



AGENDA
CITY OF EL SEGUNDO
PLANNING COMMISSION
5:30 PM
COUNCIL CHAMBER
350 MAIN STREET
EL SEGUNDO, CA 90245
FEBRUARY 26, 2026

MEMBERS OF PLANNING COMMISSION

Kevin Maggay, Chairperson
Mario Inga, Vice Chairperson
Mark Christian
Melissa McCaverty
Steve Taylor

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Planning Commission, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Community Development Department, during normal business hours. Such documents may be posted on the City's website at www.elsegundo.org and additional copies will be available at the meeting.

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 portion of the Meeting. ***Additionally, members of 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 fill out a speaker card located in the Chamber Lobby. It is not required to provide personal information in order to speak, except to the extent necessary to be called upon, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate. Please respect the time limits.

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.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) *Individuals who have received value of \$50 or more to communicate to the **Planning Commission** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Planning Commission**. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

A. CONSENT

1. Approve January 22, 2026 Planning Commission Meeting Minutes

Recommendation -

1. Approve January 22, 2026 Planning Commission Meeting Minutes.
2. Alternatively, discuss and take other action related to this item.

B. PUBLIC HEARINGS

2. Environmental Assessment No. EA-1410 and Amending Conditional Use Permit No. 87-4

Recommendation -

1. Adopt Resolution No. 2976, finding that the project is 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), and conditionally approving Environmental Assessment No. EA-1410 and Amending Conditional Use Permit No. CUP 87-4
2. Alternatively, discuss and take other action related to this item.

C. NEW BUSINESS

3. 2025 Annual General Plan and Housing Element Implementation Report

Recommendation -

1. Receive and file the General Plan Implementation and Housing Element 2025 annual progress reports.
2. Alternatively, discuss and take other action related to this item.

D. UNFINISHED BUSINESS

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR

F. REPORTS - COMMISSIONERS

G. REPORTS – CITY ATTORNEY

ADJOURNMENT

POSTED:

DATE: February 20, 2026

TIME: 5:00 P.M.

BY: Jazmin Farias, Assistant Planner



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

January 22, 2026

CALL TO ORDER

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

ROLL CALL

Present: Chair Maggay

Present: Vice Chair Inga

Present: Commissioner Christian

Present: Commissioner Taylor

Present: Commissioner McCaverty arrived at 5:37 p.m.

Also present: Michael Allen, AICP, Community Development Director

Also present: Eduardo Schonborn, AICP, Planning Manager

Also present: David King, Assistant City Attorney

Also present: Jazmin Farias, Assistant Planner

PLEDGE OF ALLEGIANCE

Chair Maggay led the pledge.

PUBLIC/WRITTEN COMMUNICATIONS

None.

A. CONSENT

Chair Maggay pulled Consent Item A.3

1. Approval of Planning Commission Meeting Minutes:

- November 13, 2025

MOTION: Approve the minutes.

Moved by Vice Chair Inga, second by Commissioner Taylor.

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

Ayes: Maggay, Inga, Christian, and Taylor

2. Approval of Planning Commission Meeting Minutes:

- December 11, 2025

MOTION: Approve the minutes.

Moved by Vice Chair Inga, second by Commissioner Taylor.

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

Ayes: Maggay, Inga, Christian, and Taylor

3. Environmental Assessment No. EA-1409 and Administrative Use Permit No. AUP 25-05 for Two Monument Signs Taller than 8-Foot High.

Assistant Planner Jazmin Farias presented the staff report regarding the proposed two monument signs taller than 8-feet high.

Commissioner discussion ensued regarding the two proposed 15-foot-tall monument signs and their location.

Chair Maggay opened public comment.

None.

Chair Maggay closed public comment.

MOTION: Approve Environmental Assessment No. EA-1409 and Administrative Use Permit No. AUP 25-05 for Two Monument Signs Taller than 8-Foot High.

Moved by Commissioner Taylor, second by Vice Chair Inga.

Motion carried, 5-0, by the following vote:

Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

B. NEW PUBLIC HEARINGS

None.

C. NEW BUSINESS

4. Election of Planning Commission Chair and Vice Chair for Calendar Year 2026

Vice Chair Inga nominated the Chair Maggay to continue as Chair for the Calendar year of 2026.

Motion carried, 5-0, by the following vote:

Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

Chair Maggay nominated Vice Chair Inga to continue as Vice Chair for the Calendar year of 2026.

Motion carried, 5-0, by the following vote:

Ayes: Maggay, Inga, Christian, McCaverty, and Taylor

5. Selection of a Planning Commissioner to Deliver a Presentation to the City Council on the Planning Commission's Work

Planning Manager Eduardo Schonborn briefed the commissioners on the content of the forthcoming presentation to the City Council.

Chair Maggay volunteered to present, and the dais concurred.

D. UNFINISHED BUSINESS

None.

E. REPORTS – COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

Planning Manager Eduardo Schonborn shared that several significant projects are anticipated to come through the pipeline later this year.

Community Development Director Michael Allen informed the commissioners that the City Attorney has shared a memo with them regarding new state legislations that may prompt the city to have code amendments. Commissioner Christian inquired whether the City Attorney's Office could provide a brief presentation on legislative updates. Assistant City Attorney David King acknowledged the request and indicated it could be accommodated for an upcoming meeting.

Chair Maggay requested a Planning Commission forecast. Eduardo acknowledged the request and indicated it will be provided at the next scheduled meeting.

F. REPORTS – PLANNING COMMISSIONERS

Chair Maggay inquired if there were any updates regarding the Major Events Committee. Commissioner McCaverty mentioned that there are no updates as they are still working on ideas.

G. REPORTS – CITY ATTORNEY

None.

ADJOURNMENT — the meeting adjourned at 5:57 p.m.
The next meeting is scheduled for February 12, 2026 at 5:30 p.m.

Michael Allen, Community Development Director

Kevin Maggay, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: February 26, 2026

Agenda Heading: PUBLIC HEARINGS

Item Number: B.2

TITLE:

Environmental Assessment No. EA-1410 and Amending Conditional Use Permit No. 87-4

RECOMMENDATION:

1. Adopt Resolution No. 2976, finding that the project is 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), and conditionally approving Environmental Assessment No. EA-1410 and Amending Conditional Use Permit No. CUP 87-4
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

On July 23, 1987, the Planning Commission adopted Resolution No. 2183 approving Conditional Use Permit No. CUP 87-4 for the on-site sale of beer and wine (ABC Type 42 License) at 115 Richmond Street. The resolution established two Conditions of Approval, one limiting the primary use of the premises remain a restaurant with food service available during all hours of operation, and another requiring submittal of a sign plan to the Director of Planning for review and approval within 60 days of the CUP's effective date. The restaurant has continuously operated at the site and has historically obtained annual Entertainment Permits for/to conduct live entertainment in compliance with El Segundo Municipal Code § 4-8 and § 7-2.

Most recently, on November 10, 2025, an application for Environmental Assessment No. EA-1410 and Amending Conditional Use Permit No. CUP 87-4 was submitted to the Planning Division to expand alcohol service to include distilled spirits (ABC Type 47, On-Sale General - Eating Places) and modify business operation hours at an existing restaurant/bar (Old Town Patio) located at 115 Richmond Street. The project

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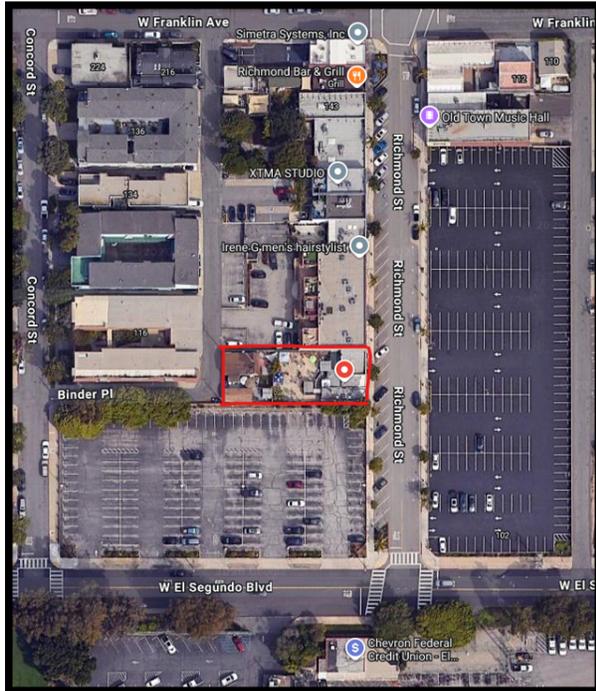
application and plans were circulated to all City departments for comments, and no objections were received. The project applications were deemed complete and on February 9, 2026, a notice of public hearing was mailed to 143 property owners and tenants within a 300-foot and 150-foot radius, respectively. A public hearing notice was also published in the El Segundo Herald. As of the preparation of this staff report, two comments (attached) were received in response to the public notice raising concerns with the noise associated with the live entertainment at the site. Details of the comments and staff's response are contained in the Additional Information section below.

Site Description

The subject property is located at 115 Richmond Street, it's mid-block on Richmond Street, between West El Segundo Boulevard (to the south) and West Franklin Avenue (to the north). The property is zoned Downtown Specific Plan (DSP), specifically the Richmond Street District, and measures 140 feet in depth and 50 feet in width along Richmond Street. The 7,000 square foot property currently features a mix of structures, including a 613 square foot commercial building (which is not part of the project). The main focus of the property is a 1,114 square foot single story building complemented by a 2,100 square foot outdoor patio area, which houses the restaurant/bar. Additionally, there is a detached 764 square foot single family dwelling at the rear of the property, with a 324 square foot detached garage (neither of which are included in the project). No on-site parking exists at the project site. As illustrated in Figure No. 1 below, the immediate area is developed with a mix of commercial buildings to the north, surface parking lot to the east, surface parking lot and manufacturing buildings to the south. Multi-family structures are located to the west, behind Richmond Street (across the alley).

Figure No. 1 Aerial View of Site

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The uses and zoning surrounding the subject property are summarized in the following table:

Table No. 1: Surrounding Land Uses

	Land Uses	Zones
North	Parking, restaurants, offices, barbershops, entertainment venues	Downtown Specific Plan Zone — Richmond Street District
East	Parking	Downtown Specific Plan Zone — Richmond Street District
South	Chevron (industrial/manufacturing)	Havy Manufacturing (M-2) Zone
West	Parking and Multi-Family Residential	Multi-family Residential (R3) Zone and Parking (P) Zone

DISCUSSION:

Project Description

The applicant requests approval for an amendment to the Conditional Use Permit No. CUP 87-4 to add a Type 47 ABC License, allowing the sale of beer, wine, and distilled

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spirits for on-site consumption. The business will retain its existing Type 41 ABC License, which permits the sale of beer and wine for onsite consumption at an eating establishment. Additionally, the applicant is requesting a modification to the business hours of operation, extending them from the current hours of Monday through Sunday 11:00 a.m. to 10:00 p.m. to Monday through Sunday 10:00 a.m. to 12:00 a.m. The outdoor patio will close at 11:00 p.m., and the indoor restaurant will close at 12:00 a.m.

Conditional Use Permit

Prior to the establishment of the Downtown Specific Plan (DSP), the property was previously zoned Neighborhood Commercial (C-2), which required a Conditional Use Permit (CUP) for the on-premise sale and consumption of beer and wine at public establishments. CUP 87-4 was granted in 1987 and continues to govern the property. Although the DSP does not require a Conditional Use Permit for a restaurant/bar serving alcohol, any future modifications to the project, as previously approved, shall be referred to the Planning Commission for review and approval.

In considering a CUP application, El Segundo Municipal Code (ESMC) § 15-24-6(A) requires that the Planning Commission make all eight findings in reference to the property and project under consideration. (Municipal Code Language is italicized, followed by staff's analysis in normal type).

With regard to the proposed extended operating hours:

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

The site is in the Richmond Street District within the Downtown Specific Plan (DSP) Zone, designed to support a mix of entertainment and dining uses in a pedestrian friendly, active environment. The proposed project aligns with these goals by enhancing an existing establishment, expanding service options, and improving evening accessibility. It supports the district's vibrancy and attractiveness for residents and visitors. The project also complies with the DSP Zone's intent to promote redevelopment, adaptive reuse, and preservation of the "Old Town" character. The expansion of operating hours will not alter the building's footprint, preserving the area's historic charm while meeting modern commercial needs.

- 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 property has operated as a restaurant/bar with a Type 41 ABC License since

1987, and the proposed modification to add a Type 47 ABC License is not expected to significantly change the character of the business or harm public health, safety, or nearby properties. Located in the Downtown Specific Plan (DSP) Zone, within the Richmond Street District, the site is intended for various commercial uses, including restaurants and bars. The restaurant/bar will remain within its existing current space (1,145 square foot indoor space and 2,100 square foot outdoor space), with no increase in building size or seating, avoiding issues with parking or traffic. The expansion will comply with operational conditions to manage potential impacts like noise and late night activity, ensuring compatibility with the neighborhood and supporting the city's goals for revitalization and economic development in the Downtown area.

- 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.

With regard to the proposed Type 47 ABC License:

- D. *That the State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.*

The city expects the applicant will obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control (Type 47 ABC License) for the on-site sale and consumption of beer, wine, and distilled spirits.

- E. *That there is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*

The site is located in the Richmond Street District within the Downtown Specific Plan (DPS) Zone, an area with a mix of commercial, residential, entertainment, and public uses. The project aims to enhance, not disrupt, the neighborhood by reinforcing the district's identity as a lively, mixed-use area for dining, entertainment, and community services. The introduction of a Type 47 ABC License for alcohol sales aligns with the district's evolving character, promoting a blend of entertainment and dining.

- F. *That the proposed use is consistent and compatible with the purpose of the zone on which the site is located.*

The proposed use aligns with the Downtown Specific Plan (DSP) Zone, which encourages a mix of commercial, residential, entertainment, and public uses. Expanding alcohol service at the existing restaurant/bar supports the district's vision for a vibrant, pedestrian friendly commercial area. The project will enhance the district by offering more services, preserving architectural character, promoting outdoor dining, and boosting economic vitality. Overall, it supports the goals of the DSP Zone and complements both current and future development in the area.

- G. *That the proposed location and use and the conditions under which the use 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 restaurant/bar is a low impact commercial use that operates within the existing structure and outdoor area, requiring no major changes to the site. The applicant will follow all regulations, including noise ordinances and operational controls, to minimize impacts on noise, traffic, and parking. Any amplified sound or entertainment will need prior approval and permits, ensuring compatibility with surrounding residential and commercial areas. The project aims to enhance the Richmond Street District's vibrancy while minimizing negative effects on the community.

- H. *That the potential impact that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and compensated for.*

The sale and consumption of alcohol will not introduce new impacts beyond those typically associated with a restaurant/bar. The addition of a Type 47 ABC License will not significantly change the area's character. Noise Levels will comply with City ordinances, and any amplified sound or entertainment will require prior approval and permits to minimize noise. Potential impacts will be managed through enforcement of conditions of approval.

Environmental Review

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), staff determined this project to be categorically exempt under Class 1 ("Existing Facilities") as it involves a change in licensing (addition of a Type 47 ABC License) for the sale of beer, wine, and distilled spirits for consumption on the premises within an existing 2,856 square foot commercial tenant space, with no expansion of the existing structure.

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Additional Information

Prior to the publication of the staff report, two public comments regarding this project were received by staff. The comments, attached for reference, express concerns that the proposed expansion of business hours and alcohol service would intensify existing noise issues and quality of life impacts on nearby residents. Both commenters also allege non-responsiveness by the business operator and express strong opposition to the project.

The property is under new ownership, and for the past calendar year (2025), live entertainment has been provided under an annual entertainment permit that expired at the end of 2025. Entertainment Permits are issued by the Community Development Department, are routed to the Police Department for review, and include specific conditions of approval, which must be adhered to, or the permit may be revoked. The entertainment permit must be renewed on a yearly basis. During the 2025 calendar year, the Neighborhood Preservation Department received two noise complaints and conducted eight inspections for decibel readings. Although inspections consistently confirmed that decibel levels do not exceed permitted noise limits, the Neighborhood Preservation Department believes that additional conditions are necessary to ensure the Old Town Patio remains in compliance with noise mitigation requirements and does not incrementally increase beyond the permitted noise limits. The police Department's dispatch team reports a total of seven calls, broken down as follows:

- Rescue/Medical = 2 (Both calls were made prior to 10 P.M.)
- Loud Music = 3 (All calls were placed after 10 P.M.)
- Large Party = 2 (One of the two calls was placed after 10 P.M.)

The Planning Department routed the application and plans for internal review by all relevant divisions. As part of this process, the Police Department has evaluated the proposed amendments and has confirmed that it has no concerns regarding the amended license or the proposed extended hours for the restaurant. For reference, the standard conditions of approval typically associated with Entertainment Permits are attached. Should entertainment activities be proposed in the future, such uses would be subject to a separate Entertainment Permit process. That process is specifically designed to minimize potential noise and ensure that operations remain compatible with the surrounding residential and commercial uses.

The approved Conditional Use Permit establishes that the primary function of the use at 115 Richmond Street shall remain a restaurant use, with alcohol service accessory to bona fide food service. While entertainment related operational details do not fall within the scope of the current Conditional Use Permit request, staff has proactively identified additional conditions of approval outlined in Figure No. 2 below, that would apply to any future entertainment authorization. These proposed conditions are intended to mitigate

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potential noise impacts, preserve the character of the Downtown District, and ensure the continued compatibility of the project site with adjacent properties and established land uses.

As specified in Condition of Approval No. 11, staff proposes that any future issuance of an Entertainment Permit include operational standards and regulate that all entertainment activities conclude by 10:00 P.M., regardless of the business permitted operating hours. Additional restrictions include prohibiting music or sound amplification between 10:00 P.M. and 7:00 A.M., and any entertainment permit must incorporate these restrictions. The establishment may continue regular operations until 11:00 P.M. within the patio area and until 12:00 A.M. within the interior dining space; however, no entertainment (amplified sound) activities are permitted beyond the 10:00 P.M. limitation.

Although an Entertainment Permit has not yet been issued for the 2026 Calendar year, staff was made aware of five events that have already taken place during this calendar year. Staff is currently coordinating with Neighborhood Preservation to review these events and ensure compliance with applicable municipal requirements and permitting regulations. The applicant submitted their application before the publication of this staff report. Staff is holding off on completing the review of the entertainment permit until the project hearing takes place, as they seek guidance from the Planning Commission regarding the additional conditions of approval related to entertainment that were added to the CUP. The applicant is amenable to complying with these conditions and is committed to fostering a harmonious environment for neighboring properties and addressing any concerns.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy C: Implement strategic initiatives to attract new businesses and foster business to business networking and collaboration to retain and grow existing businesses.

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Jazmin Farias, Assistant Planner

REVIEWED BY:

Eduardo Schonborn, AICP, Planning Manager

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. EA-1410: Planning Commission Resolution No. 2976
2. Project Plans
3. Existing CUP - Resolution 2183
4. Public Comments for EA-1410
5. Example of Entertainment Permit with Conditions of Approval

RESOLUTION NO. 2976

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1410 AND AMENDING CONDITIONAL USE PERMIT NO. 87-4 TO ALLOW EXPANDED ALCOHOL SERVICE AND MODIFIED BUSINESS HOURS FOR AN EXISTING RESTAURANT/BAR (OLD TOWN PATIO) LOCATED AT 115 RICHMOND STREET.

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 July 23, 1987, the Planning Commission adopted Resolution No. 2183 approving Conditional Use Permit No. CUP 87-4 to allow the on-site sale of beer and wine (ABC Type 42 License) for an existing 900 square foot public eating establishment with an outside patio/seating area located at 115 Richmond Street. The restaurant has continuously operated under an ABC Type 42 License since 1987;
- B. On November 10, 2025, Zachary Lyall, (the "Applicant") submitted an application for Environmental Assessment ("EA") No. EA-1410 and Conditional Use Permit ("CUP") No. 87-4 Revision A to the Planning Division to expand alcohol service at an existing restaurant/bar (Old Town Patio) located at 115 Richmond Street. The amendment includes the addition of a Type 47 ABC License to allow the sale of beer, wine, and distilled spirits for consumption on the premises. The business will maintain its existing Type 41 ABC License, which permits the sale of beer and wine for onsite consumption at eating establishments. The applicant also requests modification to their hours of operation, from the existing hours of Monday through Sunday 11:00 a.m. to 10:00 p.m., to Monday through Sunday 10:00 a.m. to 12:00 a.m. (patio to close at 11:00 p.m. and the restaurant/bar to close at 12:00 a.m.);
- C. The project site is currently developed with four legal non-conforming structures; comprised of a one-story commercial building adjacent to the restaurant, a one-story restaurant/bar, a detached one-story single family dwelling unit with a detached garage located at the rear of the property;
- D. Community Development Department staff reviewed the Project applications for, in part, consistency with the General Plan, conformity with the El Segundo Municipal Code ("ESMC"), and Downtown Specific Plan, 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”);

- E. The Project Site is in the Downtown Specific Plan (DSP) Zone, specifically the Richmond Street District, surrounded by Parking (P) Zone and Multi-Family Residential (R-3) Zone to the west, Richmond Street District within the Downtown Specific Plan (DSP) Zone to the east and north, and Heavy Manufacturing (M-2) Zone to the south;
- F. The property was previously zoned C-2, which required a Conditional Use Permit (CUP) for the on-premise sale and consumption of beer and wine at public establishments. CUP No. 87- 4 was granted in 1987 and remains tied to the property;
- G. The project application and plans were circulated to all City departments for comments, and no objections were received. On December 10, 2025, the project application was deemed complete for processing;
- H. On February 9, 2026, a notice of public hearing was mailed to 143 property owners and tenants within a 300-foot and 150-foot radius, respectively. A public hearing notice was also published in the El Segundo Herald on June 12, 2025;
- I. On February 26, 2026, 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,
- J. 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 February 26, 2026, public hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings.* The Commission finds that the following facts exist:

- A. The subject site is located at 115 Richmond Street in the Downtown Specific Plan (DSP) Zone, specifically the Richmond Street District.
- B. The proposed project includes the addition of a Type 47 ABC License to allow the sale of beer, wine, and distilled spirits for consumption on the premises. The business will maintain its existing Type 41 ABC License, which permits the sale of beer and wine for onsite consumption at eating establishments. The applicant also requests modification to their hours of operation, from the existing hours of Monday through Sunday 11:00 a.m. to 10:00 p.m., to 10:00 a.m. to 12:00 a.m. (patio to

close at 11:00 p.m. and the restaurant/bar to close at 12:00 a.m.).

- C. The restaurant/bar is not proposing to expand its existing 1,114 gross square-foot single-story building nor its 2,100 square-foot uncovered outdoor dining area footprint.
- D. The expansion of alcohol service does not require the provision of additional parking.
- E. CUP No. 87-4 was granted in 1987, and the current owners are the successor in interest of the CUP.
- F. The restaurant/bar is currently in compliance with CUP No. 87-4.

SECTION 3: *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 (“Existing Facilities”) as it involves a change in licensing (addition of a Type 47 ABC License) for the sale of beer, wine, and distilled spirits for consumption on the premises within an existing 2,856 square-foot commercial tenant space, with no expansion of the existing structure.

SECTION 4: *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 Commercial and is consistent with the current zoning designation which is Downtown Specific Plan (DSP).
- B. The Project is consistent with Land Use Element Policy LU4-2.1, which states that the City seeks to “revitalize and upgrade commercial areas, making them a part of a viable, attractive, and people-oriented commercial district.” The addition of a type 47 ABC License to allow the sale of beer, wine, and distilled spirits for consumption on the premises will enhance the existing restaurant/bar by offering a broader range of services that can attract a diverse clientele, contributing to a vibrant commercial atmosphere. The request to extend the hours of operation also supports this revitalization objective by making the business more accessible during evening hours, encouraging more foot traffic and activity in the area. By updating its offerings and operational hours, the project contributes to the economic vitality and attractiveness of the commercial district, in line with the City’s goals for a thriving, people focused environment.
- C. The project supports Economic Development Element Policy ED1-2.1, which aims to “expand El Segundo’s commercial base so that the diverse

needs of the City's business and residential communities are met." Located within a district that promotes commercial development and celebrates the traditional "Old Town" character and entertainment uses, the project encourages the growth of new and existing business while contributing to sustained economic vitality. The proposed use retains the building's existing architectural features, preserving its "Old Town" character and encouraging outdoor dining.

- D. The project is consistent with Economic Development Element Policy ED1-1.1, which prioritizes maintaining "economic development as one of the City's and the business and residential communities' top priorities." Approval of this project not only supports this policy but also aligns with the vision for the Richmond Street District, which encourages an eclectic, mixed-use environment. This district allows for greater flexibility than the Main Street District, accommodating a broader mix of commercial uses, including breweries, tasting rooms, entertainment venues, parking, restaurants and offices.
- E. The project is consistent with Noise Element Policy N1-3.1, which encourages site planning to align with both the existing and future noise environment. The restaurant/bar will operate both indoors and outdoors, and through the implementation of conditions of approval, it will comply with the City's noise ordinances. Any amplified sound or entertainment will not be permitted without prior approval, as outlined in Title 4, Chapter 8 of the El Segundo Municipal Code (ESMC).

