORMATION
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 710 E GRAND AVENUE
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SHEET TITLE
 NORTH ELEVATION

SHEET NUMBER
A-4

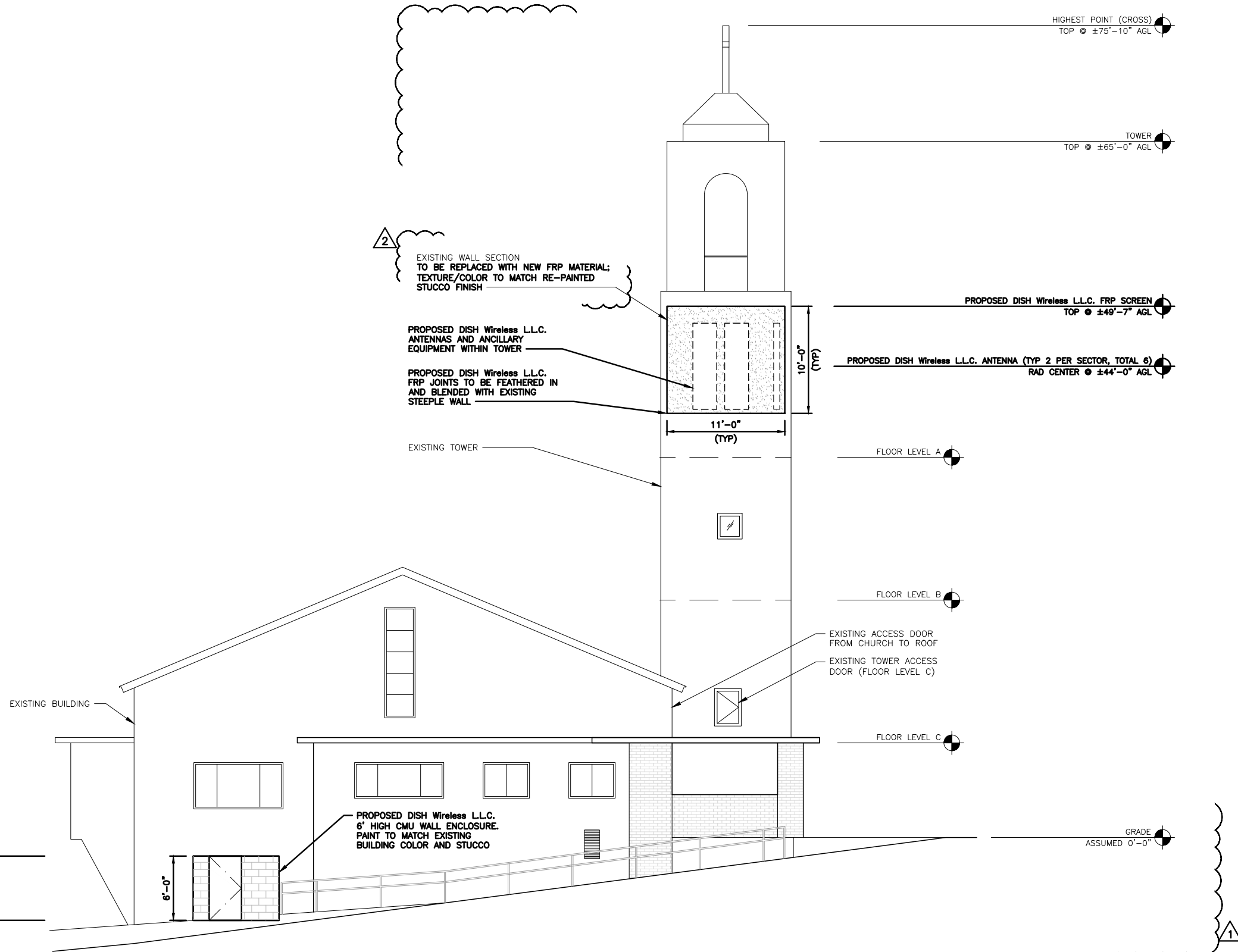
NORTH ELEVATION



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PAINT NOTE:
COLOR/TEXTURE OF PROPOSED ENCLOSURE(S) TO MATCH WITH RE-PAINTED STUCCO FINISH



EAST ELEVATION

dish
wireless.

7545 IRVINE CENTER DR
SUITE 250
IRVINE, CA 92618



MORRISON HERSHFIELD
12526 HIGH BLUFF DR, SUITE 300
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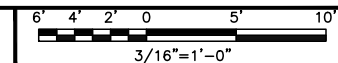
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710 E GRAND AVENUE
EI SEGUNDO, CA 90245

SHEET TITLE
EAST ELEVATION

SHEET NUMBER

A-4.1



HIGHEST POINT (CROSS)
TOP @ ±75'-10" AGL

TOWER
TOP @ ±65'-0" AGL

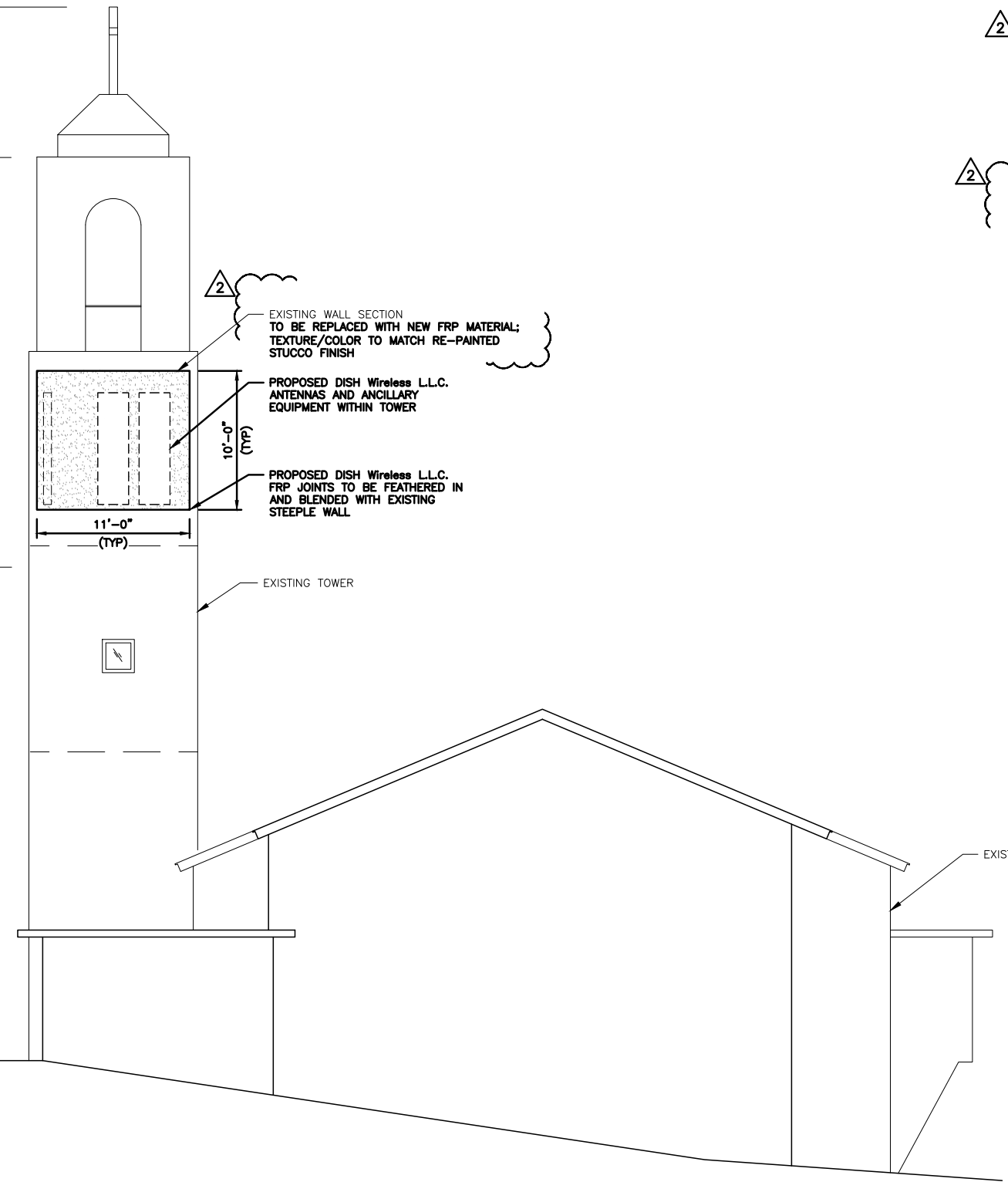
PROPOSED DISH Wireless L.L.C. FRP SCREEN
TOP @ ±49'-7" AGL

PROPOSED DISH Wireless L.L.C. ANTENNA (TYP 2 PER SECTOR, TOTAL 6)
RAD CENTER @ ±44'-0" AGL

FLOOR LEVEL A

FLOOR LEVEL B

GRADE
ASSUMED 0'-0"



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2

2

PAINT NOTE:
COLOR/TEXTURE OF PROPOSED ENCLOSURE(S)
TO MATCH WITH RE-PAINTED STUCCO FINISH



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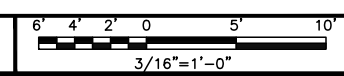
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710 E GRAND AVENUE
EI SEGUNDO, CA 90245

