

The logo of the City of El Segundo, featuring a circular seal with a building and the text "CITY OF EL SEGUNDO" around the perimeter.

CITY OF
EL SEGUNDO

General Plan Land Use Element Update Request for Proposals Study Session

Background



California state law requires every city and county to include a General Plan Land Use Element.



Designates general distribution, location, and extent of land use; encompassing housing, business, industry, agriculture, open space, public facilities, and other categories of public and private uses within the city.



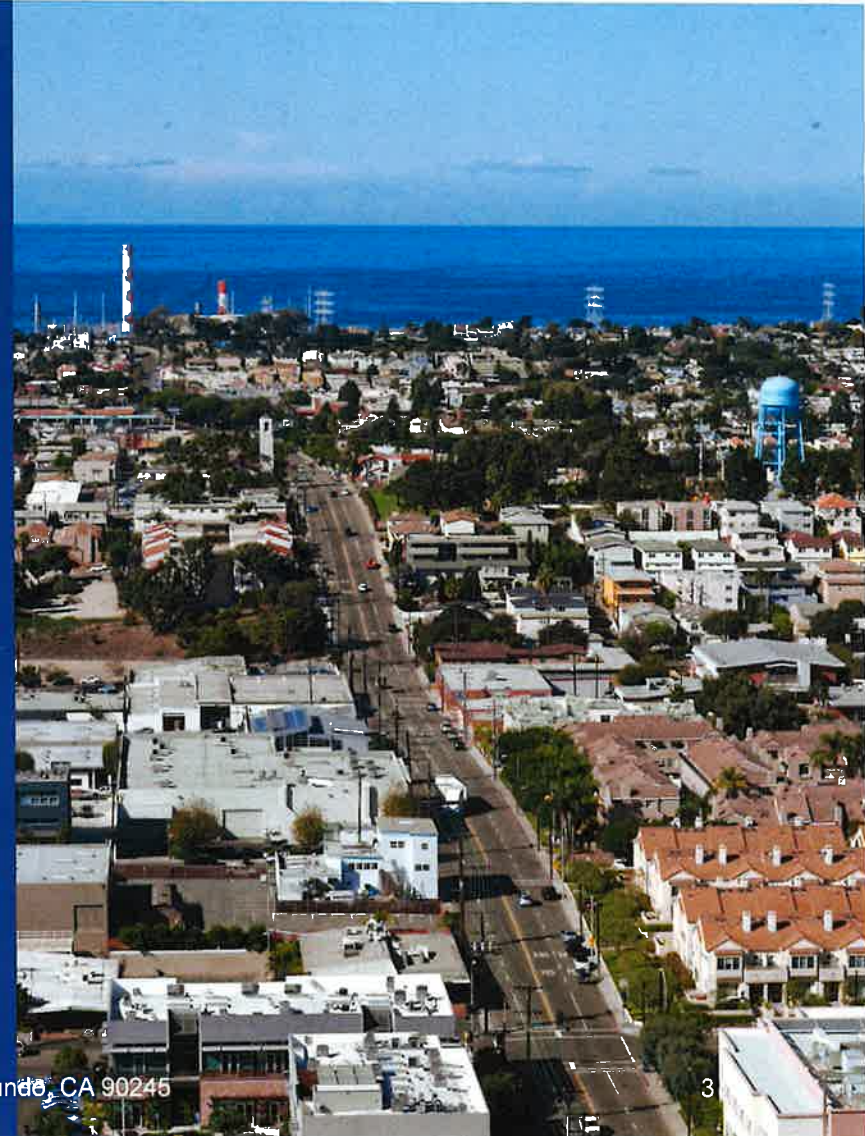
Sets standards for population density and building intensity.

RFP Scope of Work

Summary of Existing Conditions

- Urban history of El Segundo and the region
- Environmental, social, and economic trends
- Infrastructure, natural resources, demographics
- Land use trends

Baseline for evaluating the impact of proposed developments and ensures sustainable growth that respects the unique character and resources of the area.



RFP Scope of Work

Technical Analysis

- Market and Fiscal Analysis
 - Analyze existing market conditions and anticipated fiscal outcomes for land use alternatives
 - Identify regulations/infrastructure that support business growth and expansion
 - Evaluate highest/best use of major prospective project sites
 - Identify potential public private partnerships to further economic development opportunities
 - Strategize industry diversification, business attracting, retention, and expansion





RFP Scope of Work

Land Use Alternatives

- All existing and proposed land use types that best align with the community's vision
- Identify preferred land use types
- Simplify and consolidate land use regulations to remove barriers to entry

Other Related Scope of Work



Environmental Impact Report

Prepare all required analyses for California Environmental Quality Act (CEQA) compliance



Hearing, Meetings, and Events

Community meetings/events, City Council meetings, Planning Commission meetings, and meetings with staff



Zoning Code and Map Consistency Recommendations

Prepare recommendations for Zoning Code and Map amendments necessary to implement the element and ensure consistency with other elements' goals, policies, and programs.

Roadmap Process

18-24 Months

Existing Conditions

Reports that review existing policies, technical reports, existing General Plan, zoning ordinances, etc.



RFP

Issue the General Plan Land Use Element Update RFP and select best fit consultant



Listening and Visioning

Conduct significant public engagement to understand the community's core value and long-term vision for El Segundo to develop guiding principles for the General Plan Land Use Element

Plan Alternatives

Illustrate different land use alternatives that aligns with the community's vision. Identify the benefits and tradeoffs.



Policy and Plan Development

Develop key performance metrics, outcomes, goals, and policies

Review and Adoption

Refine and adopt the General Plan Land Use Element.



Cost Range

<u>City</u>	<u>Year</u>	<u>Scope</u>	<u>Cost</u>
Berkeley	2024	Safety element, Environmental justice element	\$849,000
Oakley	2019	General plan update	\$200,000
Baldwin Park	2020	Housing Element, Safety Element, Env. Justice element	\$200,000
Port Hueneme	2020	GPU, HE, Climate Action Plan	\$610,000
Wildomar	2022	GPU	\$1,380,000
Inglewood	2023	GPU background report	\$500,000