SECTION 5: *Conditional Use Permit Findings.* Pursuant to ESMC § 15-24-6, the Planning Commission finds as follows:

With regard to the proposed extended operating hours:

- 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 site is located within the Richmond Street District, as part of the DSP Zone, which is intended to accommodate a diverse mix of uses, including entertainment and dining establishments, and to ensure that development supports a pedestrian-friendly, active environment. This creates a more dynamic and vibrant district that is attractive to both residents and visitors. The conditional use also complies with the overall intent of the DSP Zone throughout adaptive reuse of existing structures, and the retention of the "Old Town" character of the area. The proposed expansion of alcohol service and hours of operation does not expand or alter the existing building footprint, allowing the project to maintain the area's historic character while accommodating contemporary commercial needs. Further, the proposed expanded alcohol service and extended operating hours, is compatible with the

existing character of the area and aligns with the City's goals for revitalization and economic development in the Downtown District.

- 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 request is not expected to significantly alter the character of the existing use or cause harm to public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The restaurant/bar with an existing Type 41 ABC License has operated since 1987 and will continue to operate within its existing footprint of 1,114 square feet of indoor space and 2,100 square feet of outdoor dining space. There is no increase in the building size or seating capacity. Consequently, the expansion of alcohol service will not result in adverse impacts related to parking, traffic, or other operational concerns. The existing and new conditions of approval and operational hours will be maintained and enhanced in a manner that is consistent with the neighborhood's development patterns. The conditions of approval include operational requirements to mitigate any potential negative impacts on neighboring properties, particularly in terms of noise and late-night activity. These conditions require compliance with the City's noise ordinances and prohibit any amplified sound or entertainment without prior approval, ensuring that the proposed use does not disturb the surrounding area, especially during late hours.

- 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.

With regard to the proposed Type 47 ABC License:

- D. *That the State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.*

The city expects the Applicant will obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control (Type 47 ABC License) for the on-site sale and consumption of beer, wine, and distilled spirits.

- E. *That there is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*

Located in the Richmond Street District of the Downtown Specific Plan (DSP) Zone, the site is part of a region that features a variety of commercial establishments. The surrounding area consists of a range of commercial establishments, residential properties, and public uses, all of which contribute to the diverse fabric of the district. The project will not disrupt the character of the neighborhood but rather enhance it by reinforcing the district's identity as a lively, mixed-use area that blends dining, entertainment, and community-oriented services. The introduction of a Type 47 ABC License for the sale of beer, wine, and distilled spirits aligns with the evolving nature of the district, which encourages a mix of entertainment and dining options to support the revitalization of downtown. The expansion of alcohol aligns with these goals by enhancing an existing establishment, offering a broader selection of services, and providing more accessibility during evening hours. The proposed extended hours of operation further complement the area's dynamic and varied activity patterns, providing additional opportunities for both residents and visitors to engage with the local economy and contribute to the district's vibrancy.

- F. *That the proposed use is consistent and compatible with the purpose of the zone on which the site is located.*

The proposed use is consistent and compatible with the purpose of the Downtown Specific Plan (DSP) Zone, within which the site is located. The Richmond Street District encourages a mix of commercial, entertainment, and residential uses, and the expansion of alcohol service at the existing restaurant/bar aligns with the district's vision of creating a vibrant, pedestrian-friendly, and people oriented commercial area. The project enhances the area's appeal by offering a broader range of services while maintaining the existing architectural character, promoting outdoor dining, and supporting the economic vitality of the district. As such, the proposed use supports the goals of the DSP Zone and is compatible with the existing and future development of the area.

- G. *That the proposed location and use and the conditions under which the use 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 restaurant/bar has operated with the existing Type 41 ABC License since 1987, and the proposed modification to extend alcohol service hours and add a Type 47 ABC License are amenities that will not be detrimental to the area. The restaurant/bar is a low-impact commercial use that will operate within the existing structure and outdoor dining area, with no significant alterations to the site. The applicant must comply with all applicable regulations, including noise ordinances and operational controls, to mitigate potential impacts such as noise, traffic, and parking. Additionally, any amplified sound or entertainment will be subject to prior approval in accordance with the El Segundo Municipal

Code § 4-8, ensuring that the operation remains compatible with the surrounding residential and commercial uses. The project is designed to enhance the vibrancy of the Richmond Street District while minimizing any adverse effects on the surrounding community. To ensure compatibility with the surrounding area any future approval of an entertainment permit would be subject to specific Conditions of Approval designed to minimize potential impacts to surrounding residential and commercial uses. The Conditions of approval include limitations on hours, sound attenuation requirements, monitoring provisions, and other operational controls deemed necessary by the City.

- H. *That the potential impact that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and compensated for.*

The on-site sale and consumption of beer, wine, and distilled spirits will not create any new impacts that would not be normally associated with the operation of a restaurant/bar. The addition of a Type 47 ABC License for the sale of beer, wine, and distilled spirits, along with the extended hours of operation, will not significantly alter the character of the area. Noise levels will be controlled in accordance with City noise ordinances, and any amplified sound or entertainment will require prior approval, ensuring that noise impacts are minimized. Any potential impacts will be mitigated through the enforcement of the conditions of approval.

SECTION 6: *Approval and CUP Amendment.* The Planning Commission hereby approves Environmental Assessment No. EA-1410. Based upon the record, it appears that the applicant's request for amending the CUP is reasonable and, accordingly, the conditions to CUP No. 87-4 are hereby amended as set forth in attached Exhibit "A," which is incorporated by reference. Other than as modified by this Resolution, all other terms of CUP No. 87-4 will continue in effect.

SECTION 7: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 9: 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 10: Except as provided in Section 9, this Resolution is the Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 26th day of February 2026.

Kevin Maggay, Chair
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary

- Maggay -
- Inga -
- Christian -
- McCaverty -
- Taylor -

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

By: _____
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2976

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Zachary Lyall (“Applicant”) agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Assessment No. EA-1410 and Conditional Use Permit No. CUP 87-4 Revision A (“Project Conditions”):

Planning Conditions

1. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission on file dated August 14, 2025. 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. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

The primary function of the use at 115 Richmond Street shall be the operation of a restaurant.

2. This approval authorized the restaurant (Old Town Patio) to operate under a State of California Department of Alcoholic Beverage Control Type 47 (On-Sale General – Eating Place) and Type 41 (On-Sale Beer and Wine – Eating Place) license. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
3. Any subsequent modification to the project as approved (including change of use or business) shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
4. The restaurant shall consist of the one building, one outdoor dining, one outdoor kitchen area described as follows:

Building 1: A 1,114 gross square-foot single-story building. Building 1 includes a 756 square-foot indoor dining/bar area, a 94 square-foot walk-in cooler space, an 85 square foot prep kitchen space, a 24 square foot mechanical space, a 36 square foot restroom space, and a 119 square foot storage space.

Outdoor Dining Area (Patio): A 2,100 square-foot uncovered outdoor dining

area located on the southwest rear of the lot; adjacent to the dine-in/bar area. This space is also comprised of a 99 square foot stage and a 61 square foot restroom area.

Outdoor Kitchen: A 281 square foot covered outdoor kitchen area located on the rear northeast of the lot.

Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.

5. The restaurant dining hours of operation shall be limited to Monday through Sunday 10:00 a.m. to 12:00 a.m. (outdoor patio to close at 11:00 p.m. and the indoor restaurant/bar space to close at 12:00 a.m.). Food service shall be available during all hours that the restaurant is open to the public. Any change to the hours is subject to review and approval by the Community Development Director. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
6. The sale of alcohol for on-site consumption shall be limited to Monday through Sunday 10:00 a.m. to 12:00 a.m. (outdoor patio to close at 11:00 p.m. and the indoor restaurant/bar space to close at 12:00 a.m.). Food must be available for the indoor and outdoor dining areas during the hour's alcohol is sold. Any change to the hours is subject to review and approval by the Community Development Director. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
7. Any subsequent modification(s) to the floor plan, outdoor dining are(s), areas where alcohol will be served, or conversion of the outdoor recreation areas to dining, shall be referred to the Community Development Director for approval or a determination regarding the need for Planning Commission review of the proposed modification. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
8. The applicant shall obtain and maintain all licenses and comply with all regulations of the Alcoholic Beverage Control (ABC) Act (Business & Professions Code Section 23300) and the regulations promulgated by the Board, including the regulations set forth in 4 Cal. Code of Regs. §§55, *et seq.* *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
9. The applicant shall obtain the necessary approvals from the State of California Department of Alcoholic Beverage Control for the expansion of the service area of beer, wine, and distilled spirits for onsite consumption. If the Applicant does not receive such approval by March 31, 2023 the City's approval will be null. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

Further, no entertainment or dancing is permitted without prior approval and

issuance of an Entertainment Permit pursuant to Title 4, Chapter 8 of the ESMC.

10. Amplified sound is not permitted without prior approval and issuance of an Entertainment Permit pursuant to Title 4, Chapter 8 of the ESMC. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
11. In accordance with ESMC § 7-2-8, music or sound amplification is prohibited between 10:00 P.M. and 7:00 A.M. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
12. All sound amplification equipment must be oriented away from residential properties to minimize the impact on neighboring properties. Prior to installation, detailed drawings demonstrating compliance with sound amplification equipment shall be submitted for review and approval by the Community Development Director. An inspection shall be conducted by a city building inspector to ensure compliance. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
13. Amplified sound equipment and speakers shall be oriented inward and away from exterior walls and neighboring properties. No exterior speakers shall be permitted unless expressly approved. Speakers shall not be elevated or angled in a manner that projects sound beyond the event footprint. Prior to installation, detailed drawings demonstrating compliance with sound amplification equipment shall be submitted for review and approval by the Community Development Director and an inspection shall be conducted by a city building inspector. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
14. All amplified performers shall be approved by the landowner or designated representative and shall utilize the landowner's sound system. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
15. Musicians shall utilize low-volume instruments, including but not limited to: acoustic instruments; string instruments (e.g., guitar, banjo, etc.); harp; violin, cello, or similar; string quartet (e.g., trio, duo, etc.); woodwinds (e.g., flute, clarinets, etc.); piano; accordion; tambourine; and singer(s)/choir. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
16. Prior to the first event, the property owner must install sound-attenuating construction and insulation, such as covering the walls with either a permanent or temporary sound absorption panel or blanket, which must have a Noise Reduction Coefficient (NRC) of 0.75 or greater. The sound absorption panel or blanket's sound data shall be submitted for review and approval by the Community Development Director. Other sound-attenuating construction and insulation material may include, but are not limited to:
 - Double-stud or staggered-stud wall assemblies

- Resilient channel or sound isolation clips
- Multiple layers of drywall with sound-damping compound
- Mineral wool or equivalent high-density acoustic insulation

Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.

17. The property owner shall maintain all soundproofing and acoustic treatments in good working order. The City shall conduct periodic inspections of the property, to assess the condition of the soundproofing and acoustic treatments. Failure to maintain required noise insulation shall constitute a violation of the approval conditions. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
18. Stages, platforms, and amplified sound equipment shall be located as far as practicable from property lines and noise-sensitive receptors, including residences, and schools. The applicant must obtain the necessary building permits for the construction of stages, platforms, and any associated amplified sound equipment. Detailed plans showing the location of these elements relative to property lines and noise-sensitive receptors shall be submitted for review and approval by the Community Development Director. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
19. Special Events at the rear outdoor patio area shall not be allowed after 10 p.m. and shall not include amplified music. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
20. If complaints are received regarding excessive noise, parking, or other nuisances associated with the restaurant/bar, the City may, in its discretion, take action to review the Conditional Use Permit and add conditions or revoke the permit. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
21. The restaurant shall not be occupied by more persons than allowed by the California Building Code, as adopted by the ESMC. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
22. 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. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
23. Plans submitted for plan check review (permitting process) with Building and Safety Division must include sheets containing a copy of Resolution 2976 and Conditions of Approval. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

24. 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. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
25. The Community Development Department and the Police Department must be notified of any change of ownership of the approved use in writing within 10 days of the completion of the change of ownership. A change in project ownership may be cause to schedule a hearing before the Planning Commission regarding the status of the conditional use permit. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

Police Conditions

26. The following type of live entertainment is prohibited: topless entertainment, adult oriented fashion shows, and other entertainment as regulated by the El Segundo Municipal Code. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
27. It shall be unlawful for any person to conduct, show, stage, perform, produce, or permit any entertainment between the hours of two o'clock (2:00) A.M. and six o'clock (6:00) A.M. in any establishment for which a permit is required under El Segundo Municipal Code Chapter 4-8 by specific prior written authorization of the Chief of Police and under the conditions therein set forth. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
28. It shall be unlawful for any person to violate any of the following rules and regulations:
 - Dancing is prohibited between two o'clock (2:00) A.M. and six o'clock (6:00) A.M. on any day.
 - No person shall pay or receive any fee or remuneration to be a dancing partner with any other person. This provision shall not apply to professional paid entertainers when performing as such.
 - The room, hall or other place where dining and dancing are permitted shall be kept well and adequately lighted with uniform intensity at all times and with a minimum light of three (3) foot-candles thirty inches (30") from the floor.

Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.

29. Any business establishment providing entertainment maintained contrary to the provisions of El Segundo Municipal Code Chapter 4-8 shall be, and the same hereby is declared to be, unlawful, and a public nuisance and the City Attorney

may, in addition to or in lieu of any criminal action taken hereunder, commence an action or proceeding for abatement, removal or injunction thereof in the manner provided by law and shall apply to such court as may have jurisdiction to grant such relief to abate or remove such establishments and restrain and enjoin any person from operating, conducting or maintaining such an establishment where entertainment is provided contrary to the provisions of El Segundo Municipal Code Chapter 4-8. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

30. Licensee(s) shall not require an admission charge or a cover charge for general admittance. There shall be no requirement to purchase a minimum number of drinks. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
31. Persons who appear obviously intoxicated shall not be admitted into the licensed premises. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
32. Aisles and hallways shall be kept clear in order to allow patrons to move freely about the licensed premises. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
33. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall, at all times, maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to Alcohol Beverage Control on demand. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
34. No booth or group seating shall be installed which completely prohibits observation of the occupants. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
35. The restaurant operator shall retain full control of all events with the subject premises. No premises may be sublet to an independent promoter for any purpose. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
36. All patrons who appear under the age of 30 shall not be served or allowed to consume alcoholic beverage unless they provide proof of age by providing one of the following forms of identification:
 - Valid driver's license.
 - Valid State identification card.
 - Valid passport.

- Current military identification.
- U.S. Government immigrant identification card.

A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons.

All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or other electronic device as approved by the Police Department. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

37. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
38. There shall be no promotions encouraging intoxication or drinking contests or advertisements indicating "Buy one drink, get one free," "Two for the price of one," "All you can drink for ...," or similar language. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
39. The licensee(s) or an employee of the licensee(s) will be always present in any patio and outdoor accessory area when alcoholic beverages are being served or consumed. An alternative is to have at least two (2) cameras monitoring the patio/outdoor accessory area and should be capable of distinguishing unauthorized persons in the patio and accessory area including underage persons consuming alcohol or alcohol being removed from the premises via the patio and accessory area. Monitoring of the cameras shall be in an active area where employees are always present and can easily view these cameras. Cameras must be approved by the Police Department. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
40. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
41. When serving pitchers exceeding 25 ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if they appear to be under the age of 30, if not previously checked at the entrance to the licensed premises. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

42. Except for wine bottles, oversized containers or pitchers containing in excess of 25 ounces of an alcoholic beverage shall not be sold to a single patron for their sole consumption. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
43. The sale of alcoholic beverages for consumption off the premises is strictly prohibited. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
44. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
45. A file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons on the licensed premises and every manager, which file shall also include a copy of each person's certificate of completion of the Department of Alcohol Beverage Control L.E.A.D. course (Licensee Education on Alcohol and Drugs). Upon request, said file shall be made available for review to representative of the Police Department. New employees will have 60 days from date of employment to obtain L.E.A.D. certification, or a police department approved alternative training course meeting the objectives of L.E.A.D. training. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
46. There shall be a Designated Driver Program, that provides an incentive to the person not drinking alcoholic beverages, who is in a group of three or more, to be the designated driver for that group of patrons. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
47. There shall be a taxi or ride sharing ride program where the establishment will offer to call a ride for patrons when it seems appropriate. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
48. Except in case of emergency, the licensee shall not permit its patrons to enter or exit the licensed premises through any entrance/exit other than the primary entrance/exit, excluding entrances/exits to/from patio areas. Steps shall be taken by the licensee to discourage unauthorized exiting such as special locking devices or staff at the doors. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
49. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words which are inherently likely to provoke an immediate violent reaction shall be removed from the premises. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

50. An incident log shall be maintained at the licensed premises on a continual basis with at least one year of entries and be readily available for inspection by a police officer. The log is for recording any physical altercations, injuries, and objectionable conditions that constitute a nuisance occurring in, on, or at the licensed premises, including the immediately adjacent area that is owned, leased, or rented by the licensee. The log will indicate date, time, description of incident, and action taken. "Objectionable conditions that constitute a nuisance" means disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noise. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
51. The Chief of Police may require State of California licensed security guards to perform crowd control inside and outside of the establishment. The number of security guards and hours security shall be present shall be as determined by the Chief of Police and based upon the type of activities anticipated at the location or based upon prior history of activity at this establishment or other similar businesses.
- Security personnel required by the conditional use permit issued for the licensed premises shall be in a uniform or clothing which readily identifies them as a security person. They shall maintain order and enforce the establishment's no loitering policy, and shall take "reasonable steps" (as that term is defined in subparagraph (3) of Section 24200 of the California Business and Professions Code) to correct objectionable conditions that constitute a nuisance.
 - Contract security services, proprietary security personnel, or personnel assuming the functions typically associated with security shall be familiar with the establishment's written security policy and procedures by reviewing them and signing they have read and understood them. The signed acknowledgement shall be kept in a file relating to the security manual.
 - Prior to utilizing a contract security guard company, the establishment shall verify the security company has a current city business license.

Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.

52. The business owner shall install and maintain a closed-circuit television system capable of readily identifying facial features, and stature of all patrons entering the establishment. Cameras are to be color and record, including keeping a minimum 30-day library of events, which shall be available for downloading and inspection by the Police Department. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
53. The owner or manager of the licensed premises shall notify the Chief of Police at least three (3) days in advance of a special promotion or special event scheduled

at the licensed premises. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

54. If an outside promoter is utilized for providing entertainment after midnight, the Chief of Police shall be notified at least three (3) days in advance of the promoter's name and proposed entertainment. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
55. Lines to enter the establishment shall not encroach into any parking or driveway areas and are to be maintained in an orderly fashion. Persons are to not to loiter about the exterior of the facility. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

Building Division Conditions

56. All project construction shall comply with the El Segundo Municipal Code, and the 2022 California Building Standards Code (Cal. Code Regs., Title 24), including but not limited to the Building Code, Green Code and Energy Code. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
57. Prior to the issuance of any permit, the applicant shall submit the appropriate plans and reports into plan check for verification said plans and reports comply with all 2022 California Building Standards Code (Cal. Code Regs., Title 24), including but not limited to the Building Code, Green Code and Energy Code. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
58. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the (SWPPP) Construction Activities Storm Water General Permit. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
59. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection and stamped setback certification by a Licensed Surveyor will be required to certify the height of the structures prior to issuance of Certificate of Occupancy. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*
60. Applicant shall pay all development fees, including school district developer fees, prior to issuance of building permits. *Condition added by the Planning Commission at the approval of Revision A on February 26, 2026.*

Miscellaneous Conditions

61. 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-1410 and Conditional Use Permit No. CUP 87-4 Revision A. 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-1410 and Conditional Use Permit No. CUP 87-4 Revision A 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, the undersigned certifies that the Applicant, or duly authorized agent has read, understood, and agrees to the conditions listed in this document and affirms that he or she has the legal authority to bind the Applicant through his or her signature below.

ZACHARY LYALL
AZR HOLDINGS LLC

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

OLD TOWN PATIO

CONDITIONAL USE PERMIT

VICINITY MAP



PROJECT SUMMARY

PROJECT ADDRESS: 115 RICHMOND ST, EL SEGUNDO CA 90245

OWNER: AZR HOLDINGS LLC
115 RICHMOND STREET
EL SEGUNDO, CA 90245
ZACH LYALL
310-903-1275
ZACHLYALL@GMAIL.COM

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT- EXISTING BAR/RESTAURANT 'OLD TOWN PATIO' IS APPLYING FOR A LIQUOR LICENSE.

APN: 4136-027-011

LEGAL DESCRIPTION: EL SEGUNDO LOTS 18 AND LOT 19 BLK 12

LOT AREA: 7,000 SF

SIZE: 1,345 SF

STORIES: ONE

YEAR BUILT: 1922

HOURS OF OPERATION: 11AM-12AM 7 DAYS OF THE WEEK

SHEET INDEX

SHEET	CONTENT
A-0.1	TITLE SHEET, SITE PLAN & FRONT ELEVATION
A-1.1	EXISTING FLOOR PLAN

CONSULTANTS

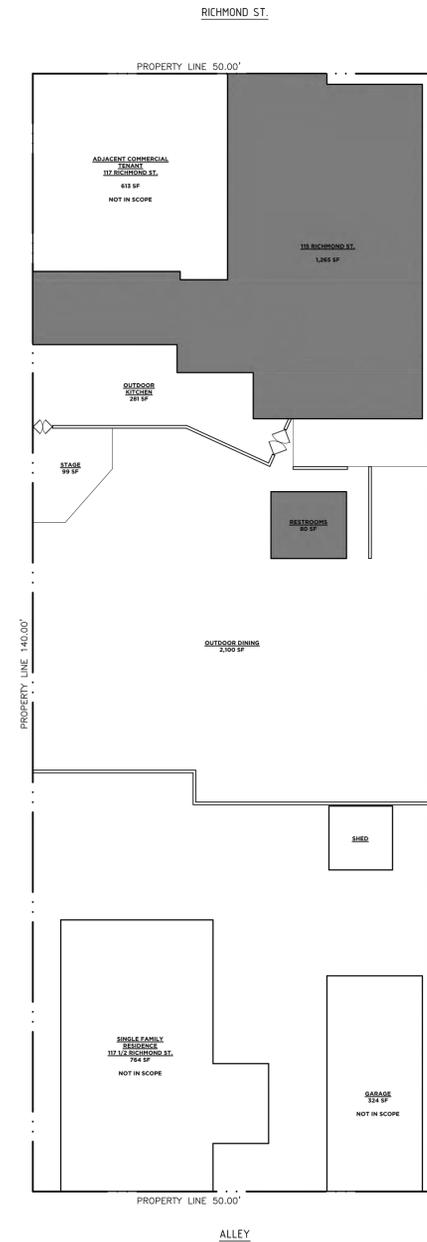
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LOS ANGELES, CA 90066
310-650-6859
CONTACT: ALI KEENAN
ALI@ALIKEENAN.COM



FRONT BUILDING ELEVATION

1



SITE PLAN
SCALE: 3/32" = 1'-0"

2

ALI KEENAN ARCHITECTURE
310.650.6859
ALI@ALIKEENAN.COM

CONDITIONAL USE PERMIT
PLOT DATE: 14 AUGUST 2025



OLD TOWN PATIO
115 RICHMOND STREET
EL SEGUNDO, CA 90245

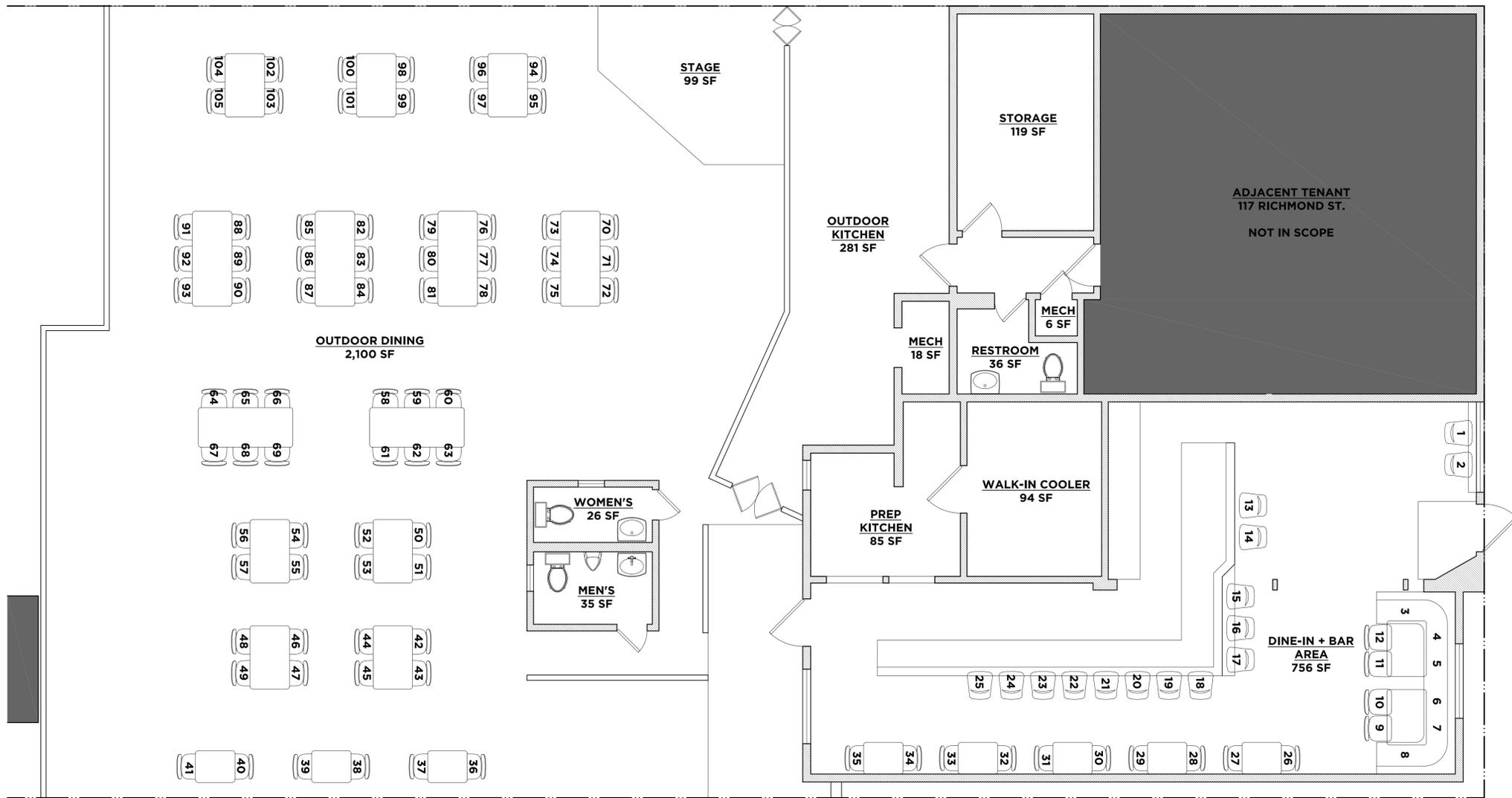
TITLE SHEET | SITE PLAN

A0.1



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



RESOLUTION NO. 2183

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO, CALIFORNIA GRANTING WITH CONDITIONS CONDITIONAL USE PERMIT 87-4 TO ALLOW AN ALCOHOLIC BEVERAGE LICENSE AT A PUBLIC EATING ESTABLISHMENT AT 115 RICHMOND STREET; PETITIONED BY DAN AND OLIVIA FOSTER

WHEREAS, a Conditional Use Permit application has been received from Dan and Olivia Foster to allow on-premise sale and consumption of beer and wine at a public eating establishment at 115 Richmond Street in the General Commercial (C-2) zone; and

WHEREAS, the Planning Commission has visited the site and become familiar with the site and surrounding physical conditions; and

WHEREAS, the Planning Commission did hold, pursuant to law, a duly advertised public hearing on such matter in the Council Chamber of the City Hall, 350 Main Street in the City of El Segundo on June 9, 1987; and

WHEREAS, opportunity was given to all persons to present testimony or documentary evidence for or against Conditional Use Permit (CUP) 87-4; and

WHEREAS, at said hearing the following facts were established:

1. The proposed alcoholic beverage license is permitted in the C-2 zone upon the granting of a CUP by the Planning Commission.
2. The alcoholic beverage license being applied for is a Type 42, On Sale Beer and Wine-Public Premises License, which does not require food to be served in order to allow beer and wine consumption.
3. The proposed alcoholic beverage license is for an existing 900 sq. ft. eating establishment with an outside patio/seating area.
4. The project is exempt from the requirements of the California Environmental Quality Act under Section 15301-Class 1, Existing Facilities.
5. The surrounding land uses consist of mixed residential and commercial uses, parking lots, and multiple-family residential structures.