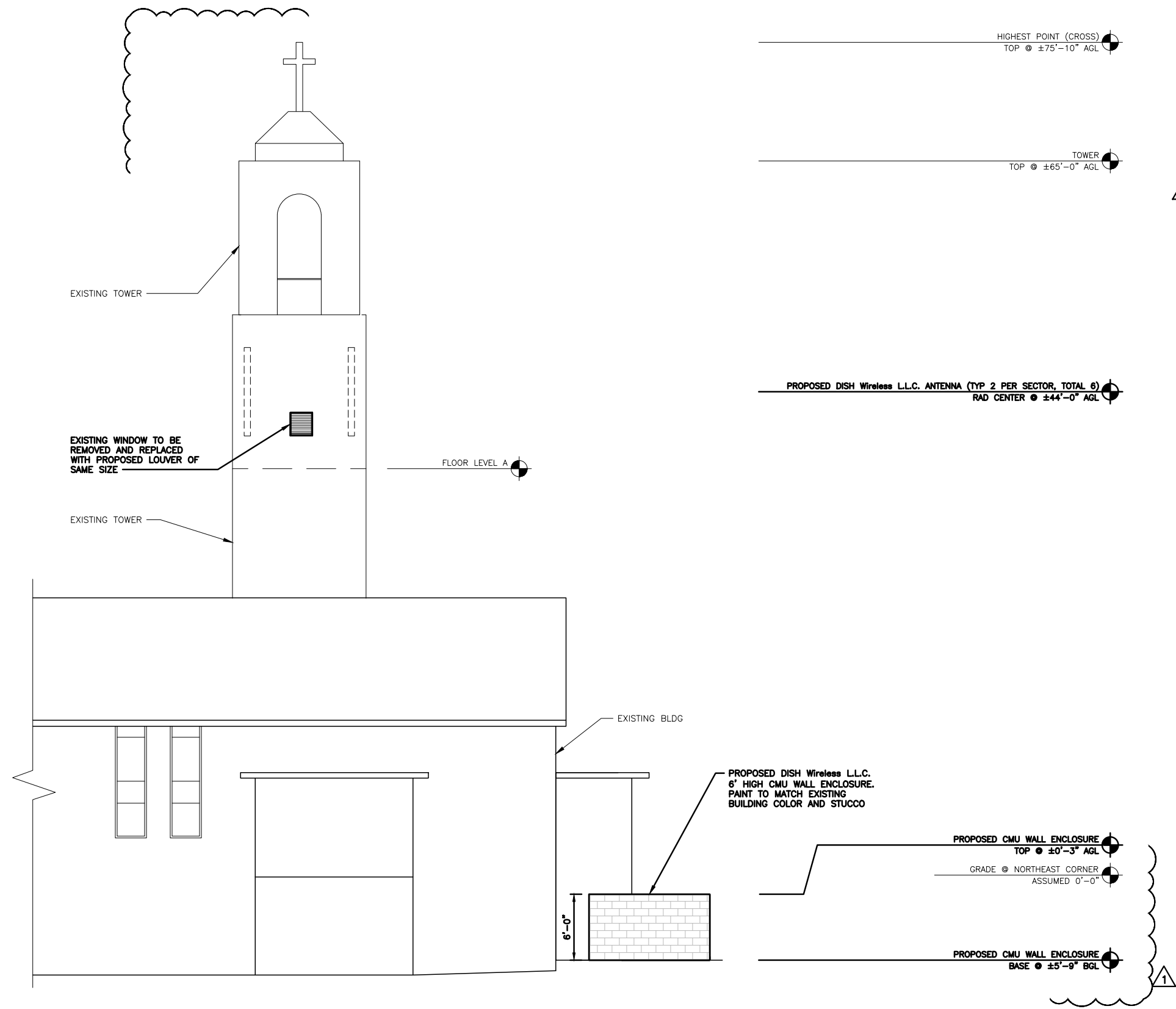
SHEET TITLE
WEST
ELEVATION

SHEET NUMBER
A-4.2

WEST ELEVATION



1



NOTES

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2

2

PAINT NOTE:
COLOR/TEXTURE OF PROPOSED ENCLOSURE(S) TO MATCH WITH RE-PAINTED STUCCO FINISH



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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
SE	LB	RL

RFDS REV #: 2

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	08/12/22	ISSUED FOR REVIEW
B	08/09/22	ISSUED FOR REVIEW
C	08/23/23	ISSUED FOR REVIEW
1	08/22/23	REVISED PER JDX COMMENTS
2	10/11/23	REVISED PER JDX COMMENTS

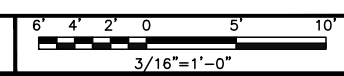
A&E PROJECT NUMBER
210596100

DISH Wireless L.L.C. PROJECT INFORMATION
LALAX04221B
710 E GRAND AVENUE
EI SEGUNDO, CA 90245

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER
A-4.3

SOUTH ELEVATION



1

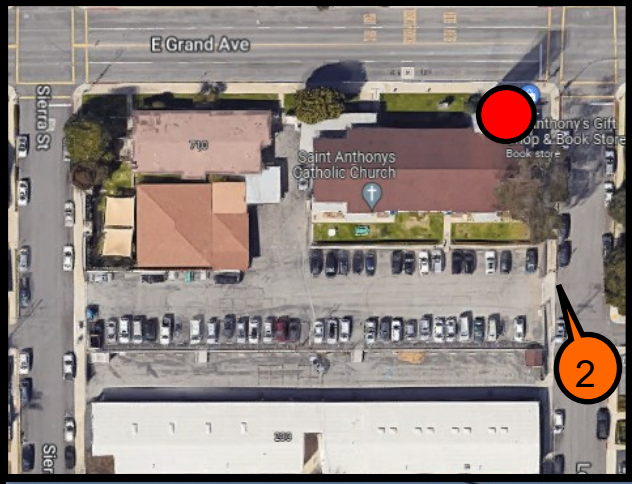


EXISTING



PROPOSED LOOKING NORTH FROM E GRAND AVENUE

VIEW 2



EXISTING



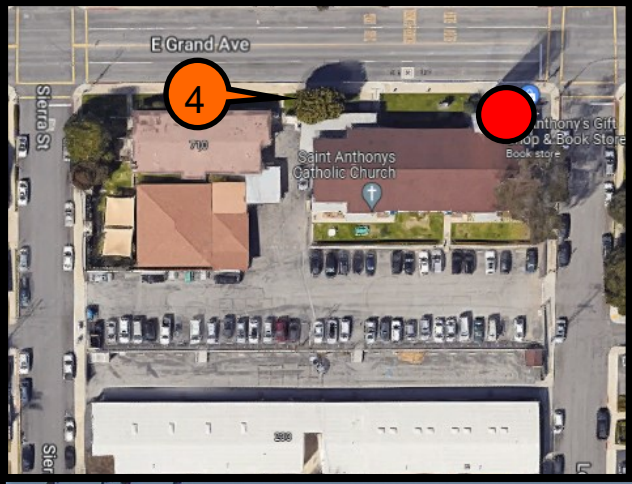
PROPOSED LOOKING SOUTH-WEST FROM LOMITA STREET



EXISTING



PROPOSED LOOKING NORTH-EAST FROM LOMITA STREET



EXISTING



PROPOSED LOOKING WEST FROM E GRAND AVENUE



Radio Frequency (RF) Propagation Maps

LALAX04221B

August 25th, 2023



LALAX04221B

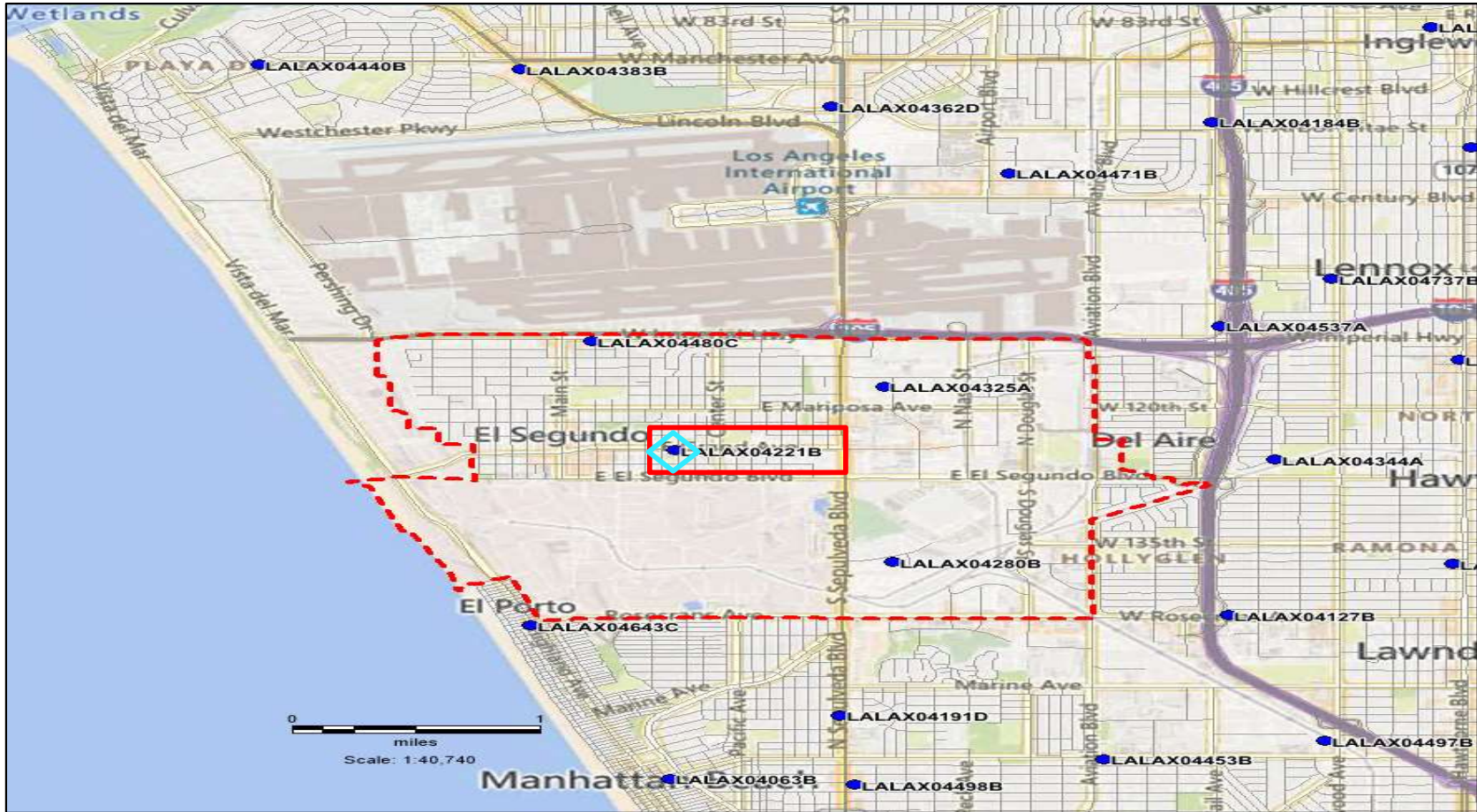
RF Propagation Coverage Report:

- Mid-Band Coverage Assessment.
 - Greenfield (first deployment) network resulting in no actual baseline service depiction.
 - Predicted performance for all presented conditions:
 - Network Area of Interest
 - Network Coverage Site Stand Alone
 - 1st Tier Network Coverage with site
 - Service Thresholds
 - Urban – Subscriber anticipated to have accessibility to Dish service while even indoors at lower performance levels.
 - Suburban – Subscriber anticipated to have accessibility to Dish service while in-vehicle
 - Outdoor – Subscriber anticipated to have accessibility to Dish service while outdoors



LALAX04221B – Area of Interest

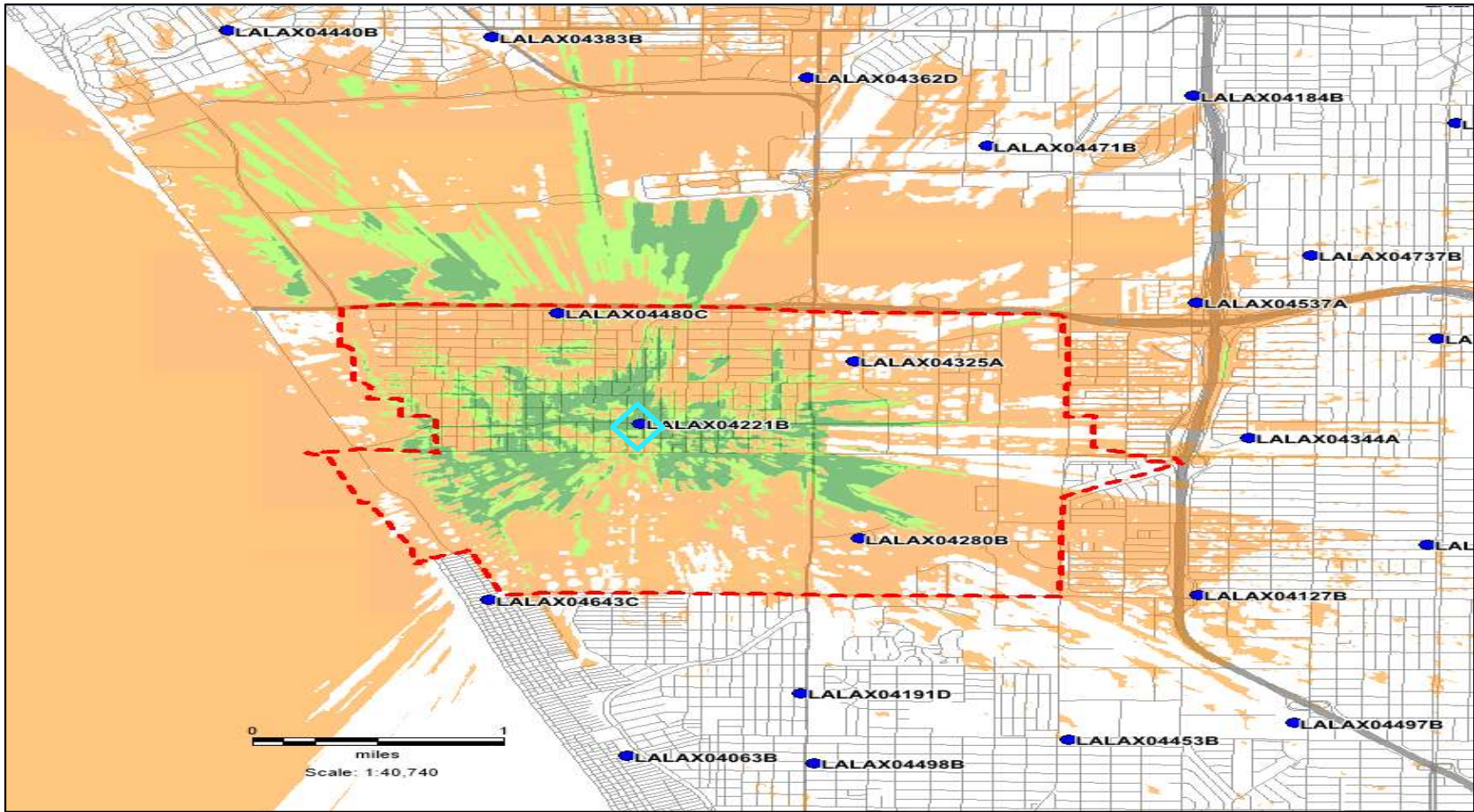
El Segundo City Boundary



El Segundo Sites (4 within boundary)

LALAX04221B – Individual Contribution

El Segundo City Boundary

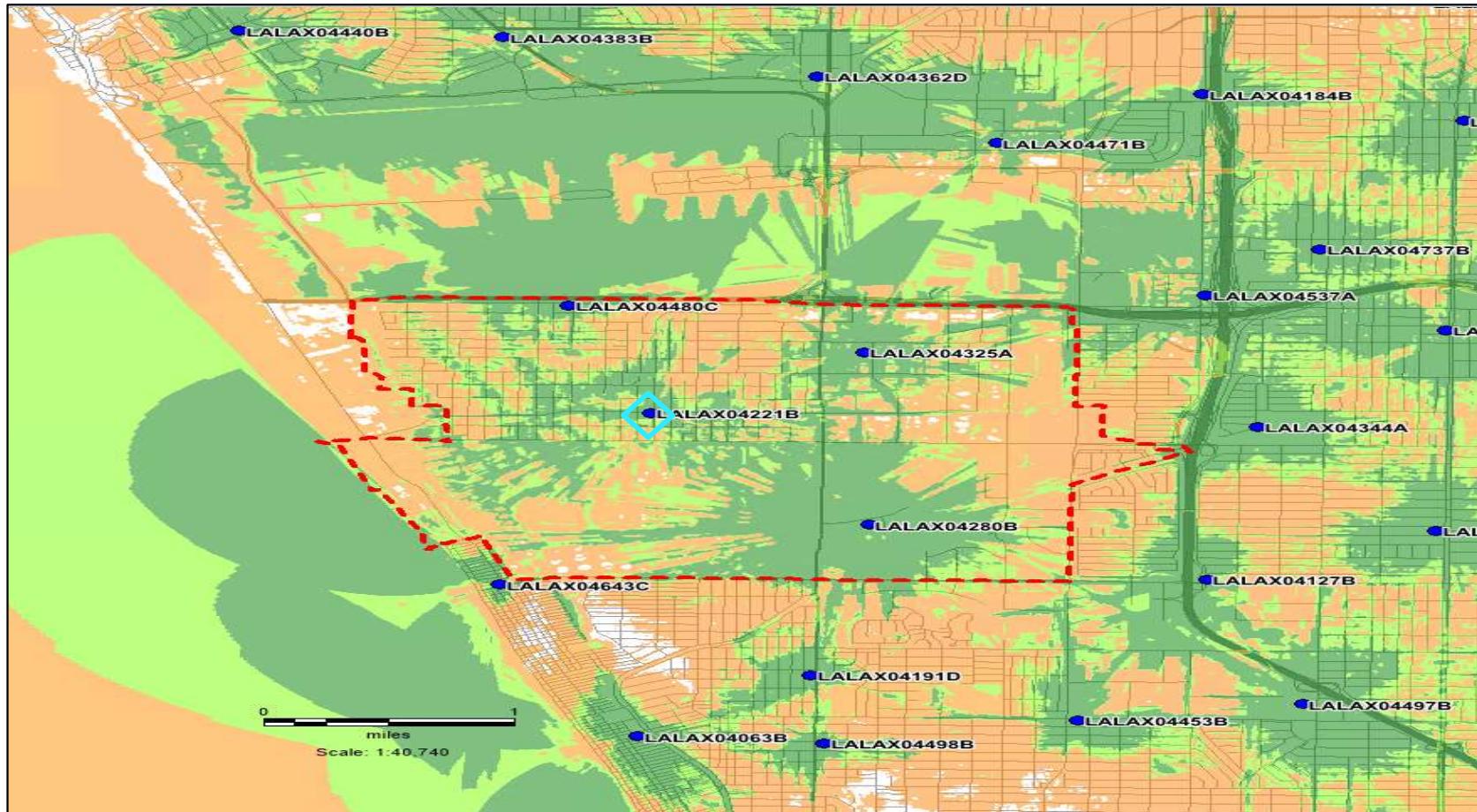


Coverage Legend

Urban -98.21 dBm	Suburban -103.21 dBm	Outdoor -115.21 dBm
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LALAX04221B – Network Included

El Segundo City Boundary



Coverage Legend		
Urban -98.21 dBm	Suburban -103.21 dBm	Outdoor -115.21 dBm



Planning Commission Agenda Statement

Meeting Date: November 9, 2023

Agenda Heading: New Public Hearing

Item No.: H.3

TITLE:

Amendments to El Segundo Municipal Code Title 15, Zoning Regulations, Implementing Program 9 of the El Segundo Housing Element to Facilitate the Development of a Variety of Housing Types and Enable a Streamlined Development Review Process (Environmental Assessment No. 1345 and Zone Text Amendment No. 23-02)

RECOMMENDATION:

1. Open the public hearing and solicit public testimony.
2. Adopt Resolution No. 2941, recommending that the City Council approve the proposed Ordinance amending Title 15 of the El Segundo Municipal Code implementing certain Zone Text Amendments in Program 9 of the El Segundo Housing Element.