NOW, THEREFORE, BE IT RESOLVED that after considering the above facts and study of proposed CUP 87-4, the Planning Commission finds as follows:

1. The proposed use will be compatible with surrounding, existing and potential land uses.
2. The proposed use is desirable in the subject location because it increases the availability of neighborhood serving general commercial uses.
3. The proposed use is consistent with the general commercial designation of the General Plan Land Use Map and is otherwise consistent with all other elements of the General Plan.

4. The proposed use will not create any negative environmental impacts for the surrounding properties.

NOW, THEREFORE, BE IT RESOLVED that after considering the above facts and findings the Planning Commission hereby approves Conditional Use Permit 87-4 subject to the following conditions:

1. The primary function of the use shall be the operation of a restaurant. Food service shall be available during all hours that the restaurant is open to the public.
2. A sign plan shall be submitted to and approved by the Director of Planning within 60 days from the effective date of this Conditional Use Permit.

BE IT FURTHER RESOLVED that according to the El Segundo Municipal Code, within ten days following the adoption of this Resolution, the Secretary of the Planning Commission shall mail a copy of this Resolution to the applicant at the address shown on the application and to any other person requesting a copy of same. The decision of the Planning Commission as set forth in this Resolution shall become final and effective ten calendar days after the date of notification to the applicant. The deadline for filing an appeal in writing shall be within the aforesaid ten-day calendar period.

FURTHER RESOLVED that according to the El Segundo Municipal Code, any permit or variance granted by the Planning Commission becomes null and void if not exercised within one year from the date of this Resolution.

PASSED, APPROVED AND ADOPTED this 23 day of July, 1987.



 Jack Schott, Chairman
 of the Planning Commission
 of the City of El Segundo,
 California



 Lynn M. Harris, Secretary
 of the Planning Commission
 of the City of El Segundo,
 California



Public Hearing for EA-1410

From Jackie Kilmer <jackiekilmer@gmail.com>

Date Tue 2/17/2026 8:14 AM

To Planning <Planning@elsegundo.org>

Hello.

I am writing to formally oppose Old Town Patio's request to sell spirits and to extend their hours of operations, especially for the patio. I also respectfully request a review of their entertainment permit.

This has historically been a quiet, residential area made up of working professionals and families. Many residents work early mornings, weekends, from home, or attend evening online classes. We chose this neighborhood because it was peaceful and residential.

When Old Town Patio moved in, it began operating as though this quiet residential neighborhood were a concert and entertainment venue. In doing so, it has shown little regard for the surrounding residents — many of whom live directly adjacent to, and overlook, the patio.

Their patio is surrounded by residences — including a single-family home, condominiums, and apartment buildings. Multiple days each week, loud amplified music can be heard up to two blocks away. Microphones and PAs are regularly used to address customers, and patrons on the patio frequently yell and scream late into the evening. In some cases, events appear to have only a handful of attendees, yet the volume remains excessive and disruptive.

There have also been occasions where the entertainment appears not to have been properly vetted. On one evening, a band openly encouraged political violence against our governor and told patrons they should use illegal drugs. On another night, a comedian loudly described graphic and degrading acts toward a woman.

This type of content is not family-friendly, and there is no reason that neighboring residents should be subjected to it inside our own homes.

The noise has become so intrusive that I and other tenants have had to leave our homes during the event. The couple who lived in the house next to Old Town Patio moved out last month due to the ongoing volume issues. When I requested a meeting with management to discuss possible solutions, they refused and responded by increasing the volume.

The ongoing disturbances are also negatively impacting property values and rental viability. It will be extremely difficult to rent or sell homes adjacent to what effectively functions as an outdoor entertainment venue.

I am also concerned about their request for extended hours. Management has stated to residents that they have no posted hours and may remain open as late as they wish. Residents have had to contact police when patio patrons continued drinking and yelling after 11:00 p.m. while neighbors were trying to sleep.

In addition, there has been a lot more trash that OTP hasn't maintained well. We constantly have food wrappers and order tickets scattered around our carport. Trash is stacked up next to their trash bins and scatters throughout the alley. They also park their vehicles blocking the alley, making it difficult for residents to get through and nearly causing accidents.

Granting a spirits license and extending hours would only intensify these existing problems. This patio is surrounded by residences, not commercial properties. This is a residential area that an extremely loud bar has chosen to open up in. We are simply asking to preserve the peaceful enjoyment of our homes.

Thank you for your time and consideration.

Jackie Kilmer



Public Hearing for EA-1410

From Jonathan Briggs <harlandale@yahoo.com>
Date Tue 2/17/2026 3:00 PM
To Planning <Planning@elsegundo.org>
Cc darlasmythe@yahoo.com <darlasmythe@yahoo.com>

Hello Jazmin,

Thank you for the opportunity to share community concerns regarding Old Town Patio's request to extend its hours and add liquor service. As a long-time nearby resident, I strongly oppose this application based on the bar's ongoing negative impact on our residential neighborhood over the past year. The establishment has not earned the community's trust to justify expanded hours or alcohol offerings.

While I previously supported the owners' other location, Richmond Bar & Grill, since they took over Old Town Patio, the neighborhood has experienced pervasive and persistent weekly noise and disregard for residents. Although the bar's posted closing time is 10pm, it frequently operates past that hour, serving alcohol and allowing loud patron activity that carries into nearby homes. Staff have stated that posted hours are merely guidelines for kitchen service, not actual operating hours—raising serious concerns about whether any newly approved extended hours would be honored.

Residents have repeatedly contacted the bar about excessive noise, only to be ignored. Documenting violations has become an ongoing burden, significantly affecting residents' quality of life, including my own ability to rest peacefully at home. The bar has refused reasonable mitigation efforts such as adjusting speaker placement or installing better sound barriers. Instead, it has dismissed concerns while promoting loud entertainment that disrupts the neighborhood at sound levels above any permissible decibel thresholds. After long days at work, personally I dread the weeknights and weekends now; instead of looking forward to relaxing at home, I now am required to constantly check the bar's social media account for their posted "entertainment" calendar and then make plans around when I will need to vacate my residence to safeguard my own mental health. This window of operation cannot be extended.

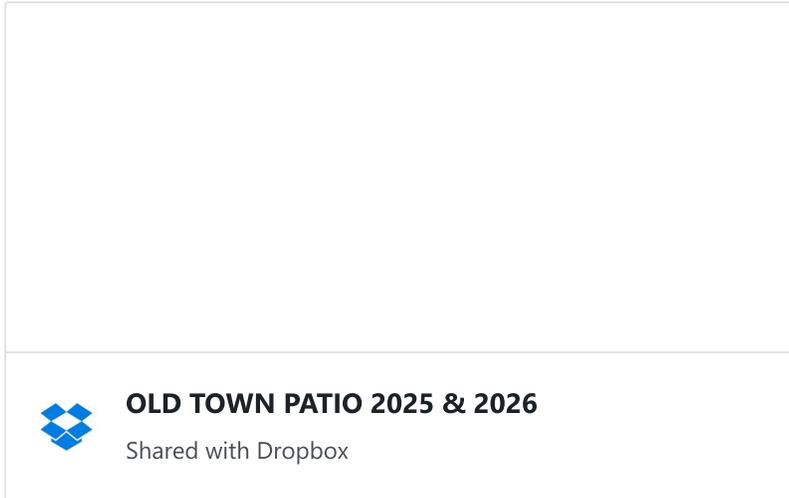
Beyond noise issues, employees smoke near residential windows, block nearby streets, and improperly manage trash, which now spills into neighboring properties. Expanded alcohol service would likely worsen these problems. There has even been a documented incident on September 27 involving a performer inciting violence against a statewide elected official.

Given the bar's repeated noncompliance and lack of cooperation, granting extended hours or expanded liquor service would likely intensify existing issues. I respectfully urge decision-makers to deny this application in order to protect the surrounding residential community.

Please see the link below to a dropbox containing video and photo footage from the last 10 months that documents the bar's excessive noise impact on the local residential neighborhood. Videos include patrons shouting on the patio after 10pm and the September 27 incident. Let me know if you have any issues accessing this link.

Also please note that Estella Cruz and her team, as well as city council representative Michelle Keldorf and the non-emergency police dispatch, have all been responsive and supportive in the documentation of the bar's numerous noise violations.

OLD TOWN PATIO 2025 & 2026



Jonathan Briggs
323-590-6594
harlandale@yahoo.com



{{currentDate}}

{{applicantFirstName}} {{applicantLastName}}
{{applicantStreet}}
{{applicantCity}}, {{applicantState}} {{applicantZip}}

Subject: Decision Letter - Entertainment Permit

{{recordType}} {{recordId}}
{{FF23750}}
{{FF23682}} {{FF23683}}

Permit Issuance Date: {{FF23743}}

Permit Expiration Date: {{FF23644}}

Dear {{applicantFirstName}} {{applicantLastName}}:

On {{FF23641}}, the Community Development Department approved the above referenced application, granting {{applicantFirstName}} {{applicantLastName}} on behalf of {{FF23750}} a {{recordType}} {{recordId}} at {{FF23682}} {{FF23683}}. The approval allows entertainment such as {{{FF23704}}} to occur in the {{{FF23702}}} {{{FF23701}}} between the hours {{{FF23710}}} and is subject El Segundo Municipal Code § 4-8 (Entertainment Regulations) and conditions below:

1. Any permit issued pursuant to El Segundo Municipal Code § 4-8 shall expire on December 31st of the year of issuance; provided, however, that permits issued after October 31st of any year shall expire on December 31st of the next succeeding year.
2. Whenever any change occurs relating to the written information required by El Segundo Municipal Code § 4-8-5, the applicant or permittee shall give notification of such change to the licensing authority within twenty (20) days after such change or at any hearing conducted under this Chapter if such hearing is conducted before the above notification has been given.
3. Every person holding a permit issued pursuant to this Chapter shall keep the same posted in a conspicuous place upon the licensed premises in open and clear view.
4. The Chief of Police may require permittees, their employees or their performers to carry identification cards issued by the Police Department.

5. The Chief of Police may require and issue identification cards to permittees, their employees, or performers in such form as the Police Department deems necessary to identify the permittee, employee or performer.

6. Each permittee shall immediately surrender to the Police Department any identification card issued by the Police Department upon the revocation, suspension or cancellation of his permit. Each permittee shall immediately surrender to the Police Department any identification card issued to an employee or performer of the permittee by the Police Department when any such employee leaves the permittee's employ or when such permittee's permit is revoked, suspended, cancelled or at the expiration of such permit without renewal.

7. No person shall carry or use any identification card issued to him pursuant to El Segundo Municipal Code § 4-8 after his permit or his employer's permit has been revoked, suspended, cancelled or expires without renewal. No person shall use the identification card issued to another person.

8. The identification card issued by the Police Department shall be valid for a period of one year, after which time it can be renewed.

9. Permittee shall pay a fee for any such identification card required by El Segundo Municipal Code § 4-8.

10. The Police Department, in addition to its other duties, shall inspect any and all establishments licensed pursuant to El Segundo Municipal Code § 4-8. Police officers and any official inspectors while on official business shall be allowed by every permittee to enter such establishment free of charge for the purpose of inspection.

11. Every person holding a permit issued pursuant to El Segundo Municipal Code § 4-8 shall keep the rules and regulations contained in Sections [4-8-20](#) through [4-8-22](#) and such supplemental rules and regulations as may be recommended by the City Manager and adopted by resolution of the City Council, posted immediately adjacent to the permit in a conspicuous place upon the licensed premises in open and clear view of customers.

12. It shall be unlawful for any person employed in any establishment for which a permit is required under El Segundo Municipal Code § 4-8 to solicit or accept drinks of alcoholic beverages from any customer while so employed.

13. It shall be unlawful for any person to conduct, show, stage, perform, produce, or permit any entertainment between the hours of two o'clock (2:00) A.M. and six o'clock (6:00) A.M. in any establishment for which a permit is required under this Chapter except by specific prior written authorization of the Chief of Police and under the conditions therein set forth.

14. It shall be unlawful for any person to violate any of the following rules and regulations:

- a.) Dancing is prohibited between two o'clock (2:00) A.M. and six o'clock (6:00) A.M. on any day.
- b.) No person shall pay or receive any fee or remuneration to be a dancing partner with any other person. This provision shall not apply to professional paid entertainers when performing as such.
- c.) The room, hall or other place where dining and dancing are permitted shall be kept well and adequately lighted with uniform intensity at all times and with a minimum light of three (3) foot-candles thirty inches (30") from the floor.

14. Any business establishment providing entertainment maintained contrary to the provisions of this Chapter shall be, and the same hereby is declared to be, unlawful, and a public nuisance and the City Attorney may, in addition to or in lieu of any criminal action taken hereunder, commence an action or

proceeding for abatement, removal or enjoinder thereof in the manner provided by law and shall apply to such court as may have jurisdiction to grant such relief to abate or remove such establishments and restrain and enjoin any person from operating, conducting or maintaining such an establishment where entertainment is provided contrary to the provisions of El Segundo Municipal Code § 4-8.

15. All sound amplification equipment must be oriented away from residential properties to minimize the impact on neighboring properties. Prior to installation, detailed drawings demonstrating compliance with sound amplification equipment shall be submitted for review and approval by the Community Development Director. An inspection shall be conducted by a city building inspector to ensure compliance.

16. Amplified sound equipment and speakers shall be oriented inward and away from exterior walls and neighboring properties. No exterior speakers shall be permitted unless expressly approved. Speakers shall not be elevated or angled in a manner that projects sound beyond the event footprint. Prior to installation, detailed drawings demonstrating compliance with sound amplification equipment shall be submitted for review and approval by the Community Development Director and an inspection shall be conducted by a city building inspector.

17. All amplified performers shall utilize the landowner's sound system. The performer shall use all pre-approved settings, speaker direction and locate equipment per the landowner's instructions.

18. Musicians shall utilize low-volume instruments, including but not limited to: acoustic instruments; string instruments (e.g., guitar, banjo, etc.); harp; violin, cello, or similar; string quartet (e.g., trio, duo, etc.); woodwinds (e.g., flute, clarinets, etc.); piano; accordion; tambourine; and singer(s)/choir.

19. Prior to any event authorized by the CUP, the property owner must install sound-attenuating construction and insulation to prevent amplified noise from being audible beyond the property boundaries. This includes covering the walls with either a permanent or temporary sound absorption panel or blanket, which must have a Noise Reduction Coefficient (NRC) of 0.75 or greater. The sound absorption panel or blanket's sound data shall be submitted for review and approval by the Community Development Director.

20. The property owner must install and maintain sound-attenuating construction and insulation using sufficient building materials to prevent amplified noise from being audible beyond the property boundaries. All walls, ceilings, and roofs enclosing areas with amplified sound must achieve a minimum Sound Transmission Class (STC) rating of 55. Acceptable construction methods may include, but are not limited to:

- Double-stud or staggered-stud wall assemblies
- Resilient channel or sound isolation clips
- Multiple layers of drywall with sound-damping compound
- Mineral wool or equivalent high-density acoustic insulation

Prior to installation, detailed construction drawings and acoustic specifications demonstrating compliance with STC 55 shall be submitted for review and approval by the Community Development Director. Compliance verification shall be conducted after construction and prior to final building approval. An inspection will be performed by a city building inspector to ensure the construction meets the required standards

21. The applicant shall maintain all soundproofing and acoustic treatments in good working order. The City shall conduct periodic inspections of the property, at a minimum annually, to assess the condition of the

soundproofing and acoustic treatments. Failure to maintain required noise insulation shall constitute a violation of the approval conditions.

22. Stages, platforms, and amplified sound equipment shall be located as far as practicable from property lines and noise-sensitive receptors, including residences, and schools. The applicant must obtain the necessary building permits for the construction of stages, platforms, and any associated amplified sound equipment. Detailed plans showing the location of these elements relative to property lines and noise-sensitive receptors shall be submitted for review and approval by the Community Development Director.

A building inspection shall be required upon completion of construction and before any amplified sound equipment is used. The inspection will verify that the construction adheres to approved plans and complies with required noise mitigation measures.

23. Commercial/Industrial Areas: The ambient noise level for the project site is 65 CNEL. Sound levels should not exceed 8 dBA above the ambient noise level. The applicant shall ensure that sound levels do not exceed this limit during its business hours.

24. The city can allow increased noise levels for short durations but with specific time limits. For instance:

- 0-5 dBA increase is permitted for up to 15 minutes
- 10 dBA increase is permitted for up to 5 minutes
- 15-20 dba increase is permitted for less than 1 minute

All events should adhere to these limits, and enforcement officers should monitor the noise levels using an "A" weighted sound meter with slow response for continuous sound and fast response for impulsive sounds as per [7-2-3: SOUND LEVEL MEASUREMENT CRITERIA](#). Allow an on-site inspection and sound test conducted by City Personnel to confirm compliance.

25. If sound levels exceed the agreed-upon limits, the event organizers must immediately reduce the volume or halt operations until compliance is restored.

26. Per El Segundo Municipal Code § [7-2-8: SPECIFIC PROHIBITIONS](#): loud music or sound amplification between 10:00 P.M. and 7:00 A.M. is prohibited. The applicant shall ensure that the business complies with this restriction during its business hours.

27. Any action or noise caused by the event that causes discomfort or disturbance to residents, or endangers public peace and safety, may be deemed a public nuisance under Section 7-2-15B. In the event of non-compliance with the noise ordinance or other conditions, the City may immediately terminate the permit and order the cessation of activities. Any failure to comply with this condition will result in the event being shut down and further penalties may be assessed.

28. The permittee shall designate a trained staff member to be present during all amplified sound activities to adjust volume levels as needed to ensure compliance.

29. Allow an on-site inspections and sound test conducted by City Personnel to confirm compliance with above conditions of approval.

30. Ensure no ground vibration is perceptible beyond the event's designated area ([7-2-9: VIBRATION](#)). This includes restrictions on equipment that causes ground shaking, like heavy bass speakers or machinery.

Compliance with Noise Ordinance and Penalties

Any violation of this permit, including exceeding noise level limits or failure to comply with any other condition of this approval, may result in a \$100 fine per violation as stipulated in Section 7-2-15A. If the Noise Control Officer determines that a violation has occurred, the permit holder will first receive a written warning. If the violation continues after the warning, the Noise Control Officer may issue an infraction citation. Each repeated violation within 30 days will be considered a separate offense. Any action or noise caused by the event that causes discomfort or disturbance to residents, or endangers public peace and safety, may be deemed a public nuisance under Section 7-2-15B. In the event of non-compliance with the noise ordinance or other conditions, the City may immediately terminate the permit and order the cessation of activities. Any failure to comply with this condition will result in the event being shut down and further penalties may be assessed. The permit holder is responsible for ensuring all contractors, staff, and vendors comply with the noise requirements. The Noise Control Officer and law enforcement officials have the authority to enforce these conditions during the event.

If you have any questions regarding this matter or need additional information, please feel free to call me at (310) 524-2350 or contact me via OpenGov comment section.

Sincerely,

{{FF23776}}

{{FF23777}}

350 Main Street | El Segundo, CA 90245 | 310-524-2350 | [Planning Division](#) | [El Segundo](#)



Planning Commission Agenda Statement

Meeting Date: February 26, 2026

Agenda Heading: NEW BUSINESS

Item Number: C.3

TITLE:

2025 Annual General Plan and Housing Element Implementation Report

RECOMMENDATION:

1. Receive and file the General Plan Implementation and Housing Element 2025 annual progress reports.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

Government Code Section 65400 requires local governments to submit a General Plan Implementation annual report to the Governor's Office of Land Use and Climate Innovation (LCI), and a Housing Element Progress Report to the Department of Housing and Community Development (HCD) by April 1 each year. The Housing Element portion of the report must include specified information related to the number of housing units produced, including the number of affordable units. The Housing Element portion of the report must also describe the actions taken by local governments towards completion of the programs and provide a status on compliance with their housing element deadlines. That report must be considered at an annual public meeting before the legislative body (the City Council) where members of the public are allowed to provide oral testimony and written comments.

Staff completed the City's annual General Plan Implementation and Housing Element Annual Progress Reports for 2025 and is presenting them to the Planning Commission prior to submitting them to the State agencies. The discussion below summarizes each report.

DISCUSSION:

General Plan Annual Implementation Report

The General Plan Annual Implementation Report includes three main sections: an introduction, updates related to the Community Development Department, and a review of progress made throughout 2025 on each General Plan Element (See Attachment No. 1).

Introduction

The Introduction section contains information regarding the state law mandating the annual reports, as well as some background information about El Segundo.

Community Development Department Update

The Community Development Department Update section describes the Department's function, structure, and its customer service and permit activity for 2025. The Department's customer service and permit activity is summarized in Table No. 1 below.

TABLE No. 1: Community Development Activity Summary

Activity Type	Activity Numbers
Public counter visits	1,032
Building permits issued	961
Building permit inspections	5,952
Planning entitlement applications	20
Planning Commission meetings	16
Planning Commission application reviews	19
Neighborhood Preservation new cases	343

General Plan Elements Implementation Update

The General Plan Elements Implementation Update section lists the General Plan Amendments completed since the General Plan adoption in 1992. No General Plan Amendments were completed in 2025. However, the City initiated a comprehensive

2025 Annual General Plan and Housing Element Implementation

February 26, 2026

Page 3 of 5

update of the General Plan Land Use Element (El Segundo - Vision 2050) and completed initial research and analysis of existing conditions as well as a robust first round of public engagement. In 2026, the project team will develop alternative concept plans for a new Land Use Element, conduct a second round of community engagement, select a preferred alternative, and initiate the required environmental impact analysis. Staff anticipates the El Segundo - Vision 2050 process will conclude with Planning Commission and City Council public hearings in the first half of 2027. More detailed information on El Segundo - Vision 2050 can be found on the City's website at www.elsegundo.org/Vision2050.

In addition to the general plan amendments, this section reviews the implementation of the goals, programs and objectives for all the elements in the General Plan:

1. Land Use
2. Circulation
3. Housing
4. Conservation
5. Public Safety
6. Noise
7. Open Space
8. Air Quality
9. Economic Development
10. Hazardous Materials and Waste Management

The updates on individual General Plan Elements include ongoing activities that the City engages in, individual projects that are in progress or completed, and it lists individual goals or programs completed through 2025.

Housing Element Annual Progress Report

The Housing Element Annual Progress Report has specific reporting requirements that include two main sections. The first section includes the number of building permits and entitlement/planning permits issued during 2025. The second section lists the Housing Element goals and programs.

Building Permits and Entitlements

In 2025, the City issued building permits for 25 new accessory dwelling units (ADUs) and 11 new single-family residential units. Ten single-family residential units were demolished and one was converted into an ADU. As a result, the City added a net 25 residential units, none of which were income restricted. Overall, since the beginning of the current Housing Element planning period, the City has issued building permits for 122 residential units.

2025 Annual General Plan and Housing Element Implementation

February 26, 2026

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Housing Element Goals and Programs

The Housing Element includes five primary goals and 11 specific programs intended to accomplish the goals. The 11 programs are listed below:

1. Residential Sound Insulation (RSI)
2. Code Compliance Inspection Program
3. Accessory Dwelling Units (ADU)
4. Inclusionary Housing Ordinance and Affordable Housing Strategy
5. Urban Lot Split
6. Provision of Adequate Sites
7. Monitoring of No Net Loss (SB 166)
8. Lot Consolidation
9. El Segundo Municipal Code (ESMC) Amendments
10. Community Outreach
11. Fair Housing Program

The Housing Element identifies activities to implement each program along with specific deadlines. Most activities are ongoing or annual activities for the entire planning period (2021-2029), while other activities have specific due dates. Generally, the programs and activities are front-loaded, in that most programs and activities have deadlines in the first 2–4 years of the planning period.

Staff has made progress on or completed most programs and activities identified in the certified Housing Element. Most notably by the end of 2025, the City completed the 12th of 12 zone text amendments identified in Program 9, completed and posted written procedures to streamline affordable housing pursuant to SB 35, launched a Pre-approved ADU Plan (PADU) Program, and conducted at least seven meetings and delivered housing-related presentations to the City Council, City boards and commissions, and local nonprofit groups.

The City has now completed the bulk of the programs with specific deadlines during the Housing Element planning period. In 2026, the City will continue to implement ongoing activities, such as its community outreach program, and will make substantial progress and/or complete the following remaining programs:

- Program 3. Continue to investigate and pursue available funding to facilitate ADU construction, including affordable ADUs.
- Program 11. Engage a fair housing service provider to conduct outreach and education locally.

Table D in the Housing Element Annual Progress Report (See Attachment No. 2) contains a detailed accounting of the progress made on each Housing Element program.

2025 Annual General Plan and Housing Element Implementation

February 26, 2026

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CONCLUSION

Staff will present the two annual reports to City Council on March 3, 2026, and then submit them to LCI and HCD before the April 1, 2025, deadline.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Strategy D: Implement community planning, land use, and enforcement policies that encourage growth while preserving El Segundo's quality of life and small-town character.

PREPARED BY:

Paul Samaras, AICP, Principal Planner

REVIEWED BY:

Eduardo Schonborn, AICP, Planning Manager

APPROVED BY:

Michael Allen, AICP, Community Development Director

ATTACHED SUPPORTING DOCUMENTS:

1. 2025 Annual General Plan Implementation Report
2. 2025 Housing Element Annual Progress Report

2025 General Plan Annual Report Community Development Department



City of El Segundo
350 Main Street, El Segundo, CA

March 3, 2026

City of El Segundo

350 Main Street
El Segundo, CA 90245

City Council

Chris Pimentel, Mayor

Ryan Baldino, Mayor Pro-Tem

Drew Boyles

Lance Giroux

Michelle Keldorf

City Clerk

Susan Truax

Planning Commission

Kevin Maggay, Chairperson

Mario Inga, Vice-Chairperson

Mark Christian

Melissa McCaverty

Steven Taylor

City Treasurer

Matthew Robinson

City Staff

City Administration

Darrell George
City Manager

Community Development Department

Michael Allen
Director of Community Development

Eduardo Schonborn, AICP
Planning Manager

Art Ramirez
Building Official

Paul Samaras, AICP
Principal Planner

Lauren Bolton
Senior Plan Checker

Maria Baldenegro
Assistant Planner

Robert Diaz
Building Inspector

Jazmin Farias
Assistant Planner

Todd Yeaton
Building Inspector

Venus Wesson
Senior Administrative Specialist

Tony Perez
Permit Specialist I

Agnes Ho
Administrative Analyst

Humberto Rivera
Administrative Analyst

Estella Cruz
Neighborhood Preservation
Officer

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Executive Summary

The purpose of this report is to comply with the requirements of Section 65400(a)(2) of the California Government Code, which requires the City to annually review the General Plan, and that an annual report be submitted to the legislative body, the Governor's Office of Land Use and Climate Innovation and the State Housing and Community Development office. The annual report must provide information regarding the status of the General Plan and the progress on its implementation, including the progress in meeting its share of regional housing needs.

State law requires that each adopted general plan address a minimum of seven issues (i.e., "elements"). Each element covers a certain aspect of the City's growth and development, and must be consistent with the other elements. The seven mandatory elements include Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety (including Seismic Safety). Additional optional elements may be included, as deemed appropriate by each city, depending on the unusual characteristics or development concerns of the jurisdiction.

The El Segundo General Plan is a long range comprehensive plan that controls and regulates land uses and development in the City. Its individual Elements (land use, circulation, housing, conservation, open space, air quality, noise, public safety, hazardous materials and waste management, and economic development) Plan contain policies and programs that guide development in the City.

The El Segundo 2025 General Plan Annual Progress Report is prepared by the Community Development Department in coordination with other City Departments. The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all General Plan elements.

The discuss on each element provides a list of actions taken by the City between January 1, 2025 and December 31, 2025. It also reviews other Community Development Department activities.

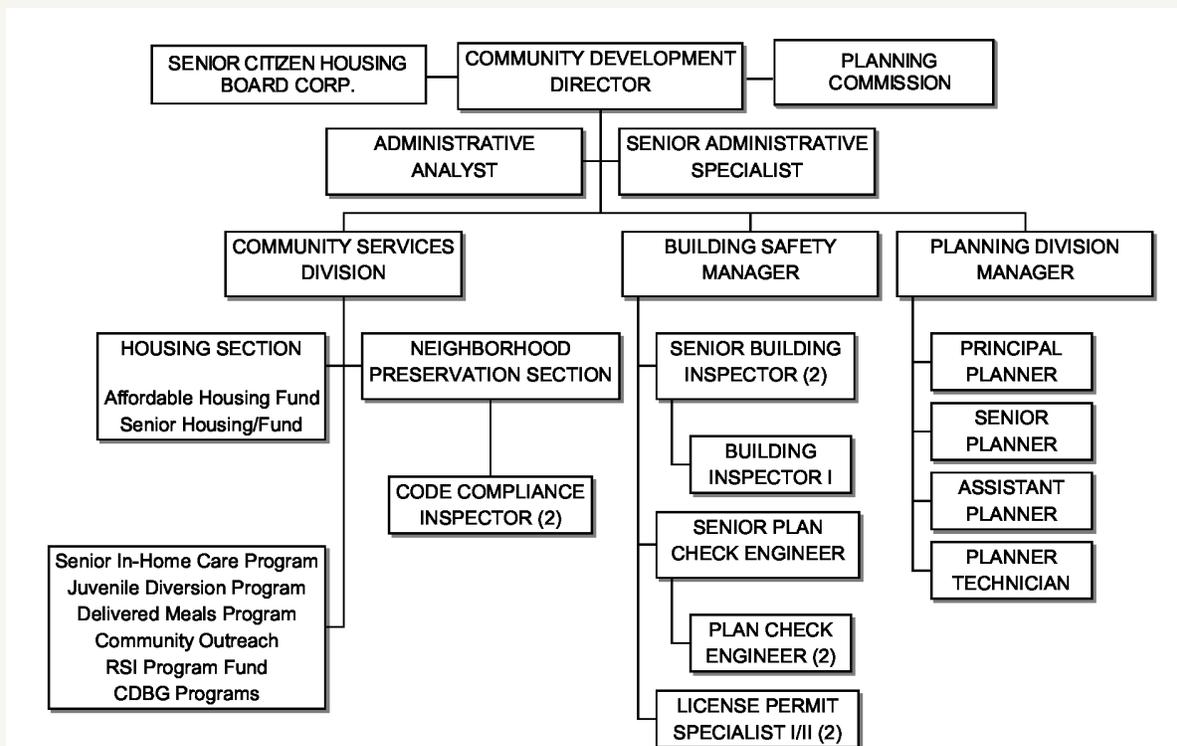
Background Information

El Segundo is 5.5 square miles in area, located in the South Bay of Los Angeles County, about 20 miles southwest of downtown Los Angeles. It is bounded by the Los Angeles International Airport to the north; Rosecrans Avenue to the south; Aviation Boulevard to the east; and the Pacific Ocean to the West. Cities bordering El Segundo include Hawthorne, Manhattan Beach, Los Angeles, and the unincorporated community of Del Air. The City of El Segundo is provided regional access by three interstate highways: the I-405 Freeway, the I-105 Freeway, and Pacific Coast Highway. These highways provide access to major employment centers including downtown Los Angeles and employment centers in Orange County, and major employment centers located with El Segundo.

The City of El Segundo has transitioned and matured from its original farming roots, to a major refinery town when the Standard Oil refinery was constructed in 1911, to the home of aerospace, tech and manufacturing companies during the Cold War, transitioning and catering to creative office and startups. It has become the premier city in the southwest part of Los Angeles County, while keeping a charming small town character for its 16,863 residents (Source: US Census Bureau, 2023 American Community Survey).

The issues addressed by the 1992 General Plan work towards achieving the City’s vision by adhering to the values of providing excellent housing, education, employment, and recreation opportunities, plus the mission of providing a safe, convenient, and attractive community for those that live, work, or visit El Segundo.

Department Organizational Chart



Community Development

Department Accomplishments



About the Community Development Department

The Community Development Department serves El Segundo’s residents and businesses by assisting, regulating, and preserving residential and commercial development within the City. The Department strives to maintain the small town atmosphere of El Segundo while enhancing the quality of life of its residents and ensuring the protection of public health, safety, and welfare within the City.

The department is comprised of three divisions that actively interact with the public at the public counter, issue building and use permits, and respond to resident complaints regarding property maintenance, illegal construction and other violations of the Municipal Code.

Counter Activity

Counter activity represents the number of counter visits by property owners, residents, architects, engineers, contractors, and other members of the public. Records of counter visits are kept and tracked on a monthly basis. Historically, counter activity has been greater during summer, while lower in the winter. In 2025, the total number of counter visits was **1,032**. September was the busiest month of counter activity with **102** visits.



Planning Division

The Planning Division is comprised of four planners tasked to maintain and implement the El Segundo Municipal Code, Zoning Ordinance, General Plan, and prepare other specialized planning documents. The division reviews development requests for conformance with the City's planning policies and standards, conducts environmental review under the provisions of the California Environmental Quality Act (CEQA), and assists in the administration of certain community service (formerly CDBG) programs. The division also provides staff support to the Planning Commission and the Senior Citizen Housing Corporation Board.

The list below outlines the day-to-day planning activities of the Planning Division from January 2025 through December 2025.

- Administering the City's Zoning Code
- Answering public inquiries on the telephone, over the public counter, and via email
- Processing planning applications for the Planning Commission and City Council
- Reviewing and approving business license applications for zoning compliance
- Preparing reports for the City Council
- Reviewing development plans for compliance with City standards (Plan Checks).
- Advanced Planning activities including, Zone Text Amendments, Zone Changes, and General Plan Amendments

Planning Applications

Planning applications processed in 2025, including Administrative, Planning Commission, and legislative items to the City Council, totaled **20**. Also, Planning staff reviewed business licenses and conducted plan check reviews to ensure the proposed businesses, improvements and new construction comply with the zoning code.

Planning Applications	
Administrative Use Permit	8
Adjustments	0
Amplified Sound Permits	31
Coastal Permits	0
Community Benefit Plan	0
Conditional Use Permits	2
Environmental Assessments	0
Downtown Design Review	0
General Plan Amendments	0
Lot Line Adjustments	0
Master Sign Programs	7
Miscellaneous	0
Parking Demand Study	0
Site Plan Review	1
Special Events/Temporary Use Permits	39
Specific Plan/Revision	1
Subdivisions (SB-9, SB-684, ETC.)	2
Tentative Parcel Maps	2
Variance	1
Zone Text Amendments/Zone Changes	5
Zoning Conformance Letters	17

Planning Commission

The Planning Commission conducts public hearings on most entitlements, including conditionally permitted uses, variances, etc. On legislative items such as General Plan Amendments (GPA), Amendments to the Zoning Ordinance (ZTA), and Zoning Changes, the Planning Commission acts as an advisory body to the City Council. In 2025, the Planning Commission conducted **16** meetings during which it considered **19** action items and several study sessions on policy items.

Below is a list of some of the major projects that were considered by the Planning Commission:

- Several amendments to the City’s Zoning Code, including:
 - Public right-of-way dedications, ADU standards and fees, and public notifications
 - Amendment to the Multi-family Residential Parking Requirements
 - Establishment of a Public Art Fee program
 - Amendment to Residential Development Impact Fee Timing of Payment
 - Amendment to Two-Unit Residential Developments and Urban Splits Standards (SB 450)
- Major development projects and Specific Plan amendments:
 - A Site Plan Review for a Professional Sports Team Headquarters and Training Facility
 - A Specific Plan Amendment to Establish a Definition and Permit Innovative Start-up Uses in the Smoky Hollow Specific Plan

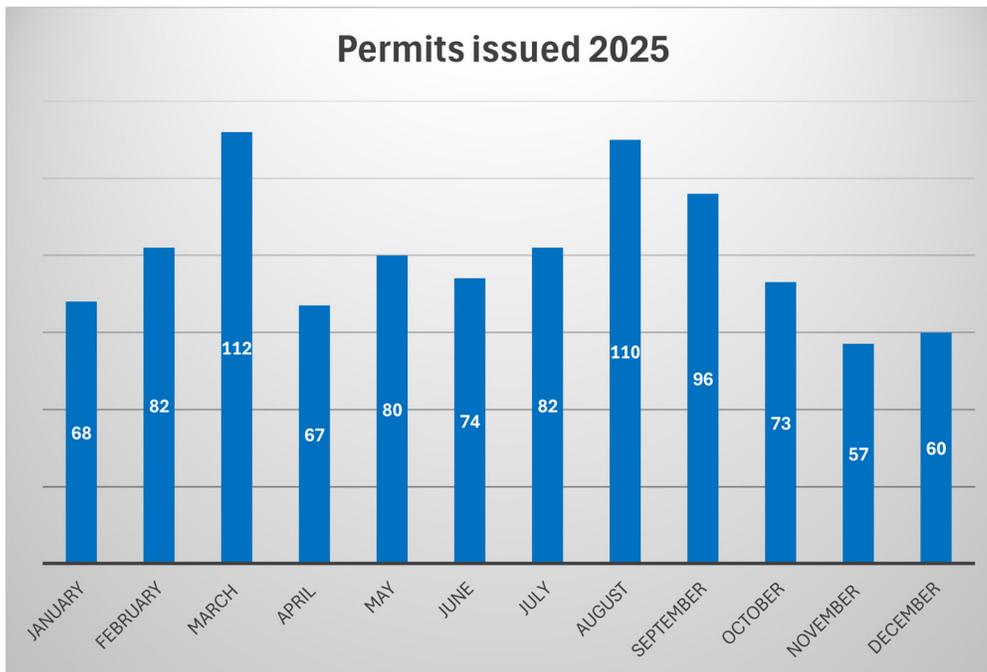
Senior Citizen Housing Corporation Board

The Senior Citizen Housing Corporation Board actively oversees the management, operation and maintenance of Park Vista, a specialty housing facility for seniors. The Board actively works with residents on compliance, financial and legal matters, and also advises 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 (per revised bylaws January 25, 2023), serve without compensation, for four-year terms, without term limits. The Board meets on the 4th Wednesday of every month, at 3:30 p.m., at Park Vista, 615 E. Holly Avenue, El Segundo.

Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks that include issuing permits, processing plan check submittals, and conducting inspections. The Building and Safety Division reviews all plans and permits for compliance with the 2022 California Building Code. New building construction and a majority of tenant improvements require plan check review for Zoning and Building Code compliance. The 2022 California Building Standards Code (California Code of Regulations, Title 24) was adopted and went into effect on January 1, 2023.

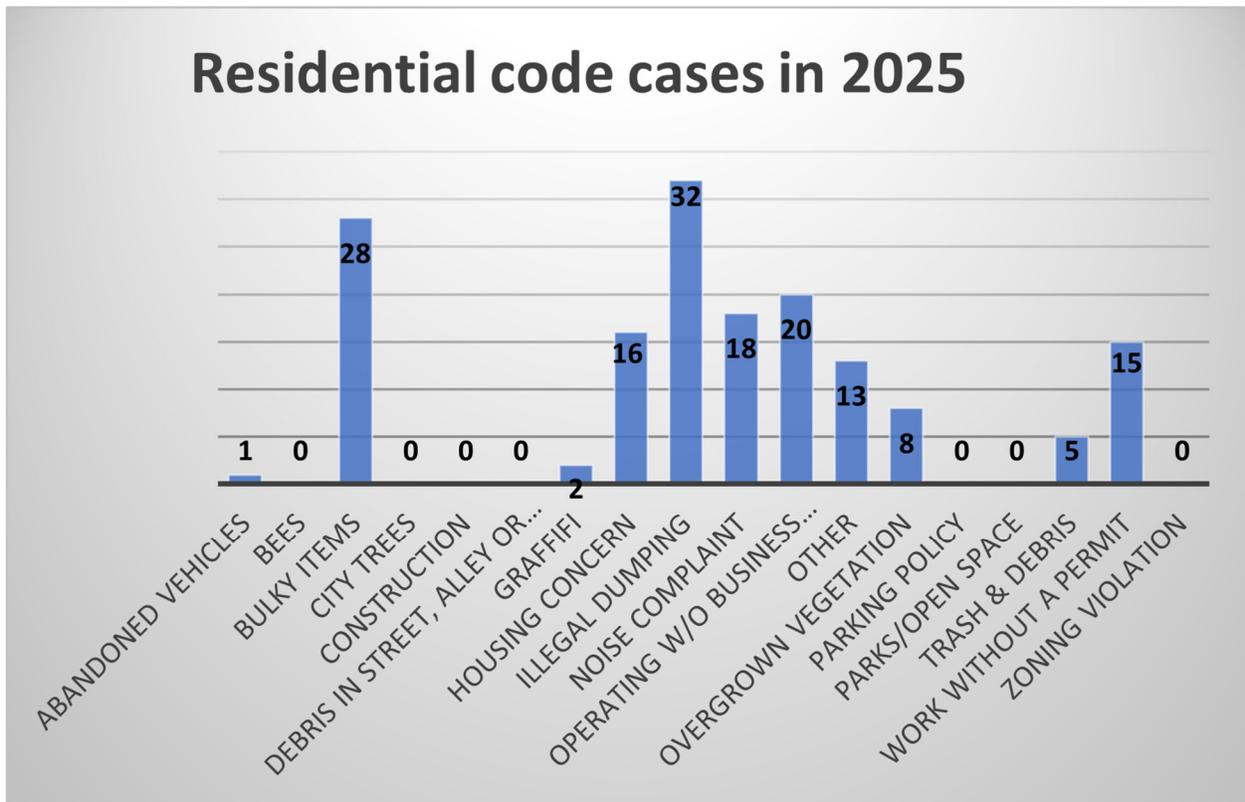
In 2025, the Building and Safety Division issued 961 permits. These permits include all construction-related projects and installation of mechanical and utility equipment. Additionally, Building Safety Inspectors conducted 5,952 inspections during 2025.



Neighborhood Preservation (Code Enforcement)

The Neighborhood Preservation Division is comprised of one officer who is responsible for enforcing the El Segundo Municipal Code provisions that relate to residential and business property maintenance standards. Neighborhood Preservation also enforces building, health and safety standards related to environmental protection and neighborhood preservation. The Division works in close cooperation with all City departments and the City Attorney's office to educate the public and gain the willing compliance of violators.

Neighborhood Preservation activity for the year of 2025 involved approximately 343 new cases for various property violations (i.e. industrial, commercial, and residential). Some of the main types of violations include operating a business without a business license, overgrown vegetation, excessive noise, and graffiti. In addition to conducting property violation inspections, the Neighborhood Preservation Officer conducted inspections on illegal construction and work without permits, and was proactive in issuing administrative citations.



General Plan

Implementation Progress





General Plan Amendments

The General Plan has been amended **32** times since its adoption in 1992. These amendments, most in the form of land use designation changes and policy amendments, retain internal consistency which is evaluated as part of each individual amendment action. Local governments are required to keep their General Plan current and internally consistent. Although the General Plan must be kept current, there is no specific requirement that a local government comprehensively update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every eight years. El Segundo last updated its Housing Element in 2022, which was certified in 2024. The following table lists the amendments to the City’s General Plan since 1992.

ADOPTED AMENDMENTS TO THE GENERAL PLAN			
NO.	LOCATION	DESCRIPTION	DATE
EA-362 GPA 95-1 (Ord. 1244)	Southeast corner of Holly and Valley;	Change land use designation, from Residential to Parks; and expanding the Open Space designation of Chevron’s Blue Butterfly Preserve; update GP text for consistency	2/6/1996
EA-405 GPA 97-1 (Ord. 1272)	Various sites throughout city	Change land use designation from open space to Smoky Hollow MU; update GP text for consistency	6/16/1997
EA-408 GPA 97-2 (Ord. 1279)	Southeast corner of Grand and Standard	Change land use designation from Smoky Hollow MU to Downtown Commercial; update GP text for consistency	10/7/1997
EA-419 GPA 97-03 (Ord. 1286)	Various Commercial zones	Establish provisions for the Transfer of Development Rights (TDR)	3/17/1998
EA-447 GPA 98-2 (Ord. 1293)	360 Richmond St.	Change land use designation from Downtown Commercial to Multi-Family Residential	1/19/1999
EA-472 GPA 99-1 (Ord. 1309)	401 Aviation Blvd.	Creation of the 124 th Street Specific Plan; change land use designation from Parking to 124 th Street SP; update GP text for consistency	8/17/1999
EA-427, 470; GPA 97-4 (Ord. 1314)	700 S. Douglas St.	Creation of the Aviation Specific Plan; change land use designation from Open Space to Aviation Specific Plan; update GP text for consistency	12/7/1999
EA-488 GPA 99-03 (Ord. 1312)	CO Zone	CO Zone Code amendment, expand allowed uses and ; update GP text for consistency	9/7/1999
EA-474 GPA 99-5 (Ord. 1319)	Downtown	Creation of the Downtown Specific Plan; update GP text for consistency	8/1/2000
EA-548 GPA 01-2 (Ord. 1345)	Area bounded by Douglas, Mariposa Nash and Atwood	Creation of the Corporate Campus Specific Plan; update GP text for consistency	1/2/2002
LAFCO 01-13RD	East of Aviation and south of El Segundo	De-annex and annex (exchange) territory between the Cities of El Segundo and Hawthorne	8/13/2003
EA-617 GPA 03-02 (Reso 4329)	401 Aviation Blvd.	Amendment to the 124 th Street Specific Plan; update GP text for consistency	10/21/2003

ADOPTED AMENDMENTS TO THE GENERAL PLAN			
NO.	LOCATION	DESCRIPTION	DATE
EA-579 GPA 02-01 (Reso 4386)	Citywide	Circulation Element amendment to the General Plan	9/7/2004
EA-631 GPA 03-04 (Ord. 1382)	Northeast corner of Sepulveda and Rosecrans	Change land use designation from Heavy Industrial to Commercial Center	3/15/2005
EA-645 GPA 04-01 (Ord. 1387, Reso 4441)	Downtown	Expand the boundaries of the Downtown Specific Plan; update GP text for consistency	11/15/2005
EA-722 GPA 07-01 Reso 4611	Citywide	Housing Element update (2006-2014)	9/1/2009
EA-819 GPA 08-02 (Ord. 1432, Reso 4612)	Southeast corner of Imperial and Sepulveda	Change land use from General Commercial to Corporate Office; update GP text for consistency	9/1/2009
EA-852 GPA 09-01 (Ord. 1440, Reso 4641)	Southwest corner of Selby and Imperial	Change land use from General Commercial to Corporate Office; update GP text for consistency	2/2/2010
EA-844 GPA 09-02 (Ord. 1441, Reso 4647)	199 N. Continental Blvd.	Creation of the 199 North Continental Boulevard Specific Plan; update GP text for consistency	4/20/2010
EA-890 GPA 10-03 (Ord. 1469, Reso. 4772)	540 E. Imperial	Creation of the 540 East Imperial Avenue Specific Plan; update GP text for consistency	4/3/2012
EA-959 GPA 12-02 (Ord. 1470, Reso 4779)	222 Kansas St.	Creation of the 222 Kansas Street Specific Plan; update GP text for consistency	9/4/2012
EA-1044 GPA 13-02 (Reso 4864)	Citywide	Housing Element update (2013-2021)	2/4/2014
EA-997 GPA 12-03 Ord. 1494, Reso 4867)	888 N Sepulveda Blvd.	Creation of the 888 North Sepulveda Boulevard Specific Plan; update GP text for consistency	4/15/2014
EA-905 GPA 11-01 Reso 4958	2000-2100 East El Segundo Blvd.	Creation of the El Segundo South Campus Specific Plan; update GP text for consistency	12/15/2015
EA-1218 GPA 18-01 (Ord. 1569, Reso 5090)	Properties with a Corporate Office land use designation	Expanding the permitted uses; update the GP text for consistency	6/19/2018



ADOPTED AMENDMENTS TO THE GENERAL PLAN			
NO.	LOCATION	DESCRIPTION	DATE
EA 1011 (Ord. 1573)	Smoky Hollow	Creation of the Smoky Hollow Specific Plan	11/5/2018
EA-1201 GPA 17-01 (Ord. 1587, Reso 5160)	2021 Rosecrans Av.	Changing land use designation from Commercial Center (C-4) to Urban Mixed-Use South (MU-S)	8/20/2019
EA 1135 GPA 16-01 (Ord. 1592, Reso. 5170)	400 S. Pacific Coast Highway	Creation of The Lakes Specific Plan	11/5/2019
EA-1248 GPA 19-01 (Ord. 1635, Reso. 5319)	575 N. Pacific Coast Highway	Change land use designation from General Commercial (C-3) and Parking (P) to, and creation of, the Pacific Coast Commons Specific Plan (PCCSP)	4/19/2022
EA-1271 GPA 19-04 (Reso 5375)	Citywide	Approval of the 2021-2029 Housing Element	11/10/2022
EA-1344 GPA 23-01	Citywide	Rezoning as part of Housing Element Program 6	5/21/2024
EA-1311 GPA 21-01	Downtown	Comprehensive Update of the Downtown Specific Plan	5/21/2024

Chapter 1: Land Use Element

The Land Use chapter establishes the policies for determining where certain land uses, such as residential, commercial, industrial, are most desirable. The Land Use chapter defines the physical areas in the City serving the needs of residents, businesses, and visitors. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Land Use Element.