BACKGROUND:

In accordance with California law, the City is required to prepare a Housing Element for its General Plan every 8 years. The Housing Element plays a crucial role in identifying and analyzing existing and projected housing needs within El Segundo. It establishes goals, policies, and quantified objectives, along with financial resources and scheduled programs for housing preservation, improvement, and development. After lengthy community outreach, public input, and environmental analysis, the City Council adopted a revised 2021-2029 Housing Element on November 15, 2022. The adopted Housing Element was submitted to the California Department of Housing and Community Development ("HCD") for review and certification.

On January 17, 2023, after the City made minor technical changes to the Housing Element, HCD issued a conditional approval letter determining that the adopted Housing Element meets most of the statutory requirements of State Housing Element Law (Gov. Code, Article 10.6). Full certification of the Housing Element was contingent upon completing the necessary rezones to address the shortfall of sites to accommodate the City's Regional Housing Needs Assessment ("RHNA"). HCD's conditional approval is also contingent upon the City's timely and effective implementation of all Housing Element programs, including: Accessory Dwelling Units (Program 3), Affordable Housing Strategy (Program 4), Provision of Adequate Sites (Program 6), Lot Consolidation (Program 8), Code Amendments (Program 9), Fair Housing (Program 11).

The Community Development Department has initiated work on various Housing Element programs, which are currently at various stages of implementation. Housing

Element implementation is being carried out through a combination of in-house staff, and multiple planning, design and technical consultant teams.

The following Program 9 amendments have been completed:

- Density Bonus;
- Transitional and Supportive Housing; and,
- Single Room Occupancy/Micro Units.

Staff is moving forward with the following Program 9 amendments under this request:

1. Residential Care Facilities for Seven or More
2. Emergency Shelters
3. Low Barrier Navigation Center (LBNC)
4. Employee Housing
5. Reasonable Accommodations
6. Senior Housing

The remaining amendments, which includes R3 Zone density and development standards; Parking Requirements; and Site Plan Review findings are being completed by separate consultants and will be presented to Planning Commission in early 2024.

DISCUSSION:

In addition to the private sector, actions by City and other governmental regulations have an impact on the price and availability of housing. Program 9 of the El Segundo Housing Element aims to remove governmental constraints on housing development. An excerpt of the Housing Element is provided as Attachment 2.

The draft ordinance (Attachment 1) contains various amendments to Title 15 – Zoning Regulations of the El Segundo Municipal Code. Collectively, the proposed amendments remove governmental constraints, facilitate development of a variety of housing types, and incorporate various improvements to the development review process for streamlining purposes. In addition, the amendments bring certain City zoning regulations into compliance with applicable State laws. The draft ordinance includes proposed text amendments related to the following topic areas:

1. Residential Care Facilities for Seven or More
2. Emergency Shelters
3. Low Barrier Navigation Center (LBNC)
4. Employee Housing
5. Reasonable Accommodations
6. Senior Housing

Specific text amendments to implement each topic area are detailed in Table No. 1. For reference, the affected Code sections are provided in parentheses.

Table No. 1 – Draft Ordinance Overview

Topic Areas	Summary of Proposed Changes
1. Residential Care Facilities for Seven or More	<ul style="list-style-type: none"> • Amend existing definitions (§ 15-1-6) • Allow as a conditionally permitted use in residential zones (§ 15-4A-1, Table No. 1)
2. Emergency Shelters	<ul style="list-style-type: none"> • Clarify development standards (§ 15-6A-1, Table No. 1) • Remove some separation requirements that are noncompliant with State law (§ 15-6B-7) • Amend parking ratio based on employee count consistent with State law (§ 15-6B-7) • Achieve consistency with applicable State laws
3. Low Barrier Navigation Center (LBNC)	<ul style="list-style-type: none"> • Add new definition (§ 15-1-6) • Add new Article A, Chapter 37 regulating Low-Barrier Navigation Centers • Establish permitting procedures and development and operational standards • Achieve consistency with AB 101
4. Employee Housing	<ul style="list-style-type: none"> • Add new definition (§ 15-1-6) • Allow as a by-right use in R-1 Zones (§ 15-4A-1, Table No. 1) • Achieve consistency with State Employee Housing Act
5. Reasonable Accommodations	<ul style="list-style-type: none"> • Add new Chapter 36, regulating Reasonable Accommodations for Individuals with Disabilities • Articulate current practices by establishing clear guidance on applicability, application requirements, review procedures, required findings, and conditions
6. Senior Housing	<ul style="list-style-type: none"> • Change review authority to allow by-right approvals (15-4A-1, Table No. 1)

General Plan Consistency

Zoning Code Section 15-1-1 (Purpose, Title) states that the Zoning Code is the primary tool for implementation of the goals, objectives, and policies of the El Segundo General Plan. Accordingly, the Planning Commission must find that the proposed Zone Text Amendment is consistent with those goals, objectives, and policies. Planning staff finds the amendment is consistent with:

- Program 9 of the General Plan Housing Element in that it would remove governmental and other constraints to facilitate the development of a variety of housing types and enable a more streamlined development review process.

- Goal 2 of the General Plan Housing Element in that the amendments provide sufficient new, affordable housing opportunities in the City to meet the needs of groups with special requirements, including the needs of lower and moderate-income households.
- Goal 3 of the General Plan Housing Element in that the amendments contribute to improving the existing jobs-housing balance in the City and provides opportunities for new housing construction in a variety of locations and a variety of densities.
- Goal 4 of the General Plan Housing Element in that the amendments remove governmental constraints to diversify available housing opportunities, including ownership and rental, fair-market, and assisted, in conformance with open housing policies and free of discriminatory practices.

Environmental Consideration

The proposed Zone Text Amendment is exempt from further review under CEQA and the CEQA Guidelines because it consists only of minor additions and revisions to existing sections of Title 15 of the El Segundo Municipal Code. It does not have the effect of deleting or substantially changing any regulatory standards or findings required thereof. The proposed Ordinance is an action that does not have the potential to cause significant effects on the environment. Any environmental impacts associated with this Ordinance are adequately addressed in the Housing Element Negative Declaration and/or General Plan FEIR. Accordingly, this Ordinance is consistent with the General Plan and Housing Element, and, therefore, is exempt from further environmental review requirements under the California Environmental Quality Act.

CONCLUSION:

The proposed Zone Text Amendment implements six topic areas within Program 9 of the El Segundo Housing Element. The draft Ordinance includes various additions, revisions, and deletions to Title 15 of the El Segundo Municipal Code. Collectively, the Zone Text Amendment facilitate the development of a variety of housing types, enable a more streamlined review process, and bring the City's zoning regulations into compliance with State laws and implements various components of the Housing Element. Staff recommends that the Planning Commission adopt Resolution No. 2941, recommending that the City Council adopt the proposed Ordinance.

The City Council is the final review authority on Zone Text Amendments. If the proposed Ordinance is adopted by the City Council, a copy will be provided to HCD to document the City's timely implementation of its Housing Element programs.