Goal LU1: Maintain El Segundo’s “small town” atmosphere, and provide an attractive place to live and work.

- ◆ **(Objective LU1-1) Preserve and maintain the City’s low-medium density residential nature, with low building height profile and character, and minimum development standards.**

Action(s): Adopted several Zoning Code amendments. Most notably was a 2017 amendment that simplified the R-1 development standards. In 2023, the City approved an extensive clean-up amendment to the Zoning Code aimed at simplifying the development standards in various zones. In 2025, the City adopted several Zoning Code amendments aimed at facilitating housing construction.

- ◆ **(Objective LU1-2) Prevent deterioration and blight throughout the City.**

Action(s): Continued the City’s Neighborhood Preservation (formerly Code Enforcement) program to ensure that structures and properties are maintained to preserve and enhance the visual character and physical quality of residential neighborhoods and non-residential properties.

- ◆ **(Policy LU1-5.1) Encourage active and continuous citizen participation in all phases of the planning program and activities.**

Action(s): The City conducts communitywide surveys on customer service and surveys specific to Community Development Department customers. The City conducted four City Hall pop-up events in different residential neighborhoods to solicit community input. In addition, the City conducted a community meeting, posted updates on the City Website, and sent email blasts to thousands of subscribers on the implementation of the 2021-2029 Housing Element.

Completed substantial improvements to the Community Development Department’s webpage to provide new and important documents to the public. Staff uses the website to provide information on a wide range of topics, including long-range planning activities, large development projects, as well as Planning Commission minutes, agendas, and staff reports. This allows public access to information on various development projects and City activities and programs.

- ◆ **(Policy LU1-5.2) Adopt a comprehensive sign ordinance which will regulate the quantity, quality, and location of signs.**

Action(s): Updated and adopted a new, citywide sign ordinance in 2017. In 2023, clarified the provisions regarding Master Sign Programs as part of a larger code amendment.



- ◆ **(Objective LU1-4) Preserve and maintain the City's Downtown and historic areas as integral to the City's appearance and function.**

Action(s): In 2000, the City adopted the Downtown Specific Plan (DSP), providing land use, development, and design standards to regulate private and public development in downtown El Segundo. The DSP boundaries were expanded in 2005. More recently, in 2017, the DSP was amended to remove restrictions on residential occupants in the DSP area. In 2024, the City completed a comprehensive update of the DSP and after conducting an extensive community outreach program including community meetings, interviews with DSP stakeholders, a community-wide online survey, a study session with the Planning Commission, a dedicated website, and multiple email updates to thousands of subscribers. The amendment expanded the DSP boundaries and incorporated detailed design guidelines covering height, massing, parking, historic resources, etc.

Goal LU2: Preserve and enhance the City's cultural heritage and buildings or sites that are of cultural, historical, or architectural importance.

Action(s): In 1986, the City adopted the Smoky Hollow Specific Plan, which has the objective to preserve the area's postwar industrial character, history, authenticity, and fine-grained architectural scale. In 2018, the Smoky Hollow Specific Plan was comprehensively updated to maintain the same overall character, while encouraging adaptive reuse of existing buildings and targeted redevelopment. Furthermore, in 2023 the City completed a historic resources study for the Downtown area as part of the Downtown Specific Plan Update process and, in May 2024, adopted a new Downtown Specific Plan with policies and guidelines regarding the preservation and treatment of potential historic resources. In 2024, the City also initiated a substantial interior remodel of the Urho Saari Swim Stadium (aka "The Plunge"), the City's only designated historic resource. Before initiating the remodel, the City processed an application for a Certificate of Appropriateness called for in its Historic Preservation Ordinance and completed appropriate environmental review pursuant to State Law (California Environmental Quality Act).

- ◆ **(Objective LU2-2) Encourage the preservation of historical and cultural sites and monuments; and (Program LU2-2.1B) The City shall investigate methods for preserving historical buildings, including overlay zoning districts, historical designations, and national register listings.**

Action(s): Adopted a Resolution designating the Urho Saari Swim Stadium (aka "The Plunge") as a cultural/historic resource. Completed a historic resources study for the Downtown area as part of the Downtown Specific Plan Update process. The comprehensive Downtown Specific Plan update completed in May 2024, identified certain properties as potential historic resources and/or potentially contributing toward the creation of a historic district, and established guidelines and permit processes for protecting the identified historic resources.

Goal LU3: Promote the health, safety, and well being of the people of El Segundo by adopting standards for the proper balance, relationship, and distribution of the residential land uses.

- ◆ **(Policy LU3-2.2) Multi-family developments will be located only in appropriate places and evaluated carefully to insure that these developments are not detrimental to the existing single-family character.**

Action(s): Approval of the DR Horton residential project at the former school site included 34 condominium units within six buildings along Imperial Avenue, consistent with the multi-family development pattern along the street. In 2021, the City initiated a comprehensive update of the Downtown Specific Plan (DSP), which was **completed in May 2024** and is anticipated to accommodate up to 300 new residential units and 354,000 square feet of commercial space. In April 2022, the City adopted a new Pacific Coast Commons Specific Plan and development project along Pacific Coast Highway that permits the construction of a mixed-use project including 11,252 square feet of commercial uses and 263 multi-family residential units including 32 units restricted by covenant for lower income households. In November 2022, the City approved the 2021-2029 Housing Element, which calls for establishment of two overlay districts that will permit high density residential or mixed-use (commercial/residential) development. The Housing Element overlay districts, the recently entitled projects, and projections of future ADU construction result in a total capacity of approximately 1,065 residential units over the course of the eight-year Housing Element planning period. In 2024, the City made progress toward implementing several Housing Element programs and **completed the rezoning of two residential and mixed-use overlays** to allow higher-density residential development. These efforts are described in more detail in the attached Annual Housing Element Progress Report.

Goal LU4: Provide a stable tax base for the City through development of new commercial uses, primarily within a mixed-use environment, without adversely affecting the viability of Downtown.

- ◆ **(Objective LU4-1) Promote the development of high quality retail facilities in proximity to major employment centers.**

Action(s): Approved a mix of retail and office centers in close proximity to major employment centers and major thoroughfares, including the following:

- ⇒ Corporate Campus specific plan, which includes a hotel/conference center, office (including general office, government office, medical-dental office, and multimedia-related office), retail, light industrial, research and development, a fire station, and recreational uses.
- ⇒ El Segundo South Campus Specific Plan, which includes a mix of office, commercial, light industrial and warehousing uses.
- ⇒ The Point shopping center, which includes a variety of retail, commercial and restaurant uses.
- ⇒ Plaza El Segundo shopping center, which includes a variety of retail, commercial and restaurant uses.



- ⇒ Several new hotels along Pacific Coast Highway and east of PCH, including Aloft Hotel, Fairfield Inn and Suites, Cambria Hotel, Residence Inn by Marriott, Double Tree hotel, Extended Stay America, Courtyard by Marriott, Hilton Garden Inn, and Hyatt Place hotel.
- ⇒ Approved multiple new restaurant, commercial, office and warehouse buildings citywide.
- ⇒ In May 2024, the City completed a comprehensive update of the Downtown Specific Plan (DSP), which is anticipated to accommodate up to 300 new residential units and 354,000 square feet of commercial space, including 130,000 square feet of retail and restaurant space, 200,000 square feet of general office space, and 24,000 square feet of medical office space.
- ⇒ On September 14, 2023, the City approved a Site Plan Review application for the Beach Cities Media Campus project that includes a 182,654 square-foot office building and a 703-space parking structure located on Rosecrans Avenue, which is a mixed-use commercial corridor.

(Objective LU4-2) Create an integrated, complimentary, attractive multi-use Downtown to serve as the focal point for the civic, business, educational, and social environment of the community.

Action(s): Adopted a Downtown Specific Plan (2000), and approved several projects consistent with the plan to upgrade and revitalize commercial areas, and approve projects that enhance the low scale architectural profile.

- ⇒ In 2024, the City completed a comprehensive update of the Downtown Specific Plan (DSP), which is anticipated to accommodate up to 300 new residential units and 354,000 square feet of commercial space, including 130,000 square feet of retail and restaurant space, 200,000 square feet of general office space, and 24,000 square feet of medical office space.

◆ **(Policy LU4-2.7) Investigate development of shuttle service to provide public transportation access to Downtown, as well as future commercial areas.**

Action(s): Operated a lunch time shuttle that ran on a continuous route to 17 corporate and downtown locations until 2020, when it halted during the COVID 19 pandemic. In 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. In 2024, the City decided to halt the pilot shuttle service due to low ridership and high costs. The City will instead investigate alternative shuttle service options going forward.

◆ **(Policy LU4-3.3) Develop guidelines and standards for high-rise buildings within the Zoning Code, including height limits which will minimize non-residential encroachment on the nearby residential community by retaining the open and expansive views of the horizon from the existing residences.**

Action(s): Adopted development standards allowing greater building heights east of PCH, while limiting non-residential building height on sites abutting residential property.

- ◆ **(Policy LU4-4.3) Develop guidelines to ensure a mix of uses, including office, hotel, and commercial in the Urban Mixed-Use designation.**

Action(s): Adopted development standards and approved several projects in the Urban Mixed-Use zones that include hotels, commercial, creative office, restaurant, and entertainment uses. Most recently, on September 14, 2023, the City approved the Beach Cities Media Campus project along the Rosecrans corridor within the Urban Mixed-Use South (MU-S) zone.

- ◆ **(Policy LU5-4.1) Develop guidelines for permitting the Transfer of Development Rights (TDR's) with clearly identified public benefit objectives.**

Action(s): Adopted regulations to allow Transfer of Development Rights from certain non-residential properties west of PCH, to properties east of PCH.

Goal LU6: Maintain and upgrade the existing excellent parks, recreation, and open space facilities within the City of El Segundo.

- ◆ **(Policy LU6-1.1) Continue to provide uniform and high quality park and recreational opportunities to all areas of the City, for use by residents and employees.**

Action(s): Approved various projects and programs throughout the City, including:

- ⇒ Partnered with the Wiseburn Unified School District, completed the construction of a new aquatics center featuring an Olympic-size competitive swimming pool, a separate warm-water teaching pool, locker rooms and family restrooms, seating for 600 spectators, large full-color LED scoreboard and state-of-the-art timing system.
- ⇒ Maintaining the 15 parks that are conveniently located throughout the City.
- ⇒ Upgrading Acacia Park, including the Acacia pool.
- ⇒ Upgrading Hilltop Park, including Hilltop pool.
- ⇒ Upgrading the Vista Overlook with new landscaping, tables and benches.
- ⇒ Construction of a new skate park.
- ⇒ Adopted the South Campus Specific Plan and entered into a development agreement that ensures access to an existing private park /recreational space for employees of companies within the Specific Plan area.
- ⇒ Renovated the existing golf course at The Lakes, in conjunction with the construction of the Top Golf commercial recreational facility.
- ⇒ In 2024, initiated a substantial renovation of the Urho Saari Swimming Stadium (aka "The Plunge"). The renovation is anticipated to be completed by summer 2026.

- ◆ **(Policy LU6-1.3) Utilization of utility easements (flood control, power line rights-of-way) for recreational, open space, and beautification purposes should continue and additional possibilities should be explored.**

Action(s): Continue to utilize and maintain Southern California Edison properties and easements as opportunities to provide park and open space with trail network.

Goal LU7: Provide the highest quality public facilities, services, and public infrastructure possible to the community.

- ◆ **(Policy LU7-1.2) No new development shall be allowed unless adequate public facilities are in place or provided for.**

Action(s): Through the permitting and plan check process, development plans are routed to multiple city departments to determine the adequacy of facilities. In cases where an inadequacy is identified, then conditions are included to ensure that facilities are upgraded as part of the development.

- ◆ **(Policy LU7-1.7) 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.**

Action(s): In 2022, the City updated the existing standards for wireless communication facilities. The city has also approved several new wireless facilities on existing structures and on new monopoles designed to accommodate the facility. Wireless facilities have been located on both private and public property.

- ◆ **(Policy LU7-3.1) The City shall continue the identification of need for infrastructure maintenance and replacement, and program that maintenance and replacement through the Capital Improvements Program (CIP), which is tied to the City budget.**

Action(s): The City's Capital Improvements Program (CIP) is reviewed annually by the Capital Improvement Program Advisory Committee (CIPAC) to prioritize infrastructure maintenance and replacement projects and by the Planning Commission to ensure consistency of the CIP projects with the General Plan.

Chapter 2 Circulation Element

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. Population and economic growth also impact the infrastructure needed to provide utilities and other services for those who live, work, and visit El Segundo. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Circulation Element.

Goal C1: Provision for a safe, convenient , and cost effective circulation system to serve the present and future circulation needs of the El Segundo community.

- ◆ **(Policy C1-1.2) Pursue implementation of all Circulation Element policies such that all Master Plan roadways are upgraded and maintained at acceptable levels of service; and (Policy C1-1.11) Ensure that the transition from any Master Plan roadway to another Master Plan roadway at a higher classification operates safely and efficiently, incorporating the appropriate intersection configuration and any turn lanes that are necessary.**

Action(s): In 2005, the City established a traffic congestion mitigation fee, which has been used for infrastructure improvements, such as the Douglas Street extension and grade separation project. In 2022, the City adopted an updated traffic mitigation fee to help fund future street and intersection improvements. In 2024, completed a traffic signal and bike lane project along El Segundo Boulevard starting at Illinois Street to the east City limits. The project included traffic signal upgrades ADA ramp and sidewalk improvements, street rehabilitation, bike lane installation (Class II, Class III, and Class IV), and median landscape improvements.

(Policy C1-1.3) Provide adequate roadway capacity on all Master Plan roadways.

Action(s): The city continues to identify opportunities to maximize capacity and implement improvements when funding is available.

- ◆ **(Policy C1-1.4) Construct missing roadway links to complete the roadway system designated in the Circulation Element when needed to improve traffic operating conditions and to serve development; and (Policy C1-1.10) Ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways within the City such that efficient operation of the circulation system is maintained at an operating Level of Service of "D" or better.**

Action(s): The Douglas Street extension and grade separation project was completed in 2006. In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. In 2024, the City completed the extension of Nash Street, linking it to South Hughes Way.



- ◆ **(Policy C1-1.5) Implement roadway and intersection upgrades to full Circulation Element standards when needed to improve traffic operating conditions and to serve development.**

Action(s): The City requires roadway and intersection upgrades as a part of the private development process. In addition, the City undertakes roadway and intersection improvements, such as the Douglas Street and the El Segundo Boulevard projects.

- ◆ **(Policy C1-1.6) Ensure that planned intersection improvements are constructed as designated in Exhibit C-9 to achieve efficient operation of the circulation system at a Level of Service “D” or better where feasible; and (Policy C1-1.7) Provide adequate intersection capacity to the extent feasible on Major, Secondary, and Collector Arterials to maintain LOS D and to prevent diversion of through traffic into local residential streets.**

Action(s): The City continues to make improvements as necessary. Most notably, the following improvements have been implemented or constructed in accordance with the General Plan:

- ⇒ Intersection widening at Aviation and Rosecrans to accommodate dual lefts; added four through lanes; and added a dedicated right turn only lane .
- ⇒ A left-turn pocket added at the intersection of Continental and Grand
- ⇒ A left-turn pocket added at the intersection of PCH and Grand
- ⇒ A dedicated left-turn lane at the intersection of El Segundo and PCH
- ⇒ Nash and Douglas - Converted to two-way operation.
- ⇒ El Segundo Boulevard - Upgrades to traffic signals and installation of Class I (bike path) and Class 2 (bike lane) bike facilities (2024)

- ◆ **(Policy C1-1.10) Ensure that new roadway links are constructed as designated in the Master Plan and link with existing roadways within the City such that efficient operation of the circulation system is maintained at an operating Level of Service of “D” or better.** In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. This improvement began construction in 2023 and was completed in 2024. Other projects include the completion of the Douglas Street Extension, and the El Segundo Boulevard improvement project which was also completed in 2024.

- ◆ **(Policy C1-1.12) Convert Nash Street and Douglas Street from a one-way couplet to a two-way roadway operation between El Segundo Boulevard and Imperial Highway, incorporating appropriate signage, traffic controls, and other modifications to ensure motorist and pedestrian safety and efficient traffic operations.** Completed.

- ◆ **(Policy C1-1.13) Establish and maintain a citywide traffic count program, to ensure the availability of data needed to identify circulation problems and to evaluate potential improvements.**

Action(s): The City continues to review development projects and evaluate the potential

environmental and traffic impacts. Mitigation is required when an impact is identified, and the developer is responsible for completing or paying for implementation of the mitigation measure.

- ◆ **(Policy C1-1.15) Pursue and protect adequate right-of-way to accommodate future circulation system improvements; and (Policy C1-1.16) Encourage the widening of substandard streets and alleys to meet City standards wherever feasible.**

Action(s): In 2011, the City adopted thresholds and procedures for right-of-way dedications. The City has since been requiring dedications as part of discretionary project approval where warranted and needed in a concerted effort to bring the roadways/rights-of-way to the minimum widths required in the Master Plan of Streets. In 2024, the City initiated a municipal code amendment to update the thresholds for requiring dedications. The amendment was completed in the first quarter of 2025 (Ordinance No. 1668).

- ◆ **(Policy C1-2.1) Develop and maintain a circulation system which shall include a functional hierarchy and classification system of arterial highways that will correlate capacity and service function to specific road design and land use requirements.**

Action(s): The updated Circulation Element, adopted in 2004, identifies the hierarchy and classification system of streets in the City. Generally, the system has wider streets with higher capacity in the eastern portion of the City near higher intensity commercial and industrial land uses.

- ◆ **(Policy C1-3.2) Ensure that the development review process incorporates consideration of off-street commercial loading requirements for all new projects.**

Action(s): In accordance with the City's zoning regulations, new developments are evaluated to ensure consistency with the loading requirements during the development review process.

- ◆ **(Policy C1-3.3) Require that all new construction on streets or corridors that are designated truck routes have a Traffic Index calculation as stated by the State Department of Transportation in order to provide a roadway structural section that will accommodate the projected truck volumes and weights.**

Action(s): The City's Public Works Department requires roadway construction to be completed consistent with the latest edition of the "GreenBook" - Standards Specifications for Public Works Construction. The GreenBook contains roadway specifications that take Truck Routes into account. These specifications are made part of the design requirements for all public works contracts. Additionally, geotechnical borings are done on major projects to ensure roadway sections are designed to the appropriate pavement thickness.

Goal C2: Provide a circulation system that incorporates alternatives to the single-occupant vehicle, to create a balance among travel modes based on travel needs, costs, social values, user acceptance, and air quality considerations.



- ◆ **(Policy C2-1.1) Encourage the development of pedestrian linkages to and from the Metro Green Line stations to encourage and attract internodal transit/ walking trips; and (Policy C2-1.2) Develop a citywide system of pedestrian walkways, alleviating the conflict between pedestrians, autos, and bicyclists throughout the City.**

Action(s): Continually surveying sidewalk conditions citywide, and within 1/2-mile walking distance from the four Metro Green Line Stations to determine conditions and construct/repair as needed based upon the survey results. The El Segundo Boulevard widening project completed in 2024 included ADA ramp and sidewalk improvements along with new bicycle facility installation that have improved pedestrian and cyclist access to the El Segundo Green Line Metro station (C Line).

- ◆ **(Policy C2-1.3) Encourage new developments in the City to participate in the development of the citywide system of pedestrian walkways and require participation funded by the project developer where appropriate; and (Policy C2-1.4) Ensure the installation of sidewalks on all future arterial widening or new construction projects, to establish a continuous and convenient link for pedestrians.**

Action(s): Adopted a Right-of-Way Dedications and Improvements Ordinance with procedures and requirements for dedications and improvements for developments during the development process. Adopted a Complete Streets Policy, which requires all roadway construction and modifications to consider and include improvements for all users, including pedestrian. Lastly, requires sidewalk improvements when needed as part of the development process.

The El Segundo Boulevard improvement project completed in 2024 included ADA ramp and sidewalk improvements have improved pedestrian circulation along the El Segundo Boulevard corridor.

- ◆ **(Policy C2-1.7) Closely monitor design practices to ensure a clear pedestrian walking area by minimizing obstructions, especially in the vicinity of intersections.**

Action(s): The Public Works Department continues to review designs and ensures adequate sidewalk width to accommodate disabled access.

- ◆ **(Policy C2-2.1) Implement the recommendations on the Bicycle Master Plan contained in the Circulation Element, as the availability arises; i.e., through development, private grants, signing of shared routes.; and (Policy C2-2.5) Continue coordination of bicycle route planning and implementation with adjacent jurisdictions and regional agencies.**

Action(s): In 2011, the City Council approved the South Bay Bicycle Master Plan (SBBMP) , which modified and added to the bicycle Master Plan in the circulation Element. The SBBMP calls for 1.2 miles of Class 1 Bike Paths, 8.7 miles of Class 2 Bike Lanes, 5 miles of Class 3 Bike Routes, and 6.4 miles of Bike-Friendly Streets. To-date, the City has completed Class 2 Bike lanes along Rosecrans Avenue (approx. 1.1 miles), approximately 5 miles of Class 3 Bike Routes citywide, and a 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between Nast St. and Continental Blvd.). In 2022,

the City completed the design and in 2023 began construction of an approximately 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between PCH and Continental Blvd.). In addition, in 2024 the City completed construction of approximately 5.2 miles of Class II Bike Lanes on El Segundo Boulevard (from Aviation Blvd. to PCH), on Douglas Street (between Rosecrans Ave. and Imperial Hwy.), and on Nash Street (between El Segundo Blvd. and Imperial Hwy.). The City also completed 2.46 miles of Class III facilities, and 0.20 miles of “cycle track” along El Segundo Boulevard. The total combined length of all bikeways completed in 2024 is 7.85 miles. The City will study additional bike lanes and routes over the next three years, coordinating with the City of Manhattan Beach for the bike lanes along Rosecrans Avenue and coordinating with LA Metro on the design and implementation of a bike path along Aviation Boulevard. Progress towards this goal is ongoing.

- ◆ **(Policy C2-2.2) Encourage new development to provide facilities for bicyclists to park and store their bicycles and provide shower and clothes changing facilities at or close to the bicyclist's work destination.**

Action(s): Adopted an Ordinance establishing minimum bicycle parking requirements for new developments. In addition, the City implements the California Green Building Code requirements regarding bike parking/storage facilities. Furthermore, El Segundo Municipal Code (ESMC) Chapter 15-16 (Transportation Demand Management) establishes incentives for development projects to provide showers and lockers.

- ◆ **(Policy C2-2.3) Develop off-street bicycle paths in corridors where appropriate throughout the City.**

Action(s): Two bike paths are contemplated in the approved SBBMP: 1) 0.5-mile path along El Segundo Boulevard from PCH to the Nash St. Green Line station and 2) 0.7-mile path along Washington Street, from Walnut Avenue to Holly Avenue. A 0.25-mile portion of Project No. 1 completed construction in 2024. The remaining portion of Project No. 1 and Project No. 2 are to be determined.

- ◆ **(Policy C2-2.4) Encourage the use of bicycles for trips to and from elementary, middle, and high schools in the area as well as parks, libraries, and other public facilities.**

Action(s): Completion of the Class 3 Bike Routes in 2019 connected new bikeways directly to El Segundo High School, the El Segundo Library, and near El Segundo Middle School. Future Bike-friendly Street projects will connect directly to El Segundo Middle School and Center Street Elementary.

- ◆ **(Policy C2-2.6) Encourage design of new streets with the potential for Class I or Class II bicycle routes that separate the automobile, bicycle, and pedestrian to the maximum extent feasible.**

- ◆ **Action(s):** As part of the development review process for the South Campus Specific Plan, the City required the developer to extend Nash Street from El Segundo Boulevard south to Hughes Way.



This street extension includes a Class 2 Bike Lane. Construction of this project was completed in 2024.

- ◆ **(Policy C2-2.8) Evaluate bikeway system links with the Metro Green Line rail stations and improve access wherever feasible.**

Action(s): The adopted SBBMP called for implementation of Class 3 Bike Routes along Nash Street and Grane Avenue, which connect to two of the City's Green Line stations (Nash and Mariposa stations). This project was completed in 2019. The SBBMP also calls for Class 2 Bike Lanes along Mariposa Avenue and Douglas Street, which will connect to the Mariposa and Douglas Street stations. The Bike Lane along Douglas Street began construction in 2023 and was completed in 2024. The Bike Lane along Mariposa Avenue will be part of a future project.

- ◆ **(Policy C2-3.1) Work closely with the Los Angeles County Metropolitan Transportation Authority (MTA), Torrance Municipal Bus Lines, the El Segundo Employers Association (ESEA), and private businesses to expand and improve the public transit service within and adjacent to the City.**

Action(s): The City continues to work closely with neighboring jurisdictions and shares in the cost of Beach Cities Transit (BCT) line No. 109.

- ◆ **(Policy C2-3.2) Ensure that transit planning is considered and integrated into all related elements of City planning.**

Action(s): On October 18, 2016, the City adopted a "Complete Streets" policy whose core objective is the coordinated planning and development of street infrastructure that allows safe and convenient travel for all users. As a result, transit planning is integrated into all related elements of City planning (private development review, Street improvements, and General Plan amendments). In particular, in May 2024 the City adopted a new Downtown Specific Plan that contains policies regarding the improvement and expansion of transit service to/from the Downtown area.

- ◆ **(Policy C2-3.3) Evaluate and implement feeder bus service through the City where appropriate. Feeder bus service could potentially take commuters from the fixed transit services (rail and bus) in the eastern portion of the City to the industrial and commercial areas to the west. In addition, midday shuttling of workers east of Sepulveda Boulevard (today Pacific Coast Highway) to the Downtown retail area should also be maintained; (Policy C2-3.5) Continue the Dial-a-Ride operation and City subsidy to serve all residents of El Segundo, especially the elderly and handicapped; and, (Policy C2-3.6) Continue to support the Downtown Lunchtime shuttle operation.**

Action(s): The midday Downtown lunch shuttle ceased operations in 2020 due to the pandemic and the City intends to resume providing this service. On October 2, 2018, the City Council adopted the Smoky Hollow Specific Plan (SHSP) for the office/industrial neighborhood of the City. One of the goals of the SHSP is to expand the El Segundo Lunchtime Shuttle Bus to create a new shuttle route to connect the City's Green Line stations with Smoky Hollow. Additionally, the adopted Downtown Specific Plan (2024) also contains policies regarding expansion of the Lunchtime Shuttle

Bus. Furthermore, in August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. The pilot project ended and the shuttle service was halted in 2024, due to low ridership and high costs. The City will instead consider other alternatives to provide similar shuttle service going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

- ◆ **(Policy C2-3.7) Explore the feasibility of using excess government right-of-way, purchased property, or land use arrangements for multiple use of existing facilities, in order to establish or construct park-and-ride services of benefit to El Segundo residents and employees; and, (Policy C2-3.8) encourage the implementation of park-and-ride facilities proximate to the I-405 and I-105 Freeways for shuttle service into El Segundo.**

Action(s): The Douglas Green Line station, which was completed in 2006, is served by a Park 'n' Ride lot owned by the City. The Nash K Line station is served by a Metro parking lot and large private parking lots in the immediate vicinity. The Mariposa station is served by private parking lots in the area. On October 2, 2018, the City Council adopted the Smoky Hollow Specific Plan (SHSP) for the office/industrial neighborhood of the City. One of the goals of the SHSP is to Expand the El Segundo Lunchtime Shuttle Bus to create a new shuttle route to connect the City's Metro K Line stations with Smoky Hollow. In May 2024, the City adopted a new Downtown Specific Plan which contains policies encouraging the resumption and expansion of the Lunchtime Shuttle Bus service. The City has and will continue to encourage shuttle services from the K Line stations to the west part of the City. Lastly, the city will continue to encourage additional park-and-ride facilities.

- ◆ **Policy C2-3.8) Encourage the implementation of park and ride facilities proximate to the I405 and I105 freeways for shuttle service into El Segundo.**

Action(s): Park and Ride facility construction has been completed. Shuttle Service into El Segundo has not yet began.

- ◆ **Policy C2-3.10) Encourage the MTA to provide bike storage facilities at the Metro Green (today "K") Line rail stations.**

Action(s): The City continues to encourage the MTA to provide bike storage facilities at its Metro K Line stations. In addition, the City collected a mitigation fee from a private developer for the construction of bike storage facilities at the Mariposa Green Line station and/or provide other related facilities in the vicinity.

- ◆ **(Policy C2-4.2) Continue to increase operational efficiencies of the transportation system by implementing all appropriate Transportation System Management (TSM) measures, including but not limited to improving design standards, upgrading and coordination of traffic control devices, controlling on-street parking, and using sophisticated electronic control methods to supervise the flow of traffic; and (Policy C3-1.7) Require submittal and implementation of a**



Transportation Management Plan (TMP) for all projects within the Urban Mixed-Use area, and encourage a TMP for all projects within the northeast quadrant.

Action(s): In 1993, the City adopted Employer/Occupant Transportation Systems Management (TSM) requirements, which apply to all businesses or multi-business complexes employing at least 200 persons and to businesses employing less than 200 person at a common location in a multi-tenant complex. Administration and compliance has been difficult to ensure consistently. No new TSM plans have been submitted to the City since 2008.

- ◆ **(Policy C2-5.1) Ensure that Transportation Demand Management (TDM) measures are considered during the evaluation of new developments within the City, including but not limited to ridesharing, carpooling and vanpooling, flexible work schedules, telecommuting and car/vanpool preferential parking.**

Action(s): In 1993, the City adopted Developer Transportation Demand management (TDM) requirements. During the development review process (discretionary and ministerial), staff ensures that new developments comply with the minimum TDM requirements.

(Goal C3: Develop a balanced General Plan, coordinating the Circulation Element with all other Elements, ensuring that the City's decision making and planning activities are consistent among all City departments.

- ◆ **(Policy C3-1.1) Require all new development to mitigate project-related impacts on the existing and future circulation system such that all Master Plan roadways and intersections are upgraded and maintained at acceptable levels of service through implementation of all applicable Circulation Element policies. Mitigation measures shall be provided by or paid for by the project developer.**

Action(s): Traffic congestion mitigation fees have been collected for new construction and for improvements where the onsite use changes to a higher traffic-generating use. The fees have been used for roadway improvements necessary to implement the traffic circulation improvement plan, including paving, grading roadway substructure, curb and gutter, sidewalks, landscaped medians, etc. In addition, the City continues to requires private developers to contribute to or construct street and intersection improvements to mitigate private development traffic impacts.

- ◆ **(Policy C3-1.2) The minimum acceptable level of service (LOS) at an intersection is LOS D. Intersections operating at LOS E or F shall be considered deficient. If traffic caused by a development project is forecast to result in an intersection level of service change from LOS D or better to LOS E or F, then the development impact shall be considered significant. If a development project is forecast to result in the increase of intersection volume/capacity ratio (V/C) of 0.02 or greater at any intersection that is forecast to operate at LOS E or F, the impact shall be considered significant.**

Action(s): During the development review process, staff conducts traffic studies evaluating intersection levels of service and delays. Developments that exceed the thresholds in this policy,

are required to mitigate the delays to the extent feasible. In addition, in 2022, the City implemented a policy to use Vehicle Miles Travelled (VMT) as the metric for determining transportation impacts pursuant to the California Environmental Quality Act (CEQA).

- ◆ **(Policy C3-1.5) Ensure that transit planning is considered and integrated into all related elements of City planning.**

Action(s): The city continuously considers and integrates transit planning. In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. In addition, the plan included the construction of a bike lane along Nash Street and a bike path along El Segundo Boulevard that will connect to the Nash Street Green Line station. Both of these improvements were completed in 2024. In October 2018, the City adopted the Smoky Hollow Specific Plan, which incorporates strategies to expand bicycle facilities in the plan area and expand the City's lunchtime shuttle services to add to and/or expand the existing shuttle route. Additionally, the adopted Downtown Specific Plan, completed in 2024, also contains policies regarding expansion of the Lunchtime Shuttle Bus. Furthermore, in August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. The pilot project concluded and halted in 2024 due to low ridership and high costs. The City instead will investigate other alternative shuttle service programs going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

- ◆ **(Policy C3-1.8) Require the provision of adequate pedestrian and bicycle access for new development projects through the development review process.**

Action(s): During the development review process -whether ministerial or discretionary- staff continues to ensure that adequate pedestrian and bicycle access is provided; that development projects comply with disabled access and bicycle parking facilities, comply with the minimum standards for sidewalks, bicycles facilities (bike lanes, routes, or paths); and, if necessary, that projects dedicate sufficient land along adjacent streets to comply with the Circulation Element's minimum right-of-way width requirements.

- ◆ **(Policy C3-2.2) Ensure that the City's parking codes and zoning ordinances are kept up-to-date.**

Action(s): The City's parking standards were comprehensively updated in 2010 and several sections of the ordinance have since been amended to include tandem parking and car lifts. These amendments were made to ensure the City's parking requirements stay current and reflect the latest best practices in parking regulation. In 2022, the City approved the 2021-2029 Housing Element, which includes a program to update the City's residential parking requirements to facilitate the construction of more affordable housing. The revisions to the City's residential parking requirements began in 2023 and were completed in Q1 2025.

Goal C4: Ensure that the City remains in compliance with all Federal, State, and Regional regulations, remains consistent with the plans of neighboring jurisdictions and thus remains eligible for all potential transportation improvement programs.

- ◆ **(Policy C4-1.1) Actively participate in various committees and other planning forums associated with County, Regional, and State Congestion Management Programs.**

Action(s): The City continues to participate in various regional committees and planning forums, including monthly meetings of the South Bay Cities Council of Governments Infrastructure Working Group, American Planning Association regional and State conferences.

In addition the City participates in the preparation and provides input on the Southern California Association of Governments (SCAG) planning efforts for the region's Sustainable Communities Strategy (SCS) and Regional Transportation Plan RTP on a four year cycle.

- ◆ **(Policy C4-2.1) Ensure that new roadway links are constructed as designated in the Circulation Element and link with existing roadways in neighboring jurisdictions to allow efficient access into and out of the City.**

Action(s): City staff continuously ensures that new roadway links are constructed as designated in the Circulation Element and link with existing roadways in neighboring jurisdictions. In 2016, the City adopted the El Segundo South Campus Specific Plan (ESSCSP), which calls for the extension of Nash Street from El Segundo to Hughes Way. The Nash Street extension was completed in 2024. In March 2019, the City completed the environmental review process for the Park Place extension and grade separation project, a 1/4-mile gap closure project. In 2024, the City halted the project due to high cost and feasibility concerns.

- ◆ **(Policy C4-2.2) Carefully assess adjacent local agencies' plans to ensure compatibility across political boundaries. This does not imply that such compatibility is a requirement for adoption of the Circulation Element; and (Policy C4-2.4) Encourage cooperation with other governmental agencies to provide adequate vehicular traffic movements on streets and through intersections by means of synchronized signalization.**

Action(s): City staff reviews adjacent local agencies plans and environmental documents to ensure compatibility across political boundaries. Further, the City encourages cooperation with other governmental agencies to provide adequate vehicular traffic movements on streets through intersections by means of synchronized signalization.

- ◆ **(Policy C4-2.3) Continuously monitor and evaluate Los Angeles International Airport (LAX) master planning and evaluate the impacts of LAX on the City's Circulation Element.**

Action(s): City staff continuously monitors and reviews LAX master planning to evaluate its impacts. In 2017-18, the City engaged a traffic engineering firm to review the design and Environmental review documents associated with the LAX people mover project.

- ◆ **(Policy C4-3.1) Identify and evaluate potential revenue sources for financing circulation system development and improvement projects. Action(s):** Staff annually evaluates potential revenue sources for financing circulation system development and improvement projects. In addition, the City conducted a study and updated its Traffic Mitigation Fee Program in 2022.

- ◆ **(Policy C4-3.2) Update the City's 1996 Traffic Congestion Mitigation Fee Program, to reflect changes in planned improvements requiring funding changing needs and changes in the construction cost index.**
Action(s): The City updated its Traffic Mitigation Fee Program in 2022.

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Chapter 3 Housing Element

On November 10, 2022, the City Council adopted the El Segundo 2021-2029 Housing Element. Exhibit A of this report is the City's Housing Element Annual Progress Report, which reports on progress made on each program in 2025.

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Chapter 4 Conservation Element

The City of El Segundo, like the rest of southern California, enjoy a temperate climate, access to both beaches and mountains and many other amenities not found in many other parts of the world. The quality of life that the region offers its residents is one of the main reasons the region continues to attract visitors and newcomers. However, southern California is a semi-arid desert environment with limited natural resources. These limited resources, need to be preserved for continued use by existing residents and by future generations. The last several decades have seen periods of extreme drought conditions and periods of normal rainfall activity. The inconsistency in climate and weather patterns make conservation critical. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Conservation Element.

Goal CN1: Ensure long-term public access to a safe, clean beach environment within and adjacent to the City.

- ◆ **(Policy CN1-4) The City shall establish policies and procedures for watershed and storm water management.**

Action(s): The City of El Segundo is a co-permittee in the Los Angeles County storm drain system permit or “municipal permit” (Order No. R4-2012-0175; NPDES No. CAS004001), which was adopted November 8, 2012 and amended September 11, 2021 (Order R4-2021-0105, NPDES No. CAS004004) by the State Water Board (WQ2015-0075). El Segundo maintains and implements a Standard Urban Stormwater Mitigation Plan (SUSMP); priority projects are required to develop and implement project-specific SUSMPs or Urban Stormwater Mitigation Plans that identify the specific design features and best management practices (BMPs) that will be implemented for the project and are applicable to the project. Lastly, the city requires stormwater pollution prevention plans (SWPPPs) for all construction projects with disturbed areas of 1 acre or greater. The SWPPPs outline best management practices to minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-stormwater management procedures.

Goal CN2: Assist in the maintenance of a safe and sufficient water supply and distribution system that provides for all the water needs within the community.

- ◆ **(Policy CN2-1) Periodically evaluate the entire water supply and distribution system to ensure that future water needs will be met.**

Action(s): El Segundo is located within the jurisdiction of the West Basin Municipal Water District (West Basin). West Basin relies on the following mix of water resources: 21% groundwater; 65% imported water; 7% recycled water; and 7% conservation efforts. In compliance with legislative requirements, West Basin prepared the West Basin Municipal Water District 2010 Urban Water Management (UWMP). The UWMP was updated in 2020, detailing how West Basin manages their water supplies and demands under all hydrology conditions and demonstrating how West Basin proposes to meet their service area's retail demands over the next 25 years and provide long-term



water reliability. According to the UWMP (Table 4-1, *Historic West Basin Service Area Retail Demand*), the West Basin Service Area reduced its demand by 25% in the last 20 years. The UWMP concluded that West Basin does not anticipate any shortages and will be able to provide reliable water supplies under both single dry year and multiple dry year conditions.

- ◆ **(Policy CN2-3) Investigate creating a new water conservation ordinance to address the demand created by new development; (Policy CN2-6) Encourage the retrofitting of existing systems with water-conserving fixtures and appliances; and, (Policy CN2-8) Encourage the retrofitting of existing landscapes to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy.**

Action(s): In 2015, El Segundo adopted the Water Conservation in Landscaping Standards ordinance in compliance with State law, promoting water conservation. The standards promote water conservation while allowing the flexibility in designing healthy, attractive, and cost effective water efficient landscapes. The city continues to ensure that landscaping in all new development projects that are subject to the ordinance comply with the water conservation standards and with the CalGreen codes. Lastly, existing landscape systems being rehabilitated are also subject to the ordinance to ensure retrofitting with water-conserving systems.

- ◆ **(Policy CN2-5) Require new construction and development to install water-conserving fixtures and appliances to reduce the amount of new demand; and, (Policy CN2-7) Require new construction and development to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy**

Action(s): During the development review process, the City ensures that new developments comply with the California Energy Code, CalGreen, California Building Code relevant provisions, and the City's Water Conservation in Landscaping Standards ordinance.

- ◆ **(Policy CN2-11) Encourage, whenever appropriate and feasible, development techniques which minimize surface run-off and allow replenishment of soil moisture. Such techniques may include, but not be limited to, the on- site use and retention of storm water, the use of impervious paving material (such as walk-on-bark, pea gravel, and cobble mulches), the preservation of vegetative covers, and efficiently designed and managed irrigation systems.**

Action(s): During the development review process, the City ensures that new developments comply with the California Energy Code, CalGreen, California Building Code relevant provisions, and the City's Water Conservation in Landscaping Standards ordinance. Further, the City continued to enforce National Pollutant Discharge Elimination System (NPDES) requirements for new and redevelopment projects with 5,000 square feet or more of new or replacement impervious surfaces, which are generally required to provide infiltration. Larger developments are required to prepare a Standard Urban Stormwater Mitigation Plan and demonstrate no increase in peak runoff as a result of the development through infiltration.

Goal CN3: Protect groundwater and coastal waters from contamination.

Action(s): The City of El Segundo is a co-permittee in the Los Angeles County storm drain system permit or “municipal permit” (Order No. R4-2012-0175; NPDES No. CAS004001), which was adopted November 8, 2012 and amended September 11, 2021 (Order R4-2021-0105, NPDES No. CAS004004) by the State Water Board (WQ2015-0075. El Segundo continues to maintain and implement a Standard Urban Stormwater Mitigation Plan (SUSMP); priority projects are required to develop and implement project-specific SUSMPs or Urban Stormwater Mitigation Plans that identify the specific design features and best management practices (BMPs) that will be implemented for the project and are applicable to the project to ensure minimal pollutant discharge that can enter the public drainage system, which outlets to coastal waters. Lastly, the city requires stormwater pollution prevention plans (SWPPPs) for all construction projects with disturbed areas of 1 acre or greater. The SWPPPs outline best management practices to minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-stormwater management procedures.

Goal CN4: Protect the rare and endangered El Segundo Blue Butterfly.

- ◆ **(Policy CN4-2) Protect the coastal habitat of the El Segundo Blue Butterfly; and, (Policy CN4-4) Designate the habitat of the El Segundo Blue Butterfly as open space in the Land Use Element.**

Action(s): Wildlife restoration project conducted at Clutter’s bluff. Further, the dunes area and Imperial Avenue slope, which contain sensitive habitat are designated open space in the Land Use map. In addition, in 2022 the City initiated a comprehensive update of the Downtown Specific Plan (DSP). During the public outreach process, the City received input from the community advocating for expansion of the Blue Butterfly habitat to the Downtown area and the Civic Center in particular. A new Downtown Specific Plan was adopted in spring 2024, which included a policy to include Sea Cliff Buckwheat in the landscape design for the Civic Center to provide habitat for the Blue Butterfly.

- ◆ **(Policy CN4-3) Work with Chevron Refinery and appropriate community organizations to monitor the condition of coastal habitat areas of the El Segundo Blue Butterfly.**

Action(s): The city coordinated with the local youth organization “Tree Musketeers” to install native landscaping, trees, shrubs, etc. throughout the city, including the coastal areas. In addition, in 2023 and 2024, City staff worked with the Blue Butterfly Conservancy, a nonprofit community organization, to incorporate specific policies regarding the Blue Butterfly in the newly adopted Downtown Specific Plan. The aim of these Specific Plan policies is to expand the habitat areas for the Blue Butterfly.



Goal CN5: Develop programs to protect, enhance, and increase the amount and quality of the urban landscape to maximize aesthetic and environmental benefits.

- ◆ **(Policy CN5-1) Preserve the character and quality of existing neighborhood and civic landscapes.**

Action(s): Downtown landscape renovation, installation of picnic tables in the civic plaza. In 2022, the City initiated a comprehensive update of the Downtown Specific Plan (DSP), which was completed in spring 2024. The updated Specific Plan incorporates goals for improving the public realm including modifications to street and sidewalk configuration to increase pedestrian and bicycle activity, planting of more native plants, and providing more gathering and outdoor seating areas.

- ◆ **(Policy CN5-3) Survey existing street trees and other specimen trees throughout the community. Identify those with historic or visual significance.**

Action(s): The Parks Division continues to maintain an inventory of all city street trees and monitors their health.

- ◆ **(Policy CN5-5) Establish a street tree program, including a computer-aided inventory, which identifies appropriate varieties, required sizes and spacing, maintenance and replacement standards, and planting schedules.**

- ◆ **Action(s):** Adopted a Master Street Tree Plan, and incorporated street tree policies in the Municipal Code.

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Chapter 5 Public Safety Element

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The aim of the City is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards such as urban fire, flooding, mudslides, earthquakes, and hazardous incidents. The Public Safety Element addresses hazards associated with geology and seismicity, flooding, fire, and petroleum storage. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Public Safety Element.

Goal PS1: Protect the public health and safety and minimize the social and economic impacts associated with geologic hazards.

- ◆ **(Objective PS1-1) It is the objective of the City of El Segundo to reduce exposure to potentially hazardous geological conditions through land use planning and project review.**

Action(s): Through the permitting and plan check process, continued to enforce the building code, which includes detailed geologic review requirements. For larger development projects requiring environmental documentation, reviewed applicable studies to ensure that impacts were minimized through the use of proper construction techniques, especially in areas with expansive soils.

Goal PS2: Minimize injury and loss of life, property damage, and social, cultural and economic impacts caused by earthquake hazards

- ◆ **(Objective PS2-1) It is the objective of the City of El Segundo that the City promote effective response to seismic disasters and maintenance of structurally safe facilities.**

Action(s): Through the permitting and plan check process, continued to enforce the building code, which includes detailed seismic requirements. The city continues to consult with the Department of Conservation's geologic hazards maps to identify liquefaction and landslide zones within the city and the Alquist-Priolo maps for earthquake fault zones when engineering structures to minimize hazardous conditions based on the most current seismic design standards. Lastly, the City's Fire Department conducts annual inspections of all apartment buildings and buildings containing hazardous materials to ensure proper safety protocols are in place. In addition, in 2024 and 2025, the City promoted the State' Earthquake Brace + Bolt retrofit program to assist El Segundo residents obtain funding for seismic retrofits.

- ◆ **(Policy PS2-1.1) Continue to cooperate with and support federal, state, and county agencies in the development and enforcement of regional and local health and safety laws and environmental controls.**

Action(s): The City continues to prepare a new emergency preparedness plan in collaboration with Federal, State and regional agencies. Conducted emergency preparedness exercises to ensure proper training for emergency operations center staff.

- ◆ **(Policy PS2-1.3) Insure adequate public safety and the preservation and reuse of historic buildings by continuing to enforce requirements for structural strengthening of older brick and masonry buildings.**

Action(s): Approved several voluntary seismic upgrades for brick and masonry buildings. The city updated the local building code requirements to improve code requirements and ensure safety.

Goal PS3: Reduce threats to public health and safety from hazardous materials, especially threats induced by earthquakes and accidental leaks and spills.

- ◆ **(Policy PS3-1.4) Continue to encourage source reduction, substitution, and recycling.**

Action(s): Continued to co-sponsor household hazardous waste roundups. Updated the municipal code to require businesses to reduce waste and prepare a plan for the purpose.

- ◆ **(Policy PS3-1.5) Encourage improved, timely communications between businesses and emergency response agencies regarding hazardous materials prior to and during incidents.**

Action(s): Continue to require staff training of the business community regarding hazardous materials and hazardous waste, and conduct follow up inspections. Staff training is conducted by the City's Fire Department.

- ◆ **(Objective AQ13-1) Reduce the amount of solid waste by 25 percent by 1994, and 50 percent by 2000; and (Policy AQ13-1.1) It is the policy of the City of El Segundo that the City continue to implement the programs proposed in the City's Solid Waste Management Plan, concurrent with California Assembly Bill 939, to achieve a 25 percent reduction in residential solid waste requiring disposal by 1995, and a 50 percent reduction by the year 2000.**

Action(s): In accordance with CalGreen requirements, the city complies and enforces the requirements for 65% recycling of construction debris. The City continually requires evidence of recycling from contractors to ensure proper recycling and disposal of debris.

Goal PS6: Protect public health, safety, and welfare from natural and man-made flood and inundation hazards. Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.

- ◆ **(Objective PS6-1) It is the objective of the City of El Segundo that the City minimize threats to public safety and protect property from wildland and urban fires.**

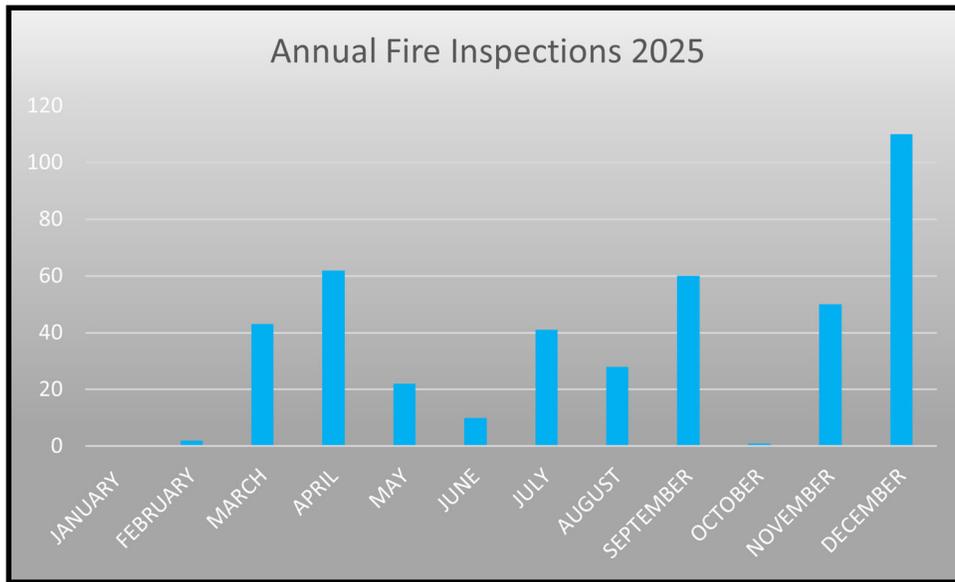
Action(s): The City annually maintains the open brush area along Imperial Highway.