EA-1345 and ZTA No. 23-02

November 9, 2023

Page 5 of 5

PREPARED BY: Stephanie Tomaino, AICP, Contract Planner *ST.*
REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager *ES*
APPROVED BY: Michael Allen, AICP, Community Development Director *MA*

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2941, with Draft Ordinance
2. Excerpt of El Segundo Housing Element

RESOLUTION NO. 2942

**A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION
RECOMMENDING CITY COUNCIL FIND ZONE TEXT AMENDMENT NO.
23-02 EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW AND
ADOPT AND APPROVE AN ORDINANCE AMENDING EL SEGUNDO
MUNICIPAL CODE TITLE 15 TO IMPLEMENT HOUSING ELEMENT
PROGRAM 9 TO FACILITATE THE DEVELOPMENT OF A VARIETY OF
HOUSING TYPES AND STREAMLINED DEVELOPMENT REVIEW
PROCESS**

**(ENVIRONMENTAL ASSESSMENT NO. 1345 AND ZONE TEXT
AMENDMENT NO. 23-02)**

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: The Council finds and declares as follows:

- A. In accordance with California law, the City is required to prepare a Housing Element for its General Plan every 8 years. The 6th planning cycle runs from October 15, 2021 through October 15, 2029, for jurisdictions within the Southern California Association of Governments (“SCAG”) region;
- B. In general, the Housing Element must identify and analyze existing and projected housing needs and establish goals, policies, and quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing within the City’s jurisdiction;
- C. Between April 13, 2021 and September 30, 2021, the City held a series of community meetings, public workshops, and study sessions to provide the community an overview of the Housing Element process including a review of applicable state law and the Regional Housing Needs Assessment (“RHNA”); community profile information and an existing conditions report; and an overview of the existing Housing Element Goals, Policies, and Objectives;
- D. In addition, the City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the “CEQA Guidelines”), and staff recommends that the project be found exempt from further environmental review, as set forth in Section 5 of Exhibit “A” to this Resolution;
- E. Based on comments received from the public, governmental agencies, the Planning Commission and the City Council, the Housing Element was prepared for submission to the California Department of Housing and Community Development (“HCD”) for review and certification;

- F. On February 1, 2022, the City Council adopted a Negative Declaration and approved the Housing Element at a public hearing;
- G. On April 8, 2022, HCD submitted a comment letter to the City requesting revisions before certifying the Housing Element. Staff, working with the City's consultant, revised the Housing Element to address HCD's comments;
- H. On October 27, 2022, the Planning Commission held a duly noticed public hearing and adopted a resolution recommending City Council approval of the revised 2021-2029 Housing Element;
- I. On November 15, 2022, the City Council held a duly noticed public hearing, received public testimony and other evidence, and adopted Resolution No. 5375 approving Environmental Assessment No. EA-1271 and adopting General Plan Amendment No. 19-04 (2021-2029 Housing Element) to amend the Housing Element of the El Segundo General Plan;
- J. On January 17, 2023, HCD issued a conditional approval letter determining that the adopted Housing Element meets most of the statutory requirements of State Housing Element Law (Gov. Code, Article 10.6). Full certification of the Housing Element was contingent upon completing the necessary rezones to address the shortfall of sites to accommodate the RHNA. HCD's conditional approval is also contingent upon the City's timely and effective implementation of all Housing Element programs, including: Accessory Dwelling Units (Program 3), Affordable Housing Strategy (Program 4), Provision of Adequate Sites (Program 6), Lot Consolidation (Program 8), Code Amendments (Program 9), Fair Housing (Program 11).
- K. The Community Development Department has engaged multiple consultants to assist in the implementation of various Housing Element programs.
- L. The Community Development Department prepared a draft ordinance amending Title 15 of the El Segundo Municipal Code implementing Program 9 of the El Segundo Housing Element to facilitate the development of a variety of housing types and streamlined development review process, and scheduled a public hearing before the Planning Commission for November 9, 2023;
- M. On November 9, 2023, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the draft ordinance including, without limitation, information provided to the Planning Commission by city staff; and adopted Resolution No. 2941 recommending that the City Council approve this Ordinance;
- N. This Resolution and its findings are made based upon the evidence presented to the Commission at its November 9, 2023, hearing including, without limitation, the

staff report submitted by the Community Development Department and the totality of the evidence in the administrative record.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that adopting the proposed Ordinance would result in the following:

- A. Amend El Segundo Municipal Code (“ESMC”) § 15-1-6 adding definitions for Employee Housing and Low Barrier Navigation Centers, and revising definitions for Residential Care Facility and Residential Care Facility for the Elderly;
- B. Amend ESMC § 15-4A-1, Table No. 1 - Permitted Uses in Residential Zones adding a new land use classification for employee housing, and amending regulatory classifications for Residential Care Facilities, Senior Citizen Housing, and Senior Housing Facilities;
- C. Amend ESMC § 15-6A-1, Table No. 1 - Permitted Uses in Industrial Zones, regarding Emergency Shelters;
- D. Amend ESMC § 15-6B-7 regarding Emergency Shelters Development Standards;
- E. Delete ESMC § 15-22-4-D regarding Reasonable Access Accommodations; and,
- F. Add ESMC § 15-22-5 regarding Reasonable Accommodations For Individuals With Disabilities.

SECTION 3: *General Plan Findings.* As required under Government Code § 65860, the ESMC amendments proposed by the Ordinance are consistent with the El Segundo General Plan as follows:

- A. The proposed Ordinance is consistent with Program 9 of the General Plan Housing Element in that it would remove governmental and other constraints to facilitate the development of a variety of housing types and enable a more streamlined development review process.
- B. The proposed Ordinance is consistent with the General Plan Housing Element in that the amendments contribute to improving the existing jobs-housing balance in the City and provides opportunities for new housing construction in a variety of locations and a variety of densities.
- C. The proposed Ordinance is consistent with the General Plan Housing Element in that the amendments provide sufficient new, affordable housing opportunities in the City to meet the needs of groups with special requirements, including the needs of lower and moderate- income households.

- D. The proposed Ordinance is consistent with the General Plan Housing Element in that the amendments remove governmental constraints to diversify available housing opportunities, including ownership and rental, fair-market, and assisted, in conformance with open housing policies and free of discriminatory practices.

SECTION 4: *Zone Text Amendment Findings.* In accordance with ESMC Chapter 15-27 (Amendments), and based on the findings set forth above, the proposed Ordinance is consistent with and necessary to carry out the purpose of the ESMC as follows:

- A. The proposed Ordinance is consistent with the General Plan in that the amendments would implement the goals, policies, and programs of the Housing Element. Implementation of the Housing Element would preserve the existing housing stock and encourages construction of new residential units, including affordable housing, without affecting the character of existing single-family residential neighborhoods.
- B. The proposed Ordinance is necessary to serve the public health, safety, and general welfare in that it would implement the Housing Element Update, which includes programs, goals, and policies that help to maintain and improve the existing housing stock in the City. The proposed amendments would facilitate the development of additional housing in the community, which contribute to improving the existing jobs-housing balance and facilitates the development of housing that is affordable to households of various income levels and thus will provide equal housing opportunities to all segments of the community.

SECTION 5: *Environmental Assessment and Findings.* An Initial Study of Environmental Impacts was prepared for the Housing Element pursuant to the requirements of CEQA Guidelines § 15063. The Initial Study demonstrated that the Housing Element would not cause any significant environmental impacts, nor would not result in approval of any physical improvements. The Ordinance is also exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15061(b)(3) because the proposed amendments would implement the City's 6th Cycle Housing Element and does not approve any developments. Thus, it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. Pursuant to its Resolution No. 5308, dated February 1, 2022, the City Council found that the Negative Declaration ("ND") prepared for the adopted 2021-2029 Housing Element was completed in compliance with the requirements of CEQA and the CEQA Regulations, in accordance with the independent judgment of the City. The City Council determined that there is no substantial evidence that the adopted Housing Element, inclusive of its goals, policies, and implementing programs, would have a significant effect on the environment, cumulative or otherwise. City staff evaluated the proposed amendments to Title 15 of the El Segundo Municipal Code, implementing Program 9 of the Housing Element, set forth in this Ordinance within the scope of the ND, and determined that there is not substantial evidence that any condition set forth in CEQA Regulation 15162(a) are present that would require revision or modification to the ND. Accordingly, the Planning

Commission finds that the activities set forth in the Ordinance implement the Housing Element contemplated in the approved ND and no further environmental review is required for the proposed Ordinance.

SECTION 6: Recommendations. The Planning Commission recommends that the City Council adopt the Zone Text Amendments attached as Exhibit “A.”

SECTION 7: Reliance on Record. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: Limitations. The Planning Commission’s analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 9: This Resolution will remain effective unless and until superseded by a subsequent resolution.

SECTION 10: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

PASSED AND ADOPTED this 9th day of November 2023.

Chair Michelle Keldorf
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary and
Community Development Director

Keldorf -
Hoeschler -
Newman -
Maggay -
Inga -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Joaquin Vazquez, Assistant City Attorney

**EXHIBIT “A”
PC RESOLUTION NO. 2941**

DRAFT ORDINANCE NO. _____

**AN ORDINANCE AMENDING EL SEGUNDO MUNICIPAL CODE TITLE 15
TO IMPLEMENT HOUSING ELEMENT PROGRAM 9 TO FACILITATE THE
DEVELOPMENT OF A VARIETY OF HOUSING TYPES AND
STREAMLINED DEVELOPMENT REVIEW PROCESS**

**(ENVIRONMENTAL ASSESSMENT NO. 1345 AND ZONE TEXT
AMENDMENT NO. 23-02)**

The City Council of the city of El Segundo does ordain as follows:

SECTION 1: The Council finds and declares as follows:

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- B. In general, the Housing Element must identify and analyze existing and projected housing needs and establish goals, policies, and quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing within the City’s jurisdiction;
- C. Between April 13, 2021 and September 30, 2021, the City held a series of community meetings, public workshops, and study sessions to provide the community an overview of the Housing Element process including a review of applicable state law and the Regional Housing Needs Assessment (“RHNA”); community profile information and an existing conditions report; and an overview of the existing Housing Element Goals, Policies, and Objectives;
- D. In addition, the City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the “CEQA Guidelines”). Staff determined that the project be found exempt from further environmental review, as set forth in Section 5, below;
- E. Based on comments received from the public, governmental agencies, the Planning Commission and the City Council, the Housing Element was prepared for submission to the California Department of Housing and Community Development (HCD) for review and certification;