- ◆ **(Policy PS6-1.2) Continue efforts to reduce fire hazards associated with older buildings, high-rise buildings, and fire-prone industrial facilities, and maintain adequate fire protection in all areas of the City.**

Action(s): In 2025, the City conducted 429 annual inspections of protection systems and devices in multifamily and high-rise buildings; continued its public education through the school system;



provided fire extinguisher training for the commercial and industrial community; and provided senior fire safety.



Goal PS7: 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.

- ◆ **(Objective PS7 -1) It is the objective of the City of El Segundo to Improve the preparedness of the City for emergency situations.**

Action(s): The City continues to require the installation of shut-off valves in new and remodeled developments. Continues to conduct weekly water pressure testing. Attended several public events and provided an information booth to distribute educational materials regarding emergency preparedness.

- ◆ **(Program PS7-1.4A) The City shall support, encourage, and assist in establishing community programs which volunteer to assist police, fire, and civil defense personnel after a disaster.**

Action(s): Established a volunteer citizens academy to educate the public and provide CPR training, emergency preparedness, and proper use of fire extinguishers. Established neighborhood watch programs, and continue to support local block captains in making a safer community.

- ◆ **(Program PS7-1.6A) The City shall, in cooperation with the telephone company and industrial facilities, establish an Emergency Notification System providing quick, no-cost readily accessible service for reporting fires and other emergencies by the general public.**

Action(s): The City continues use of the Nixle notification system, which allows the public to register to receive emergency notifications. Maintains an Everbridge system, which automatically contact all businesses in the city with emergency notification. Lastly, the city continues to maintain a Facebook page and other social media accounts to disseminate emergency information, in addition to information regarding city events.

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Chapter 6 Noise Element

Noise can be defined as unwanted sound that is loud, disagreeable, or unexpected. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. The most critical impact of noise exposure is hearing loss, but other effects are speech interference, sleep interference and annoyance. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Noise Element.

Goal N1: Encourage a high quality environment within all parts of the City of El Segundo where the public's health, safety, and welfare are not adversely affected by excessive noise.

- ◆ **(Policy N1-1.1) Continue to work for the elimination of adverse noise sources, especially from Los Angeles International Airport West Imperial Terminal, and from helicopter and aircraft flyovers; (Program N1-1.1A) The City shall implement the Airport Abatement Policy and Program (City Council Resolution No. 3691, adopted May 21, 1991, or any future revisions thereto) in its efforts to minimize noise impacts caused by LAX; (Policy N1-1.9) Require review of all new development projects in the City for conformance with California Airport Noise Regulations and California Noise Insulation Standards (CCR Title 24) to ensure interior noise will not exceed acceptable levels; and, (Program N1-1.9A) All new habitable residential construction in areas of the City with an annual CNEL of 60 dBA or higher shall include all mitigation measures necessary to reduce interior noise levels to minimum state standards. Post construction acoustical analysis shall be performed to demonstrate compliance.**

Action(s): Based on federal and state guidelines, the City established land use standards for noise, which are set forth in ESMC Title 7, Chapter 2, Noise and Vibration. The standard established for commercial and industrial property is 8dBA above ambient noise level, while the standard for residential property is 5dBA above the ambient noise level. When the 2016 California Building Code was adopted, additional standards were adopted requiring new residences or additions to comply with the minimum noise insulation performance standards to demonstrate that the design will ensure that internal noise levels due to LAX aircraft noise not exceed 45dB CNEL. During the building plan check process, adherence to the Building Code and the amendments contained in the relevant section of the Municipal Code is required for properties that are within the designated area.

- ◆ **(Policy N1-1.2) Play an active role in the planning process associated with preparation of the Los Angeles International Airport Master Plan.**

Action(s): During the preparation of the Los Angeles International Airport Master Plan, the City consistently provided comments and recommendations to minimize noise impacts.

Subsequently, the City has continuously reached out to ensure enforcement of the Master Plan.

- ◆ **(Program N1-1.3C) Encourage the City of Los Angeles Department of Airports to pay the additional costs for new residential construction to provide acoustical treatment to mitigate noise impacts to a level that meets land use compatibility standards; and, (Policy N1-1.10) Continue to develop and implement City programs to incorporate noise reduction measures into existing residential development where interior noise levels exceed acceptable standards.**

Action(s): The Residential Sound Insulation (RSI) program was established as a result of a settlement, which used funds from Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) to treat homes from the effects of noise from LAX. The program was established in 1993, and ultimately treated 1,905 homes for adverse effects of noise from operations at LAX. As of May 2018, LAWA and FAA ceased reimbursements to the city for RSI administrative expenditures, thereby discontinuing the program. In 2022, LAWA decided to resume the RSI program under its direct control. The program did resume in 2023 and the first homes in El Segundo to be treated under the resumed program were selected. The City closely coordinated with LAWA in the outreach process in Q4 2023 to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began to treat homes again. The City issued 96 permits for sound insulation projects in 2024 and 98 permits in 2025.

- ◆ **(Program N1-2.1A) Address noise impacts in all environmental documents for discretionary approval projects, to insure that noise sources meet City Noise Ordinance standards. These sources may include: mechanical or electrical equipment, truck loading areas, or outdoor speaker systems; (Program N1-2.1B) The City shall establish criteria for determining the type and size of projects that should submit a construction-related noise mitigation plan. Noise mitigation plans shall be submitted to the City Engineer for his review and approval prior to issuance of a grading permit. The plan must display the location of construction equipment and how this noise will be mitigated. These mitigation measures may involve noise suppression equipment and/or the use of temporary barriers; and, (Program N1-3.3C) When appropriate, the City shall allocate noise impact mitigation costs to the agency or party responsible for the noise incompatibility.**

Action(s): During the development review process, staff conducts environmental assessments pursuant to the California Environmental Quality Act (CEQA), which may include noise assessments. Developments that are determined to have significant impacts based on the established thresholds are required to mitigate the impacts to a less-than-significant level to the extent feasible. All mitigation measures are incorporated into the conditions of approval and into a mitigation monitoring and reporting program. The costs associated with monitoring and implementing are borne by the developer or applicant.

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Chapter 7 Open Space and Recreation Element

Open space areas are important not only to provide recreational activities for residents but also as a visual break from the built environment. El Segundo is primarily an industrial and suburban residential environment with little undeveloped land and a limited amount of open space. The City's major open space and recreation resources are public parks and recreational facilities; thus, these resources need to be protected, and whenever possible additional resources created for recreation, beautification, and maintenance of the small town atmosphere and quality of life in the community. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Open Space and Recreation Element.

Goal OS1: Provide and maintain high quality open space and recreational facilities that meet the needs of the existing and future residents and employees within the City of El Segundo.

- ◆ **(Policy OS1-1.3) Adopt and implement a Quimby Act Dedication Ordinance and a Zoning Amendment requiring new residential subdivisions and multi-family residential projects to include land dedication or in-lieu fee payments for active and passive public open space facilities to serve the additional growth; and, (Policy OS1-1.5) Conduct a park user study for all public park facilities in order to obtain the necessary data to make findings for the adoption and collection of park impact fees. Collect park impact fees for all new development projects, residential and non-residential, for open space acquisition, maintenance, and improvement.**

Action(s): A Public Facilities Impact Fee Study was first prepared in 2010 and updated in 2022, which assessed the needs and costs for additional capital facilities improvements. As a result, the City Council adopted a Resolution for the collection of development impact fees for police, fire, library, parks, and other facilities. The City continues to collect such fees during the development review process, which are used to support activities, maintenance and upgrades to the city's parks and recreation facilities.

- ◆ **(Policy OS1-1.4) Continue to work with the El Segundo Unified School District in the utilization of school property for public open space and recreational use by maintaining and renewing the effective Joint Powers Agreement between the City and the School District.**

Action(s): In 2012, the City renewed its agreement with the El Segundo Unified School District for a 10-year term, which will expired in 2022. On September 21, 2023, the City renewed and amended its agreement for a 7-year term. In January of 2019, the City also entered into a joint use agreement with the Wiseburn Unified School District for use of the Aquatics Center for 25 years. In January 2019, the City entered into a joint use agreement with the El Segundo Unified School District for use of the Aquatics Center for 10 years. Additionally, in August 2019, the City entered into a joint use agreement with El Segundo Unified School District for the use of the shared parking lot at Richmond Street School and Field for 10 years.



- ◆ **(Policy OS1-1.10) Support and encourage the operation, upkeep, and public use of the existing golf course and driving range facility.**
Action(s): The City entered into a Ground Lease Agreement and Golf Course Management Agreement with Topgolf/Centercal, ensuring continued operations of the 9-hole course and public access to the driving range.

- ◆ **(Objective OS1-2) Preserve existing, and support acquisition of additional, private park and recreation facilities to foster recognition of their value as community recreation and open space resources.**
Action(s): The City of El Segundo and Raytheon are working in partnership to allow public access to the Raytheon Employee Park.

- ◆ **(Policy OS1-2.7) Support and encourage upkeep, public recreational use, and access to the shoreline area.**
- ◆ **Action(s):** In 2013, in partnership with LA County and Chevron, a lifeguard station was constructed.

- ◆ **(Policy OS1-2.8) Encourage the creation of active and passive open space areas within non-residential developments east of Sepulveda Boulevard.**
Action(s): The City of El Segundo and Raytheon are working in partnership to allow public access to the Raytheon Employee Park.

- ◆ **(Policy OS1-3.1) Continue use of the Joslyn Adult Center, the George E. Gordon Clubhouse, and the Teen Center facilities, for recreational activities that are provided by the City's Recreation and Parks Department. Ongoing**

- ◆ **(Policy OS1-4.2) Continue to expand landscaping and recreational use along the Southern California Edison right-of-way where feasible.**
Action(s): Entered into a long-term lease with Southern California Edison for the use of the utility right-of-way for Constitution, Washington, Freedom and Independence Parks. Washington Park Playground renovation was completed in Spring 2020.

◆ **(Policy OS1-5.3) Continue to support programs for the protection of the El Segundo Blue Butterfly.**

Action(s): Wildlife restoration project conducted at Clutter’s bluff. Further, the dunes area and Imperial slope, which contain sensitive habitat are designated open space in the Land Use map. The city coordinated with the local youth organization “Tree Musketeers” to install native landscaping, trees, shrubs, etc. throughout the city, including the coastal areas. In addition, in 2022 the City initiated a comprehensive update of the Downtown Specific Plan (DSP), which was completed in 2024. During the public outreach process, the City received input from the community advocating for expansion of the Blue Butterfly habitat to the Downtown area and the Civic Center in particular. As a result, the adopted Downtown Specific Plan has a policy to include Sea Cliff Buckwheat in the landscape design for the Civic Center to provide habitat for the Blue Butterfly.



Chapter 8 Air Quality Element

Due to El Segundo's coastal location, it is protected from the worst of the Basin's air pollution problem. Daily onshore sea breeze, which is the predominant wind, is a primary factor in maintaining cool temperatures and clean air circulation, and generally prevents warmer inland temperatures and air pollution from permeating El Segundo, except under certain seasonal conditions such as the offshore Santa Ana winds. The purpose of this Element is to address problems of maximum air pollution levels; reduce the health and economic impacts of air pollution; compliance with the Air Quality Management Plan; and increase awareness of our responsibility for air quality. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Air Quality Element.

Goal AQ1: Person work trip reduction for private employees.

Goal AQ3: Vehicle work trip reduction for private employees.

- ◆ **(Policy AQ1-1.1) It is the policy of the City of El Segundo that the City encourage businesses to adopt alternative work schedules and prepare guidelines to assist local businesses in the implementation of alternative work schedule programs; (Policy AQ1-1.3) It is the policy of the City of El Segundo that Transportation System Management (TSM) plans provide a 30 percent reduction in vehicle ridership or the equivalent Average Vehicle Ridership (AVR) per commute vehicle; and, (Policy AQ3-1.1) It is the policy of the City of El Segundo that the City continue to require employers in existing congested areas of the City and developers of large new developments to adopt Transportation System Management (TSM) plans and provide incentives for the provision of transit support facilities.**

Action(s): In 1993, the City adopted Developer Transportation Demand Management (TDM) and Employer/Occupant Transportation Systems Management (TSM) regulations. These regulations encourage and require businesses to: a) provide facilities that encourage and accommodate use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single occupant motor vehicle trips; and b) require major employers and occupants to develop and implement TSM programs to encourage and accommodate ridesharing and the other single occupant motor vehicle trip alternatives. The City continues to monitor and implement the ordinances through the development review process.

- ◆ **(Policy AQ3-1.3) It is the policy of the City of El Segundo to cooperate with efforts to expand bus, rail, and other forms of transit within the Los Angeles region.**

Action(s): The City continues to cooperate with LA Metro and regional agencies on the expansion of the light rail network, including the Green Line (Crenshaw Corridor) extension north, to Los Angeles, and south to Redondo Beach and Torrance. The City also works closely with neighboring jurisdictions and continues to share in the cost of Beach Cities Transit line No. 109.

Goal AQ2: Person work trip reduction for local government employees.

- ◆ **(Policy AQ2-1.1) It is the policy of the City of El Segundo that a study be conducted to implement alternative work schedules and work-at-home programs for City employees that will maximize the potential for increasing employee productivity.**

Action(s): The City had a 9/80 schedule from 2008 to 2012. In 2012, the City adopted a 4/10 schedule. The City has since reverted to a 9/80 schedule starting in 2018. In 2020 and 2021, the City implemented a work-at-home program for a substantial portion of employees. In 2022, the City resumed its previous in-person operations. In 2023, the City implemented a 4/10 schedule on a trial basis for management and executive employees. At the conclusion of the trial, the City instituted the 4/10 schedule permanently for management and executive employees and permitted all other employees to request the 4/10, subject to discretion of their Department management, as an alternative to the 9/80 schedule.

Goal AQ4: Reduce motorized transportation.

- ◆ **(Objective AQ4-10) Promote non-motorized transportation; and (Policy AQ4-1.1) It is the policy of the City of El Segundo that the City actively encourage the development and maintenance of a high quality network of pedestrian and bicycle routes, linked to key locations, in order to promote non-motorized transportation.**

Action(s): To-date, the City has completed Class 2 Bike lanes along Rosecrans Avenue (approx. 1.1 miles), approximately 5 miles of Class 3 Bike Routes citywide, and a 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between Nast St. and Continental Blvd.). In 2022, the City completed the design and in 2023 began construction of an approximately 0.2-mile Class 1 Bike Path along El Segundo Boulevard (between PCH and Continental Blvd.). In addition, in 2024, the City completed construction of approximately 5.2 miles of Class II Bike Lanes on El Segundo Boulevard (from Aviation Blvd. to PCH), on Douglas Street (between Rosecrans Ave. and Imperial Hwy.), and on Nash Street (between El Segundo Blvd. and Imperial Hwy.). The City anticipates completing additional bike lanes and routes over the next four years, coordinating with the City of Manhattan Beach for the bike lanes along Rosecrans Avenue and coordinating with LA Metro on the design and implementation of a bike path along Aviation Boulevard.

Goal AQ5: Vehicle work and non-work trip reduction.

- ◆ **(Policy AQ5-1.1) It is the policy of the City of El Segundo that the City discourage the use of single-occupant vehicles in congested areas of the City by changing or modifying the availability and cost of parking.**

Action(s): The City controls the availability of parking through parking time limits at locations in the Downtown and Smoky Hollow neighborhoods. Although the City does not charge for parking on the street and in City parking lots throughout the city, the City implemented a three preferential parking zones in residential neighborhoods immediately east of Pacific Coast



Highway and south of Imperial Avenue. The third preferential parking district was established in 2024. Households in all three zones qualify for up to three resident parking permits and up to two guest parking permits. Lastly, in 2018, the City adopted the Smoky Hollow Specific Plan, which has a goal of implementing a Parking Benefits District.

- ◆ **(Policy AQ5-1.2) It is the policy of the City of El Segundo that the City actively encourage the enhancement of transit performance and availability and establish developer fees to offset the costs of transit improvements required as a result of new developments.**

Action(s): The City worked closely with neighboring jurisdictions and continues to share in the cost of Beach Cities Transit line No. 109. Also, in 2018, the City adopted the Smoky Hollow Specific Plan. The Specific Plan goals include increased coordination with transit operators (Metro and Beach Cities Transit). In addition, the Specific Plan envisions expanding the existing city Lunchtime Shuttle to create a new shuttle route for peak hours between the Mariposa and/or El Segundo Green Line Stations and Smoky Hollow. Additionally, the new Downtown Specific Plan, adopted in 2024, also contains policies regarding expansion of the Lunchtime Shuttle Bus. Furthermore, in August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. The pilot project was halted in 2024 due to low ridership and high costs. The City will instead investigate alternative shuttle service options going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

Goal AQ6: Reduction in peak-period truck travel and number and severity of truck-involved accidents.

- ◆ **(Objective AQ6-1) Pass the necessary ordinances and memorandums of understanding to divert truck traffic during peak traffic periods.**

Action(s): Although no ordinance or memorandum has been adopted, the City's General Plan Circulation Element designates specific streets as truck routes. In accordance with the Circulation Element, the Public Works Department ensures that development projects identify the designated streets in their haul routes, and that said routes are utilized during construction activity.

Goal AQ7: Reduce vehicle emissions through traffic flow improvements.

- ◆ **(Policy AQ7-2.1) It is the policy of the City of El Segundo to improve channelization at high-volume intersections identified with assistance from SCAG.**

Action(s): During the review process of qualified development projects, the City reviews traffic studies to determine the impacts of specific projects on traffic flow and delays. When warranted by the traffic analysis, channelization improvements are required as a condition of approval for new developments. For city-initiated and funded improvements to arterial streets, channelization (addition of dedicated turn lanes) is utilized to improve traffic flow.

Goal AQ8: Reduction in tailpipe emissions from local government vehicle fleets.

- ◆ **(Policy AQ8-1.1) It is the policy of the City of El Segundo that the City support legislation for the use and ownership of clean fuel vehicles.**

Action(s): In 2017, the City installed two charging points for electric vehicles at two street parking spaces. The city continues to identify sites for additional charging points.

- ◆ **(Policy AQ8-1.3) It is the policy of the City of El Segundo that the City invest in clean fuel systems on new City fleet vehicles.**

Action(s): The City invests in hybrid electric and fully electric vehicles for the Community Development and Public Works vehicles. In 2023, the City procured its first fully electric vehicle, which is used by the Neighborhood Preservation Officer. During Fiscal year 2024-2025, the City purchased two fully electric vehicles for use by Community Development Department inspectors.

Goal AQ9: Reduction in length of vehicle trips.

- ◆ **(Policy AQ9-1.2) It is the policy of the City of El Segundo that the City participate in subregional efforts with other cities or agencies to develop mutually beneficial approaches to improving the balance of jobs and housing.**

Action(s): The City coordinated with the South Bay Cities Council of Governments (SBCCOG) on transportation and planning/housing issues, such as bike sharing programs, e-scooters, and the South Bay Slow Speed Local Travel Network (LTN).

- ◆ **(Policy AQ9-1.3) It is the policy of the City of El Segundo that the City actively encourage the establishment of a shuttle bus system to transport employees and El Segundo residents between the east and west sides of the City.**

Action(s): The City operated a lunchtime shuttle that transports people from the east part of town to the city's downtown (west). Those operations had ceased temporarily during the COVID pandemic. In August 2023, the City initiated a pilot transportation service powered by Swoop, called El Segundo Connect, to replace and expand the City-run lunch time shuttle service. In 2024, the pilot project was halted due to low ridership and high costs. The City will instead investigate alternative shuttle service options going forward. Lastly, the Dial-a-Ride service transitioned to public-private operation under a contract with Lyft and the City intends to continue supporting it.

In addition, the City adopted the Smoky Hollow Specific Plan (2018), which aims to expand the shuttle routes and times. Furthermore, the new Downtown Specific Plan, adopted in May 2024, also contains policies regarding expansion of the Lunchtime Shuttle Bus.



Goal AQ10: Reduction in particulate emissions from paved and unpaved roads, parking lots, and road and building construction.

- ◆ **(Policy AQ10-1.1) It is the policy of the City of El Segundo that an ordinance be adopted requiring the paving or use of alternative particulate control methods on roads with low levels of vehicle traffic and on dirt roads and parking lots located on industrialized properties such as Chevron and Edison.**

Action(s): In 2010, the City adopted an Ordinance implementing minimum paving requirements for driveways and parking areas. The ordinance also allows for alternative paving materials provided they are equivalent to the required asphalt and/or concrete material.

- ◆ **(Policy AQ10-1.2) It is the policy of the City of El Segundo to adopt incentives, regulations, and/or procedures to prohibit the use of building materials and methods which generate excessive pollutants; and, (Policy AQ10-1.3) It is the policy of the City of El Segundo that all new development projects meet or exceed requirements of the South Coast Air Quality Management District for reducing PMI 0 standards.**

Action(s): During the development review process, the City ensures that new developments comply with the California Energy Code, CalGreen, and California Building Code relevant provisions. In accordance with CEQA, air quality assessments were prepared in conjunction with new development projects to determine impacts upon air quality, and appropriate mitigation measures included to minimize impacts, especially as a result from construction vehicles and construction activity.

Goal AQ11: Reduce emissions associated with government energy consumption.

- ◆ **(Policy AQ11-1.1) It is the policy of the City of El Segundo that a study be prepared to initiate implementation of a program for retrofitting City buildings with a full range of energy conservation measures.**

Action(s): The City commenced an assessment of all City buildings and facilities, which was completed by summer 2019. During the implementation process, any construction and/or maintenance has complied with applicable energy efficiency requirement in the California Energy Code and California Building Code.

Goal AQ12: Reduction in residential, commercial, and industrial energy consumption.

- ◆ **(Policy AQ12-1.1) It is the policy of the City of El Segundo that an ordinance be adopted requiring all new swimming pool water heater systems to utilize solar, electric, or low NOx gas-fired water heaters, and/or pool covers; and (Policy AQ12-1.2) It is the policy of the City of El Segundo that the City encourage the incorporation of energy conservation features in**

the design of new projects and the installation of conservation devices in existing developments.

Action(s): During the development review process, the City ensures that new developments comply with the California Energy Code and California Building Code relevant provisions.

- ◆ **(Policy AQ12-1.3) It is the policy of the City of El Segundo to provide incentives and/or regulations to reduce emissions from residential and commercial water heating.**

Action(s): The City adopted resolution in August 2013, to participate in the Western Riverside Council of Governments PACE program. This program provides a mechanism to finance energy efficiency, renewable energy, and water conservation upgrades to residential and commercial facilities.

Goal AQ13: Increase recycling of solid waste and use of recycled materials by glass and paper manufacturers.

- ◆ **(Objective AQ13-1) Reduce the amount of solid waste by 25 percent by 1994, and 50 percent by 2000; and (Policy AQ13-1.1) It is the policy of the City of El Segundo that the City continue to implement the programs proposed in the City's Solid Waste Management Plan, concurrent with California Assembly Bill 939, to achieve a 25 percent reduction in residential solid waste requiring disposal by 1995, and a 50 percent reduction by the year 2000.**

Action(s): In accordance with CalGreen requirements, the City complies and enforces the requirements for 65% recycling of construction debris. The City continually requires evidence of recycling from contractors to ensure proper recycling and disposal of debris.

Goal AQ15: Prevent exposure of people, animals, and other living organisms to unhealthful levels of air pollution.

- ◆ **(Policy AQ15-1.2) It is the policy of the City of El Segundo to coordinate with the SCAQMD to ensure that all elements of the AQMP regarding reduction of all air pollutant emissions are being met and are being enforced.**

Action(s): During the development review process, the City ensures that new developments comply with CEQA, the California Energy Code, and California Building Code relevant provisions.

- ◆ **(Policy AQ15-1.4) It is the policy of the City of El Segundo to continue working with the City of Los Angeles to eliminate odor problems from the Hyperion Treatment Plant; this will include the continuation of the Mitigation Monitoring Implementation Plan.**

Action(s): The City coordinates with the Hyperion Treatment Plant on an ongoing basis to reduce and eliminate odor problems. In 2021 through 2023, the City has coordinated intensively with the Hyperion Treatment Plant and AQMD to address a sewage spill and ongoing operational problems at the Plant.

As a result of successful City of El Segundo lobbying, the State legislature passed, and on October 10, 2023 the governor signed into law, Assembly Bill 1216, which requires wastewater treatment plants to conduct regular monitoring of various volatile organic compounds (VOCs) and other specified pollutants.

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Chapter 9 Economic Development Element

A strong community owes much to the spirit and involvement of its residents. However, community pride and civic mindedness are not enough for a city to provide all necessary and desired services to maintain a high quality of life for residents. A city needs a variety of employment opportunities across many industries to support a vibrant economy and a desirable, well-maintained community. The Economic Development Element is concerned with the economic health of commercial and industrial uses as well as hospitality and tourism related businesses in the city. It focuses on the expansion and maintenance of El Segundo's economic base and on the enhancement of the city's business climate. Thus, the goals and policies direct city activities toward maximizing the city's economic development potential. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Economic Development Element.

Goal ED1: To create in El Segundo a strong, healthy economic community in which all diverse stakeholders may benefit.

- ◆ **(Objective ED1-1) To build support and cooperation among the City of El Segundo and its business and residential communities for the mutual benefits derived from the maintenance and expansion of El Segundo's economic base; (Policy ED1-1.1) Maintain economic development as one of the City's and the business and residential communities' top priorities; and, (Policy ED1-2) Focus short-run economic development efforts on business retention and focus longer-run efforts on the diversification of El Segundo's economic base in order to meet quality of life goals.**

Actions: The City maintains two economic development websites to support business attraction (elsegundobusiness.com) and hospitality and tourism (destinationelsegundo.com). The sites are updated with new content regularly and offer information about the commercial and industrial business community as well as retail, restaurants, entertainment venues, and hotels.