- F. On February 1, 2022, the City Council adopted a Negative Declaration and approved the Housing Element at a public hearing;
- G. On April 8, 2022, HCD submitted a comment letter to the City requesting revisions before certifying the Housing Element. Staff, working with the City's consultant, revised the Housing Element to address HCD's comments;
- H. On October 27, 2022, the Planning Commission held a duly noticed public hearing and adopted a resolution recommending City Council approval of the revised 2021-2029 Housing Element;
- I. On November 15, 2022, the City Council held a duly noticed public hearing, received public testimony and other evidence, and adopted Resolution No. 5375 approving Environmental Assessment No. EA-1271 and adopting General Plan Amendment No. 19-04 (2021-2029 Housing Element) to amend the Housing Element of the El Segundo General Plan;
- J. On January 17, 2023, HCD issued a conditional approval letter determining that the adopted Housing Element meets most of the statutory requirements of State Housing Element Law (Gov. Code, Article 10.6). Full certification of the Housing Element was contingent upon completing the necessary rezones to address the shortfall of sites to accommodate the RHNA. HCD's conditional approval is also contingent upon the City's timely and effective implementation of all Housing Element programs, including: Accessory Dwelling Units (Program 3), Affordable Housing Strategy (Program 4), Provision of Adequate Sites (Program 6), Lot Consolidation (Program 8), Code Amendments (Program 9), Fair Housing (Program 11).
- K. The Community Development Department has engaged multiple consultants to assist in the implementation of various Housing Element programs.
- L. The Community Development Department prepared a draft ordinance amending Title 15 of the El Segundo Municipal Code implementing Program 9 of the El Segundo Housing Element to facilitate the development of a variety of housing types and streamlined development review process, and scheduled a public hearing before the Planning Commission for November 9, 2023;
- M. On November 9, 2023, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the draft ordinance including, without limitation, information provided to the Planning Commission by city staff; and adopted Resolution No. 2941 recommending that the City Council approve this Ordinance;
- N. On _____, 2023, the City Council held a public hearing and considered the information provided by City staff and public testimony regarding this Ordinance; and

- O. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its _____, 2023, hearing and the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds that adopting the proposed Ordinance would result in the following:

- A. Amend El Segundo Municipal Code (“ESMC”) § 15-1-6 adding definitions for Employee Housing and Low Barrier Navigation Centers, and revising definitions for Residential Care Facility and Residential Care Facility for the Elderly;
- B. Amend ESMC § 15-4A-1, Table No. 1 - Permitted Uses in Residential Zones adding a new land use classification for employee housing, and amending regulatory classifications for Residential Care Facilities, Senior Citizen Housing, and Senior Housing Facilities;
- C. Amend ESMC § 15-6A-1, Table No. 1 - Permitted Uses in Industrial Zones, regarding Emergency Shelters;
- D. Amend ESMC § 15-6B-7 regarding Emergency Shelters Development Standards;
- E. Delete ESMC § 15-22-4-D regarding Reasonable Access Accommodations; and
- F. Add ESMC § 15-22-5 regarding Reasonable Accommodations For Individuals With Disabilities.

SECTION 3: *General Plan Findings.* As required under Government Code § 65860, the ESMC amendments proposed by the Ordinance are consistent with the El Segundo General Plan as follows:

- A. The proposed Ordinance is consistent with Program 9 of the General Plan Housing Element in that it would remove governmental and other constraints to facilitate the development of a variety of housing types and enable a more streamlined development review process.
- B. The proposed Ordinance is consistent with the General Plan Housing Element in that the amendments contribute to improving the existing jobs-housing balance in the City and provides opportunities for new housing construction in a variety of locations and a variety of densities.
- C. The proposed Ordinance is consistent with the General Plan Housing Element in that the amendments provide sufficient new, affordable housing opportunities in the City to meet the needs of groups with special requirements, including the needs of lower and moderate- income households.

- D. The proposed Ordinance is consistent with the General Plan Housing Element in that the amendments remove governmental constraints to diversify available housing opportunities, including ownership and rental, fair-market, and assisted, in conformance with open housing policies and free of discriminatory practices.

SECTION 4: *Zone Text Amendment Findings.* In accordance with ESMC Chapter 15-27 (Amendments), and based on the findings set forth above, the proposed Ordinance is consistent with and necessary to carry out the purpose of the ESMC as follows:

- A. The proposed Ordinance is consistent with the General Plan in that the amendments would implement the goals, policies, and programs of the Housing Element. Implementation of the Housing Element would preserve the existing housing stock and encourages construction of new residential units, including affordable housing, without affecting the character of existing single-family residential neighborhoods.
- B. The proposed Ordinance is necessary to serve the public health, safety, and general welfare in that it would implement the Housing Element Update, which includes programs, goals, and policies that help to maintain and improve the existing housing stock in the City. The proposed amendments would facilitate the development of additional housing in the community, which contribute to improving the existing jobs-housing balance and facilitates the development of housing that is affordable to households of various income levels and thus will provide equal housing opportunities to all segments of the community.

SECTION 5: *Environmental Assessment and Findings.* An Initial Study of Environmental Impacts was prepared for the Housing Element pursuant to the requirements of CEQA Guidelines § 15063. The Initial Study demonstrated that the Housing Element would not cause any significant environmental impacts, nor would not result in approval of any physical improvements. The Ordinance is also exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15061(b)(3) because the proposed amendments would implement the City's 6th Cycle Housing Element and does not approve any developments. Thus, it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. Pursuant to its Resolution No. 5308, dated February 1, 2022, the City Council found that the Negative Declaration ("ND") prepared for the adopted 2021-2029 Housing Element was completed in compliance with the requirements of CEQA and the CEQA Regulations, in accordance with the independent judgment of the City. The City Council determined that there is no substantial evidence that the adopted Housing Element, inclusive of its goals, policies, and implementing programs, would have a significant effect on the environment, cumulative or otherwise. City staff evaluated the proposed amendments to Title 15 of the El Segundo Municipal Code, implementing Program 9 of the Housing Element, set forth in this Ordinance within the scope of the ND, and determined that there is not substantial evidence that any condition set forth in CEQA Regulation 15162(a) are present that would require revision or modification to the ND. Accordingly, the City Council

finds that the activities set forth in the Ordinance implement the Housing Element contemplated in the approved ND and no further environmental review is required for the proposed Ordinance.

SECTION 6: El Segundo Municipal Code (“ESMC”) § 15-1-6 (Definitions) is amended as follows:

RESIDENTIAL CARE FACILITY: A residential care facility (State authorized, certified or licensed) provides ~~A twenty-four (24) hour residential care facility, licensed by the State, for persons with chronic, life threatening illness who are eighteen (18) years or older or are emancipated minors, and for family units.~~ **for children, elderly persons, people with physical or mental disabilities, or incompetent persons in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, intermediate care facilities, developmentally disabled habilitative or nursing, congregate living health facilities, and other facilities licensed by the State of California.**

RESIDENTIAL CARE FACILITY FOR THE ELDERLY: Pursuant to California Health and Safety Code § 1569.2, “resident care facility for the elderly” means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility ~~A twenty four (24) hour housing arrangement, licensed by the State, chosen voluntarily by the residents, the resident's guardian, conservator, or other responsible person; where seventy five percent (75%) of the residents are at least sixty two (62) years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at time of admission or as determined necessary at subsequent times of appraisal.~~

* * *

SECTION 7: ESMC § 15-1-6 (Definitions) is amended to include the additional definitions as follows:

EMPLOYEE HOUSING: Employer-owned and/or operated living quarters provided for seven or more of the employer's employees in connection to their employment that ensures the employee residents' health, safety, and welfare, as authorized under Health and Safety Code § 17000 et seq., i.e., the State Employee Housing Act.

LOW BARRIER NAVIGATION CENTERS: A housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter,

and housing. For purposes of this definition, “low barrier” means the best practices to reduce barriers to entry, including, without limitation: allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. Low Barrier shelters are permitted in accordance with Article 15-37A of this code.

* * *

SECTION 8: ESMC § 15-4A-1, Table No. 1 - Permitted Uses in Residential Zones, is amended as follows:

Uses	Zones		
	R-1	R-2	R-3
Residential uses/Hospitality			
	*	*	*
Employee housing serving seven or more persons	CUP		
Renting of up to two rooms to not more than four persons per dwelling unit	P	P	P
	*	*	*
Group care uses			
	*	*	*
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 (6) or fewer persons (State authorized, certified or licensed)	P	P	P
<u>Residential care facility serving seven (7) or more persons (State authorized, certified or licensed)</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
Senior citizen housing subject to California Government Code sections 65913, 65914 and 65915			<u>P</u> <u>CUP</u>
Senior housing facilities, including, but not limited to, rest homes, convalescent homes, or nursing homes			<u>P</u> <u>CUP</u>
	*	*	*

* * *

SECTION 9: ESMC § 15-6A-1, Table No. 1 - Permitted Uses in Industrial Zones, is amended as follows:

Uses	Zones	
	M-1	M-2
	*	*
Group care and hospitality uses		
	*	*
Emergency shelters, <u>per ESMC Section 15-6A-11</u>	P	
	*	*

* * *

SECTION 10: ESMC § 15-6B-7 (Emergency Shelters Development Standards) is amended as follows:

A. Emergency Shelters: Emergency shelters are subject to the following, objective development standards:

1. Not more than one emergency shelter is permitted within a radius of 300 feet from another emergency shelter.
- ~~2. No emergency shelter will be permitted within 300 feet of residentially zoned property, El Segundo public or private schools, El Segundo parks and open space, or childcare facilities.~~
- ~~3. The emergency shelter facility may provide one or more of the following specific facilities and services including, without limitation:
 - a. Childcare facilities;
 - b. Commercial kitchen facilities designed and operated in compliance with Health and Safety Code section 113700 et seq.;
 - c. Dining area;
 - d. Laundry;
 - e. Recreation room; and
 - f. Support services (e.g., training, counseling).~~
24. Not more than 12 persons can be served on a nightly basis.
35. Maximum length of stay of a person in an emergency shelter is limited to 180 days in any 12-month period.
- ~~6. The facility must provide a minimum of 50 gross square feet of personal living space per person served, not including space for common areas.~~
- ~~7. Emergency shelters may operate 24 hours a day to provide sleeping facilities and other facilities and services. Admittance and intake processing of emergency shelter clients is limited to 7:00 A.M. to 10:00 P.M. daily. Delivery hours are limited to 7:00 A.M. to 6:00 P.M. daily. Refuse collection is limited to 7:00 A.M. to 8:00 P.M. daily.~~
48. Each emergency shelter must have an on-site management office, with at least one **employee manager** present at all times the emergency shelter is in operation. ~~A minimum of two employees must be on duty when more than 10 beds are occupied.~~
59. Each emergency shelter must have on site security employees, with at least one security employee present at all times the emergency shelter is in operation.
640. Staging drop off, intake, and pick up of emergency shelter clients must take place inside a building, at a rear or side entrance not adjacent to a public right-of-way, or in an interior courtyard. Any exterior waiting areas must be physically and visually separated from public view of a right-of-way with a minimum six-foot tall decorative masonry wall and/or a six-foot tall hedge or similar mature landscaping as approved by the Director. Floor plans for the emergency shelter must be

submitted with the building plans that show the size and location of any proposed interior and/or exterior waiting or resident intake areas.

- ~~14. Outdoor recreation activities may be conducted at the facility subject to the same physical and visual separation requirements as exterior waiting areas as set forth in this section.~~
- ~~712. Off street parking must be provided as set forth in this Code, except that the number of off street parking spaces provided must be one parking space per three beds, plus one parking space per employee on duty with a minimum of three employee parking spaces. Notwithstanding this requirement, the required number of off street parking spaces cannot exceed the spaces required for similar uses of the same size in the M-1 Zone.~~
- ~~813. Exterior lighting must be provided at all building entrances and outdoor activity areas, and must be activated between sunset and sunrise of each day. All exterior lighting must comply with this Code.~~
- ~~14. Facilities must provide a storage area for refuse and recyclables and must be fully screened from public view of any public right-of-way and be enclosed by a solid wall or fence, in accordance with this Code. The refuse and recyclable storage area must be large enough to accommodate the number of bins that are required to provide the facility with sufficient services so as to avoid the overflow of material outside of the bins provided.~~
- ~~15. Emergency shelter application requests and building plans for emergency shelters must be submitted to the Director, and if the application and building plans meet all applicable standards in this Code, including design, development, and any other State or local requirement, the emergency shelter application may be approved by the Director. Emergency shelter applications must be approved before a building permit may be issued.~~

* * *

SECTION 11: Subsection (A) of § 15-15-6 (Automobile spaces required) is amended as follows:

A. Automobile Spaces Required

Use	Number Of Parking Spaces Required
Use	Number Of Parking Spaces Required
	* * *
Group care:	
	* * *
<u>Emergency Shelters</u>	<u>1 space per employee on duty, with a minimum of 3 employee parking spaces, provided the number of spaces does not exceed the minimum spaces required for similar uses if the same size in the M-1 Zone.</u>

			*	*	*				

SECTION 12: ESMC § 15-22-4 (Adjustments to Development Standards) is amended to delete subsection 15-22-4-D.

* * *

~~D. Reasonable access accommodations: In addition to the adjustment findings above, the following findings must be made before any action is taken to approve or deny a request for a deviation from development standards for reasonable access accommodations:~~

- ~~1. The housing, which is the subject of the request for reasonable accommodation, will be used by an individual protected under the California Fair Employment and Housing Act, Government Code § 12900 et seq. ("Act"), as amended.~~
- ~~2. The request for reasonable accommodation is necessary to make specific housing available to an individual protected under the Act.~~

SECTION 13: ESMC Title 15 (Zoning Regulations) is amended to add a new Chapter 36 entitled "Reasonable Accommodations for Individuals With Disabilities" to read as follows:

CHAPTER 36: REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES

- 15-36-1: PURPOSE**
- 15-36-2: DEFINITIONS**
- 15-36-3: APPLICABILITY**
- 15-36-4: APPLICATION REQUIREMENTS**
- 15-36-5: REVIEW PROCEDURES**
- 15-36-6: REQUIRED FINDINGS**
- 15-36-7: CONDITIONS**
- 15-4B-8: EXPIRATION**

15-36-1: PURPOSE:

A. Pursuant to the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, Section 15-22-5 of the El Segundo Municipal Code ("Section") establishes formal procedures allowing individuals with disabilities and their representatives to request reasonable accommodations in the application of zoning laws and other land use regulations, policies and procedures when necessary to eliminate barriers to housing opportunities.

- B. A reasonable accommodation granted pursuant to this section shall not be construed as an amendment to this title or a change to the maps which are part of this title.

15-36-2: DEFINITIONS:

- A. “Fair housing laws” means the “Fair Housing Act” (42 U.S.C. § 3601 et seq.), the “Americans with Disabilities Act”(42 U.S.C. § 12101 et seq.), and the “California Fair Employment and Housing Act” (California Government Code § 12900 et seq.), as these statutes now exist or may be amended from time to time, and the implementing regulations for each of these statutes.
- B. “Individual with a disability” means a person who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having that type of impairment or, anyone who has a record of that type of impairment, as those terms are defined in the fair housing laws. People who are currently using illegal substances are not considered individuals with a disability.
- C. “Major life activity” means physical, mental, and social activities, such as the operation of major bodily functions, seeing, hearing, eating, sleeping, walking, standing, sitting, reaching, lifting, bending, speaking, breathing, learning, reading, concentrating, thinking, communicating, interacting with others, and working.
- D. “Physical or mental impairment” means any physiological disorder or condition and any mental or psychological disorder, including, but not limited to, orthopedic, visual, speech and hearing impairments, cosmetic disfigurement, anatomical loss, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, intellectual disabilities (formerly termed “mental retardation”), emotional or mental illness, learning disabilities, HIV disease (whether symptomatic or asymptomatic), tuberculosis, and alcoholism and drug addiction (but not including current use of illegal drugs). A temporary condition, such as a broken leg, pregnancy, use of crutches, etc. does not qualify as a physical or mental impairment.
- E. “Reasonable accommodation” means any deviation requested and/or granted from the City’s zoning and land use laws, rules, regulations, policies, procedures, practices, or any combination thereof, that may be reasonable and necessary for a disabled person to have an equal opportunity to use and enjoy a dwelling.

15-36-3: APPLICABILITY:

- A. A request for a reasonable accommodation may be made by any person with a disability, their representative, or any developer or provider of housing for an individual with a disability, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. This Section is intended for the benefit of those individuals with disabilities as defined as under Subsection 15-22-5-B.
- B. A request for a reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to the housing of their choice. Requests for a reasonable accommodation shall be made in the manner prescribed by this Section.
- C. A reasonable accommodation does not affect a person's obligations to comply with other applicable regulations not at issue in the requested accommodation.
- D. A request for a reasonable accommodation shall be granted to an individual and shall not run with the land, unless expressly authorized under Subsection 15-22-5-1-2.

15-36-4: APPLICATION REQUIREMENTS:

- A. Requests for a reasonable accommodation shall be submitted on an application form provided by the community development department, or in the form of a letter to the Community Development Director. The application shall contain the following information:
 - 1. The applicant's name, address and telephone number;
 - 2. Address of the property for which the request is being made;
 - 3. The current actual use of the property;
 - 4. Documentation that the applicant is: (A) an individual with a disability; (B) applying on behalf of one or more individuals with a disability; or (C) a developer or provider of housing for one or more individuals with a disability;
 - 5. The specific exception or modification to the zoning code provision, regulation, policy, or practice that is being requested;
 - 6. Documentation that the requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the residence.

- B. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection, unless required by state or federal law.
- C. A request for a reasonable accommodation from the strict application of the City's regulations, policies, practices or procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing.

15-36-5: REVIEW PROCEDURES:

- A. Requests for a reasonable accommodation shall be reviewed by the Community Development Director if no approval is sought other than the request for a reasonable accommodation.
- B. The Community Development Director may, in their discretion, refer applications to the Planning Commission for consideration.
- C. The Director may request additional information necessary for making a determination regarding the request for a reasonable accommodation that complies with the fair housing law's protections and the privacy rights of the individual with a disability to use the specified housing. If additional information is requested, the required timeframe for making a determination on the request stops running until the additional information is provided.
- D. The reviewing authority shall issue a written determination within 60 days of the receipt of a complete application, unless extended in writing by mutual agreement of the City and the applicant.
- E. The reviewing authority may either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with the required findings set forth in Subsection 15-22-5-F. The notice of determination shall explain in detail the basis of the decision.
- F. All written decisions shall give notice of the applicant's right to appeal and to request a reasonable accommodation in the appeals process.
 - 1. The written decision shall be final, unless the applicant appeals the decision pursuant to Chapter 29.
 - 2. While a request for a reasonable accommodation is pending, all laws and regulations otherwise applicable to the property shall remain in full force and effect. No reasonable accommodation shall be effective and no development permitted by a reasonable accommodation shall be initiated or construction started, until the appeal period has been exhausted.

15-36-6: REQUIRED FINDINGS:

- A. **The request for a reasonable accommodation shall be approved, or approved with conditions, if the reviewing authority finds that all of the following findings can be made:**
1. **The housing, which is the subject of the request for reasonable accommodation, will be used by an individual with a disability protected under the fair housing laws;**
 2. **The requested accommodation is necessary to make housing available to an individual with a disability protected under the fair housing laws;**
 3. **The requested accommodation will not impose an undue financial or administrative burden on the city;**
 4. **The requested accommodation will not require a fundamental alteration in the nature of the city's zoning regulations and policies; and**
 5. **There are no alternatives to the requested accommodations that may provide an equivalent level of benefit.**

15-36-7: CONDITIONS:

- A. **The reviewing authority may impose conditions upon the approval of the reasonable accommodation request deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by Subsection 15-22-5-F.**
- B. **Conditions of approval may, where deemed appropriate, provide for any or all of the following:**
1. **The reasonable accommodation shall only be applicable to particular individual(s).**
 2. **Periodic inspection of the affected premises, as specified in the conditions, to verify compliance with the El Segundo Municipal Code and with any applicable conditions of approval.**
 3. **Prior to any transfer of interest in the premises, notice shall be given to the transferee of the existence of the modification, and the requirements that the transferee apply for a new modification as necessary. Once such transfer takes effect, the originally approved modification shall have no further validity.**

4. Removal of the improvement if the need for which the accommodation was granted no longer exists.
 5. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists.
 6. Other reasonable conditions deemed necessary to protect the public health, safety, and welfare.
- C. Prior to the issuance of any permits relative to an approved reasonable accommodation, the reviewing authority may require the applicant and/or owner to record a covenant in the County recorder's office acknowledging and agreeing to comply with the terms and conditions established in the determination, and to provide notice to future owners that a reasonable accommodation has been approved.

15-36-8: EXPIRATION:

- A. A reasonable accommodation shall lapse if the exercise of rights does not occur within one hundred eighty (180) days after the issuance of the final decision.
- B. The rights conferred by an approved accommodation shall expire when the disabled person for whom the accommodation was granted no longer resides at the property, unless the Director makes either of the following findings:
 1. That such accommodation is physically integrated with the property and cannot easily be removed or altered to comply with Chapter 4 of the El Segundo Municipal Code; or
 2. The property is now occupied by another disabled person who requires the accommodation to have an equal opportunity to use and enjoy the dwelling. The Community Development Director may request documentation that subsequent occupants are disabled persons. Failure to provide such documentation within thirty (30) days of the date of a request by the City shall constitute grounds for discontinuance by the City of a previously approved reasonable accommodations.

* * *

SECTION 14: A new Chapter 37, entitled "Housing Programs" is added as a new chapter to ESMC Title 15.

SECTION 15: Article 15-37A, entitled "Low-Barrier Navigation Centers" is added as a new article to ESMC Title 15, Chapter 36 to read as follows:

“ARTICLE A. LOW-BARRIER NAVIGATION CENTERS

15-37A-1: PURPOSE

15-37A-2: APPLICABILITY

15-37A-3: DEVELOPMENT AND OPERATIONAL STANDARDS

15-37A-4: DEFINITIONS

15-37A-1: PURPOSE

The purpose of this chapter is to establish development standards for low-barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of state law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.

15-37A-2: APPLICABILITY

The provisions of this chapter shall apply to all low-barrier navigation center projects.

15-37A-3: DEVELOPMENT AND OPERATIONAL STANDARDS

A low-barrier navigation center development is a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, if it meets the following requirements:

- A. Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.
- B. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
- C. Code Compliant. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
- D. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

15-37A-4: DEFINITIONS

Low-Barrier Navigation Centers. A housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) **The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.**
- (2) **Pets.**
- (3) **The storage of possessions.**
- (4) **Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.**

Use by Right. Use by right has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section.”

SECTION 16: Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 17: Enforceability. Repeal of any provision of the ESMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 19: Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the ESMC or other city ordinance by this Ordinance will be rendered void and cause such previous ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 20: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 21: Recordation. The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this

meeting; and, within 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 22: This Ordinance will go into effect and be in full force and effect 30 days after its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2023.

Drew Boyles, Mayor

APPROVED AS TO FORM:

By: _____
Mark D. Hensley, City Attorney

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF EL SEGUNDO)

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. _____ was duly introduced by said City Council at a regular meeting held on the ___ day of _____ 2023, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of _____, 2023, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

- By October 15, 2026, evaluate success of program and develop additional strategies to encourage the development and consolidation of small lots, specifically for affordable housing.

Funding Source: General funds

Responsible Agency: Community Development Department/Planning Division

REMOVING GOVERNMENTAL AND OTHER CONSTRAINTS

PROGRAM 9: EL SEGUNDO MUNICIPAL CODE (ESMC) AMENDMENTS

As part of the City’s SB 2 grant-funded planning efforts, the City is currently in the process of amending the ESMC to address the following:

Density Bonus: The ESMC does not currently include Density Bonus regulations. The State has recently passed several bills that change the State Density Bonus law. These include:

- **AB 1763 (Density Bonus for 100 Percent Affordable Housing)** – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- **SB 1227 (Density Bonus for Student Housing)** - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- **AB 2345 (Increase Maximum Allowable Density)** - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

Transitional and Supportive Housing: The City is in the process of amending the ESMC to allow transitional and supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone. Furthermore, AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions (such as being 100 percent affordable to lower income households and setting aside 25 percent of the units for target population). The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Single Room Occupancy (SRO) or Micro-Unit Housing: The City is currently in the process of amending the ESMC to address the provision of SRO or micro units.

In addition, other revisions to the ESMC are necessary to facilitate the development of a variety of housing types and streamlined development review process:

Residential Care Facilities for Seven or More: The ESMC does not currently address the provision of large residential care facilities (for seven or more persons). The City will amend the ESMC to accommodate and facilitate the development of this use type as a residential use to be conditionally permitted in zones where residential uses are permitted. Findings for approval will be objective and facilitate certainty in outcomes.

Emergency Shelters: The City amended the ESMC to permit emergency shelters in the Light Manufacturing (M1) zones by right without discretionary review. However, the ESMC contains provisions that are not consistent with State law:

- **Separation Requirement** - State law allows a maximum 300-foot separation requirement from another emergency shelter only. No other separation requirements are allowed. However, the ESMC includes additional separation requirements from residentially zoned property, schools, parks and open space, and childcare facilities.
- **Parking Standards** – ESMC requires one parking space per three bed, plus one space per employee. AB 139 limits parking requirements for emergency shelters based on the number of employees only and not to exceed the requirements for other uses in the same zone.

Low Barrier Navigation Center (LBNC): AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

Employee Housing: Pursuant to State Employee Housing Act, employee housing for six or fewer employees is required to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City will consider amending the ESMC to comply with State law regarding employee housing.

Reasonable Accommodation: Recent City amendment to the ESMC inadvertently removed reasonable accommodation from the Administrative Adjustment process that can fast tracks approval requests for flexibility in zoning/development standard in order to accommodate the housing needs of persons with disabilities. The ESMC will be amended to address this clerical error to reestablish the review and approval of reasonable accommodation administratively. In addition, the ESMC will be amended to establish objective findings of approval that provide certainty in outcome.

R-3 Zone: The City will increase allowable density in the R-3 zone from 27 units per acre to 30 units per acre. To facilitate multi-family development, the City will revise the R-3 development standards (including lot area per unit based on lot size, parking, height, setback, and lot coverage) to ensure that the maximum density can be achieved. These standards will also apply to the Medium Density Residential (MDR) floating zone.

Parking Requirements: The City currently requires two parking spaces plus one guest parking space per unit, regardless of unit size. The City will revise its parking standards to a sliding scale based on unit size, similar to the recently approved Pacific Coast Commons project which achieved 83 units per acre.

Senior Housing: The City will revise the ESMC to remove the CUP requirement for senior housing and permit senior housing as a regular residential use to be similarly permitted as other residential uses in the same zone.

Findings for Site Plan Review: The City will revise the findings required for Site Plan Review approval to ensure that the findings are objective and provide certainty in outcomes.

Micro Units: The City will establish development standards to facilitate the construction of micro units.

Objectives and Timeline:

- By the end of 2023, complete ESMC amendments as outlined above.

Funding Source: General funds; SB 2

Responsible Agency: Community Development Department/Planning Division

AFFIRMATIVELY FURTHER FAIR HOUSING

PROGRAM 10: COMMUNITY OUTREACH

The City will conduct consultation meetings with the following boards and committees to gather information of housing-related issues and concerns, evaluate policy implications, and obtain recommendations:

- **Diversity, Equity and Inclusion Committee (DEI):** On Tuesday, June 16, 2020, the City Council agreed to establish a Diversity, Equity and Inclusion Committee. The purpose of the committee is to work with the community to gain a deeper understanding of the issues and determine how to move forward to bring positive change so everyone who lives, works and visits El Segundo feels welcome. The Diversity, Equity, and Inclusion Committee will engage the community, evaluate current policies, and offer its recommendations to the City Council.
- **Senior Housing Corporation Board:** Senior Citizen Housing Corporation Board actively oversees the management, operation and maintenance of Park Vista, specialty housing for seniors. The Board actively works with residents on compliance, financial and legal matters. They also advise on building amenities and programs. The Senior Citizen Housing Corporation Board is a non-profit corporation formed in 1984 for the construction of the low-income housing facility for seniors. The board is in an operating agreement with the City Council, and enlists a management company to operate the facility. The board, comprised of five directors who are all El Segundo residents.
- **Annual Progress Report:** As part of the annual progress report process, the City will conduct a community outreach program to solicit input from the public, stakeholders, and agencies serving low and moderate income residents and those with special needs. The City will employ a variety of outreach methods including direct noticing and social media announcements.

Objectives and Timeline:

- Conduct annual consultation meetings with the Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.