The City partners with the Chamber of Commerce on the annual State of the City event, business networking events, hospitality and tourism activities, and co-chairs a Hospitality Committee comprised of hotel general managers and sales directors.

The City hosted business roundtables, panel discussions, trade missions, startup forums and other events to build connections between companies that are already located in the city, attract new business investment, and strengthen the partnership between the city and business community.

Two e-newsletters are distributed monthly to over ten thousand opt-in subscribers. The *Business Portfolio* newsletter is targeted towards real estate developers, brokers and C-level executives and the *El Segundo Happenings* newsletter is focused on attracting visitors from

throughout the region to enjoy the city's shops, restaurants and entertainment amenities. In addition, the City proactively engages media contacts to secure coverage and maintains a strong and consistent social media presence.

The City engages in digital advertising campaigns for both business attraction and hospitality and tourism. Digital advertising is an efficient and effective approach to reach clearly defined and specific audiences. The campaign is often fine-tuned and adjusted to maximize the overall impact. In 2025, a marketing strategy was initiated to drive business to the city during upcoming major events such as the FIFA World Cup, the Super Bowl, and the LA 2028 Olympics. Original content is frequently developed in conjunction with these campaigns to keep the messaging current and relevant. For Hospitality and Tourism, ads lead to a curated landing page with travel itineraries and related video content (start.destinationelsegundo.org). For business attraction, digital ads lead to a dynamic landing page where potential new businesses can hear testimonials and quotes from CEOs and other businesses leaders about why El Segundo is a great location for businesses (bigideas.elsegundobusiness.com).

Goal ED2: To provide a supportive and economically profitable environment as the foundation of a strong local business community.

- ◆ **(Objective ED2-1) To strengthen the partnerships between local government, the residential community, and El Segundo's business community; and, (Policy ED2-1.1) Take steps to maintain public sector support of the business community, including large and small businesses, and the residential community.**

Action(s): The City has updated the Smoky Hollow Specific Plan (2018) and recently comprehensively updated the Downtown Specific Plan (2024) to support the needs of the business and residential communities. City Departments also continue to work toward improved customer service by maintaining the on-line business license application, building permit, and payments processes, which enable customers to conduct business and transactions more efficiently. The newly launched El Segundo Business website provides information on available properties for lease and for sale.

- ◆ **(Policy ED2-1.4) Continue to invest in infrastructure that encourages commercial and industrial development.**

Action(s): The approved Smoky Hollow Specific Plan and the Downtown Specific Plan are designed to promote investment and development in the city, provide alternative parking compliance through an in-lieu program to collect revenue for the beautification of streets and create additional public parking opportunities. Further, the City has initiated the process to update the General Plan Land Use Element starting in 2025. One of the primary objectives of the update is to develop land use policies and regulations that enhance commercial and industrial development opportunities.



Chapter 10 Hazardous Material and Waste Management Element

El Segundo possesses a strong, diversified economic base that includes a variety of industrial and commercial businesses. This base, while vital to the economic health of the City, also represents a potential source of problems from improper management of hazardous materials and waste.

The consequences of hazardous material and waste mismanagement throughout the nation are well documented and are reflected in polluted ground and surface water, soil, and air. Improper disposal has been associated with elevated levels of toxics in humans, aquatic species, and livestock. Illegal dumping of hazardous waste along roadsides or in open fields has resulted in explosions, fires, contaminated ground water, and air pollution. Prudent management is critical to the protection of public health, the environment, and the economy. Listed below are actions taken by the City of El Segundo towards implementation of the General Plan Hazardous Material and Waste Management Element.

Goal HM1: Protect health and safety of citizens and businesses within El Segundo and neighboring communities.

- ◆ **(Objective HM1-1) Make the County and City Hazardous Waste Management Plans available for review through the City Planning Division; (Objective HM1-2) Continue to promote development of public education programs on hazardous materials safety and emergency preparedness; and, (Policy HM1-2.2) Assist the County, as appropriate, in the dissemination of information and educational programs to the public and industry.**

Action(s): The City's website provides informational materials and links regarding household hazardous waste to educate the public about these hazards and proper disposal techniques. The City also posts information on location of recycling facilities in the area for recyclable materials in addition to hazardous items such as paint, solvents, household chemicals, and e-waste. This information is also available at the public counters and advertised in the local newspaper. The City has also cosponsored household waste recycling events. Lastly, the City continuously monitors and updates the emergency operations plan, hazard mitigation plan, tsunami operations plan, and the facility safety/evacuation plan.

Goal HM2: Minimize risks to the citizens and businesses of El Segundo from hazardous materials and wastes, while acknowledging the role of industrial users in the City.

- ◆ **(Objective HM2-1) Maintain and update a comprehensive emergency plan consisting of measures to be taken during and after hazardous materials spills.**

Action(s): The City has emergency plans in place for various emergencies and scenarios, including chemical spills and tsunami evacuation routes. The City's Fire Department has mutual aid agreements with the Chevron Fire Department, as well as other nearby municipalities. Lastly, City personnel is trained annually in providing emergency support during catastrophic events.

Goal HM3: Ensure compliance with State laws regarding hazardous materials and waste management.

- ◆ **(Policy HM3-1.2) Review existing City Zoning Code to determine if stricter permitting procedures, hazardous materials and waste transportation, and other safety considerations are necessary to meet recent changes in Hazardous Material Suppression standards.**

Action(s): A permit process has been created whereby the Police Department issues permits for the transportation of hazardous materials, and coordinates with the City's Fire Department. Through the development and environmental review process, the City requires project proponents to conduct Phase 1 environmental site assessments (ESAs) to identify potential impacts, including contamination from the project and contaminant exposure to the public. Appropriate mitigation measures are required to ensure that risk is mitigated.

Goal HM5: Assist in meeting State and County goals to reduce hazardous waste generation to the maximum extent possible.

Action(s): The City released a request to waste haulers to serve the resident's waste management needs, including diverting and separating recyclables, green waste and trash. The City entered into a new contract in the first quarter of 2019 for trash and recycling services. Further, as part of the construction process, contractors are required to provide the City evidence that demolition debris and hazardous waste are properly disposed.



Coastal Specific Plan

Certified in 1982, the El Segundo Local Coastal Program provides specific development guidelines for all land located seaward of Vista Del Mar. The Coastal Zone Specific Plan divides the City's Coastal Zone into three land use areas. These are: the Power Plant Area, the Marine Terminal Area, and the Shoreline Area. The purpose of this Specific Plan is to implement relevant Coastal Act policy provisions and defines the permitted land uses for each area. Much of the City's Coastal Zone is comprised of coastal dependent energy facilities, and the City's Specific Plan is intended to protect and guide orderly development of these industrial uses. In 2022, the City processed one new Coastal Development Permit application to permit the demolition of two boiler units at the El Segundo Generating Station (ESGS) as part of the decommissioning process of the two units. No new Coastal Development Permit applications were processed in 2023 through 2025.

Please Start Here

General Information	
Jurisdiction Name	El Segundo
Reporting Calendar Year	2025
Contact Information	
First Name	Michael
Last Name	Allen
Title	Community Development Director
Email	mallen@elsegundo.org
Phone	3105242345
Mailing Address	
Street Address	350 Main Street
City	El SEgundo
Zipcode	90245

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

- 1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*
- 2. Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Summary

Jurisdiction	El Segundo	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		36
Total Units		36

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	6	11	2
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	25	9
Mobile/Manufactured Home	0	0	0
Total	6	36	11

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	46	36
Not Indicated as Infill	0	0

Summary

Housing Applications Summary	
Total Housing Applications Submitted:	43
Number of Proposed Units in All Applications Received:	43
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	43	43
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	64
Sites Rezoned to Accommodate the RHNA	0

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types	Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (EPA, SFD, A to 4.5, ADU, MH)	Tenure (R=Owner, O=Other)	Date Application Submitted (see Instructions)	Acutely Low Income Deed Restricted	Acutely Low Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision's the application was submitted pursuant to	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65409(a)(2)(B) and reported on Table L-2?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915 approved?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row - Start Date Entry Below							0	0	0	0	0	0	0	0	0	0	0	43	43	0	0	0	0	0	0	0	0	0
	1113-024-010	715 MARYLAND ST. El Segundo, California 90245		BLD-25-558	ADU	R	12/30/2025											1	1	0					Pending	Ministerial		
	1113-010-018	746 VIRGINIA ST. El Segundo, California 90245		BLD-25-547	ADU	R	12/16/2025											1	1	0					Pending	Ministerial		
	1111-011-007	628 W. PALM AVE. El Segundo, California 90245		BLD-25-542	ADU	R	12/12/2025											1	1	0					Pending	Ministerial		
	1111-008-003	632 LOMA VISTA ST. El Segundo, California 90245		BLD-25-532	ADU	R	12/22/2025											1	1	0					Pending	Ministerial		
	1119-018-022	401 CALIFORNIA ST. El Segundo, California 90245		BLD-25-526	ADU	R	12/1/2025											1	1	0					Pending	Ministerial		
	1111-011-007	628 W. PALM AVE. El Segundo, California 90245		BLD-25-514	SFE	O	11/20/2025											1	1	0					Pending	Ministerial		
	1111-011-007	628 W. PALM AVE. El Segundo, California 90245		BLD-25-514	ADU	R	11/20/2025											1	1	0					Pending	Ministerial		
	1113-006-006	622 ARENA ST. El Segundo, California 90245		BLD-25-491	SFE	O	11/20/2025											1	1	0					Pending	Ministerial		
	1113-012-029	641 CENTER ST. El Segundo, California 90245		BLD-25-484	ADU	R	11/4/2025											1	1	0					Pending	Ministerial		
	1111-011-011	311 LOMA VISTA ST. El Segundo, California 90245		BLD-25-466	ADU	R	10/31/2025											1	1	0					Pending	Ministerial		
	1119-010-026	1438 E OAK AVE. El Segundo, California 90245		BLD-25-458	SFE	O	10/6/2025											1	1	0					Pending	Ministerial		
	1113-010-011	606 PENN ST. El Segundo, California 90245		BLD-25-455	ADU	R	10/4/2025											1	1	0					Pending	Ministerial		
	1111-005-014	601 W. OAK AVE. El Segundo, California 90245		BLD-25-444	SFE	O	9/30/2025											1	1	0					Pending	Ministerial		
	1111-011-017	719 W. PALM AVE. El Segundo, California 90245		BLD-25-442	ADU	R	9/30/2025											1	1	0					Approved	Ministerial		
	1113-001-005	415 W. SYCAMORE AVE. El Segundo, California 90245		BLD-25-428	ADU	R	9/23/2025											1	1	0					Pending	Ministerial		
	1113-001-005	415 E. SYCAMORE AVE. El Segundo, California 90245		BLD-25-344	ADU	R	9/23/2025											1	1	0					Pending	Ministerial		
	1113-019-017	611 WASHINGTON ST. El Segundo, California 90245		BLD-25-295	ADU	R	7/28/2025											1	1	0					Approved	Ministerial		
	1113-019-012	635 E. MARIPOSA AVE. El Segundo, California 90245		BLD-25-294	ADU	R	6/19/2025											1	1	0					Pending	Ministerial		
	1113-010-010	701 BUNGALOW DR. El Segundo, California 90245		BLD-25-273	ADU	R	6/18/2025											1	1	0					Pending	Ministerial		
	1113-010-012	425 E. MAPLE AVE. El Segundo, California 90245		BLD-25-272	SFE	O	6/2/2025											1	1	0					Approved	Ministerial		
	1113-010-010	226 E. MAPLE AVE. El Segundo, California 90245		BLD-25-261	ADU	R	5/31/2025											1	1	0					Approved	Ministerial		
	1113-010-012	701 BUNGALOW DR. El Segundo, California 90245		BLD-25-254	ADU	R	5/22/2025											1	1	0					Approved	Ministerial		
	1113-010-012	701 BUNGALOW DR. El Segundo, California 90245		BLD-25-254	SFE	O	5/20/2025											1	1	0					Approved	Ministerial		
	1113-011-007	730 SIERRA ST. El Segundo, California 90245		BLD-25-233	ADU	R	5/12/2025											1	1	0					Approved	Ministerial		
	1119-010-007	1445 E. PALM AVE. El Segundo, California 90245		BLD-25-232	ADU	R	5/12/2025											1	1	0					Approved	Ministerial		
	1119-010-007	421 CONCORD ST. El Segundo, California 90245		BLD-25-236	ADU	R	5/9/2025											1	1	0					Approved	Ministerial		
	1111-010-015	628 W. PALM AVE. El Segundo, California 90245		BLD-25-222	SFE	O	5/13/2025											1	1	0					Pending	Ministerial		
	1111-006-016	221 SHELTON ST. UNR MAIN BUILDING. El Segundo, California 90245		BLD-25-219	ADU	R	5/6/2025											1	1	0					Approved	Ministerial		
	1115-011-018	731 CENTER ST. El Segundo, California 90245		BLD-25-218	ADU	R	5/5/2025											1	1	0					Approved	Ministerial		
	1113-010-007	601 CALIFORNIA ST. El Segundo, California 90245		BLD-25-197	SFE	O	5/2/2025											1	1	0					Approved	Ministerial		
	1113-010-010	205 MAPLE AVENUE, EL SEGUNDO, CA 90245		BLD-25-209	ADU	R	4/18/2025											1	1	0					Approved	Ministerial		
	1113-010-015	326 E. WILSON AVE. UNR A. El Segundo, CA 90245		BLD-25-172	ADU	R	4/28/2025											1	1	0					Pending	Ministerial		
	1119-010-001	1390 E. MARIPOSA AVE. El Segundo, California 90245		BLD-25-160	ADU	R	4/4/2025											1	1	0					Pending	Ministerial		
	1119-010-001	228 ARENA ST. UNR B. El Segundo, California 90245		BLD-25-128	SFE	O	4/1/2025											1	1	0					Approved	Ministerial		
	1115-011-007	228 ARENA ST. UNR A. El Segundo, California 90245		BLD-25-127	SFE	O	3/12/2025											1	1	0					Approved	Ministerial		
	1115-011-007	228 ARENA ST. UNR B. El Segundo, California 90245		BLD-25-126	SFE	O	3/12/2025											1	1	0					Approved	Ministerial		
	1115-011-007	226 ARENA ST. El Segundo, California 90245		BLD-25-118	SFE	O	3/12/2025											1	1	0					Approved	Ministerial		
	1115-011-007	739 BAYONNE ST. El Segundo, California 90245		BLD-25-103	SFE	O	3/11/2025											1	1	0					Approved	Ministerial		
	1113-005-008	1025 E. ACACIA AVE. El Segundo, California 90245		BLD-25-73	ADU	R	3/1/2025											1	1	0					Approved	Ministerial		
	1111-010-014	635 W. SYCAMORE AVE. El Segundo, California 90245		BLD-25-33	ADU	R	2/17/2025											1	1	0					Pending	Ministerial		
	1111-010-014	737 W. MARIPOSA AVE. El Segundo, California 90245		BLD-25-19	ADU	R	1/28/2025											1	1	0					Pending	Ministerial		
	1113-010-017	624 BUNGALOW DR. El Segundo, California 90245		BLD-25-13	SFE	O	1/22/2025											1	1	0					Approved	Ministerial		
	1113-010-013	1204 E. MARIPOSA AVE. El Segundo, California 90245		BLD-25-3	ADU	R	1/15/2025											1	1	0					Pending	Ministerial		
	1119-010-001	1637 E. MAPLE AVE. UNR MAIN BUILDING. El Segundo, California 90245		BLD-25-15	ADU	R	1/5/2025											1	1	0					Approved	Ministerial		
	1119-011-015			BLD-25-15			1/15/2025																					

Jurisdiction	El Segundo	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2									3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029			Total Units to Date (all years)
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	189	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	189
Low	Deed Restricted	88	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	88
Moderate	Deed Restricted	84	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	84
Above Moderate		131	5	1	30	22	28	36	-	-	-	-	122	9
Total RHNA		492												
Total Units			5	1	30	22	28	36	-	-	-	-	122	370

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		El Segundo							
Reporting Year		2025		(Jan. 1 - Dec. 31)					
Table D Program Implementation Status pursuant to GC Section 65583									
Housing Status Progress Report									
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.									
1	2	3	4	5	6	7	8	9	
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents	
1. Residential Sound Insulation (RSI)	Beginning in 2023 and annually thereafter, coordinate with LAWA to assist in outreaching to eligible owners in El Segundo. Assist 200 households annually.	10/15/2029	6th Cycle	Continuous	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications. In 2025, the City processed 98 permit applications.	Other	98	None	
2. Code Compliance Inspection Program	Continue to conduct inspections on a complaint basis through the City's Community Development Department and Neighborhood Preservation Officer	10/15/2029	6th Cycle	Continuous	In 2025, the Neighborhood Preservation Officer conducted inspections at 158 residential properties in response to complaints. The typical complaints included illegal construction, noise, overgrown vegetation, housing concerns, and other zoning violations.	Other	158	None	
3. Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction by the end of 2023, with the goal of achieving 120 ADUs in eight years. Incentives include pre-approved plans and creating an ADU calculator to estimate costs of development in El Segundo. The City is also participating in a REAP-funded project administered by the South Bay Council of Governments to accelerate ADU production.	12/31/2023	6th Cycle	Completed	REAP: In progress. The City of El Segundo is participating in a South Bay Cities COG, Regional Early Action Planning grant-funded, project to accelerate ADU production. The SBCCOG is engaged in a multifaceted research and planning project that includes mapping, economic analysis, policy assessment, infrastructure impacts, surveys of applicants and tenants, best practices, and forecasting of ADU development in the South Bay. An RFP for this project can be found at https://southbaycities.org The REAP-funded ADU Acceleration efforts concluded with a final report containing recommendations for cities wishing further accelerate ADU production. The City through its existing tools and incentives has implemented some of the final report recommendations. TOOLS: Completed: In Q4 2023, the City completed and posted an ADU handout on the City's Housing Division webpage. The handout includes ADU development standards and an application submittal checklist. INCENTIVES: Completed: In Q4 2024, the City developed and in Q1 2025 launched a pre-approved ADU plans program. As architects submit plans for pre-approval and the City pre-approves them, they will be posted on the City website. The City received one ADU plan pre-approval application in 2025. In addition, the City developed its own ADU calculator to assist property owners and developers estimate the costs of developing ADUs. Information on the Pre-Approved ADU (PADU) program and the ADU fee calculator can be found on the City's Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division	Other		https://www.elsegundo.org/government/departments/community-development/housing-division	
Accessory Dwelling Units (ADU)	In 2022, update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	12/31/2022	6th Cycle	Completed	Completed. In Q2 of 2023, the City posted ADU-related information and resources on the City's Housing Division webpage. The ADU information can be found at: https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources The information on this webpage will be reviewed on an ongoing basis and updated as needed.	Other		https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources	
Accessory Dwelling Units (ADU)	Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.	10/15/2029	6th Cycle	Continuous	In progress. In 2023, the City investigated and posted information on its Housing Division webpage regarding funding opportunities through HUD and CalHFA. In 2025, the City promoted this information through its community outreach efforts. In addition, the City also participates in the REAP funded, SBCCOG project to accelerate ADU production, as mentioned above.	Other		https://www.elsegundo.org/government/departments/community-development/housing-division	
Accessory Dwelling Units (ADU)	Monitor ADU construction trends in 2024 to determine if adjustments to incentives and tools are necessary to meet the City's projected goal. Make necessary adjustments to incentives and tools within six months.	12/31/2024	6th Cycle	Completed	Completed. The City maintains a database (ADU log) that tracks: - Number of ADUs applied, permitted, and completed each year - Property address and APN - Permit numbers - Applicant Name - Description (attached/detached, one/two story) - Size In Q4 2024, the City evaluated its incentives for ADU construction and determined that no adjustments were necessary, because the ADU construction activity exceeded the Housing Element projections (120 ADUs overall or 15 ADUs per year). The City will annually evaluate and, if necessary, adjust its incentives for ADU construction. In 2025, the City issued 25 permits for ADUs. Overall, in the 5-year period from 2021 through 2025, the City issued 110 ADU permits overall (or 22 ADUs per year)	Units	25	City of El Segundo Housing Division webpage (ADU Resources) https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources	
4. Inclusionary Housing Ordinance and Affordable Housing Strategy	Pending on the outcomes and recommendations of the feasibility study, establish the Inclusionary Housing program by 2025.	12/31/2024	6th Cycle	Completed	Completed. The feasibility study concluded that an inclusionary housing ordinance was not feasible at current densities in the Multiple-Family Residential (R-3) zone. On March 1, 2022, City Council directed staff to study the appropriate densities that would facilitate redevelopment in the City's R-3 zone while considering SB 330 (Housing Crisis Act). The results of this additional feasibility study are reflected in the densities proposed for the Housing and Mixed-Use Overlays, which were implemented on May 7, 2024 (See program 6)	Other		https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000	
Inclusionary Housing Ordinance and Affordable Housing Strategy	Adopt Final Affordable Housing Strategic Plan by summer 2023 and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	10/15/2029	6th Cycle	Continuous	Adoption Completed. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session. On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting. On December 19, 2023, the City Council adopted the Affordable Housing Strategy and established implementation priorities. Implementation Ongoing. On July 15, 2024, the City entered into an agreement (No. 7035) with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. On February 18, 2025, the City Council amended code to delay collection of development impact fees for residential projects (EA 1378, Ord. 1668). On June 3, 2025, the City Council adopted local tenant preference June 3rd 2025 (Resolution No. 5548). On June 3, 2025, the City Council considered a report from staff on potential options for the long-term viability of the Park Vista Senior Housing Facility. The Council directed staff to conduct a property condition assessment. - A property condition assessment (repairs and maintenance) was performed before the end of 2025, and the findings will be presented to the City Council early 2026. Implementation of the Affordable Housing Strategic Plan will be ongoing throughout the Housing Element planning period. The adopted Affordable Housing Strategy can be found on the City's Housing Division webpage under "Affordable Housing Strategic Plan."	Other		Professional Services Agreement No 7035 (RSG) https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&dbid=0&respc=COES City of El Segundo Housing Division webpage https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing February 19, 2025 City Council Agenda Packet: https://www.elsegundo.org/home/showpublisheddocument/10288/63875067385870000 June 3, 2025 City Council Agenda Packet: https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000	
Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35 by the end of 2022.	12/31/2022	6th Cycle	Completed	In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. In 2025, the pre-application form and related procedures were finalized and posted on the City website.	Other		City of El Segundo Planning Division website - Planning applications page (Handouts and Forms section) https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications	
Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	10/15/2029	6th Cycle	Continuous	On March 7, 2023, the City Council adopted three ordinances to establish regulations for: a) State Density Bonus applications, Transitional and Supportive Housing, and Micro-Units. These ordinances include incentives for the provision of affordable housing. On May 7, 2024, the City Council adopted an ordinance (No. 1657) amending the municipal code for the following purposes: 1. Updated the City's subdivision regulations to allow ministerial approval of residential 10-lot subdivisions 2. Increased the maximum permitted density of the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre 3. Established objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. 4. Amended the Site Plan Review Findings of approval to streamline the development review process and provide more certainty of the outcome. On April 1, 2025, the City Council adopted an ordinance (No. 1670) reducing the parking requirements for multi-family residential uses.	Other		March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/6263/638132464542330000 May 7, 2024 City Council agenda packet: https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000 April 1, 2025 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/10551/638786835875100000	
5. Urban Lot Split	By summer 2023, develop checklist for SB 9 application.	5/31/2023	6th Cycle	Completed	Completed. In March 2022, the City completed a development standards handout visually describing the new development standards for urban lot splits in Ordinance 1633. In 2023, the City posted a development standards handout on the City website. In February 2024, the City developed an application checklist and posted it on the Planning Division website, on the Planning Applications page. On May 20, 2025, the City Council adopted an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. In 2026, a new SB 9/SB 450 development standards handout will be prepared and posted online.	Other		Link to Urban Lot Split (SB 9) planning application guide. https://www.elsegundo.org/home/showpublisheddocument/10348/63875982809670000	
6. Provision of Adequate Sites	By October 15, 2022, rezone adequate sites to accommodate the 28-unit RHNA shortfall carry over from the 5th cycle Housing Element. Approval of a rezone in April 2022 to accommodate the Pacific Coast Commons project results in the provision of 263 units, including 32 low income units (29 low income and 3 very low income).	10/15/2022	6th Cycle	Completed	Completed. On March 15, 2022, the City Council adopted Resolution 5319 and on April 19, 2022, it adopted Ordinance 1635 approving a Zone Change, General Plan Amendment, Subdivision, and Site Plan Review to create the Pacific Coast Commons Specific Plan (PCCSP) and approve the development of 263 residential units. The 263 units include 6 market-rate condominiums, 225 market-rate apartments, 29 low income apartments, and 3 very low income apartments. The City anticipates construction to begin at the earliest in Q3 of 2026.	Other		April 19, 2022, City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/5249/63785525383800000	
Provision of Adequate Sites	By summer 2023, rezone adequate sites as Mixed Use Overlay and Housing Overlay for the 6th cycle RHNA shortfall of 279 units (184 very low income, 18 low income, and 77 moderate income units).	5/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Resolution No. 5474 and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.	Other		April 16, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000 May 7, 2024 City Council agenda packet: https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000	
Provision of Adequate Sites	By Summer 2023, develop objective design standards for residential development consistent with SB 330 in conjunction with the establishment of Mixed Use Overlay and Housing Overlay.	5/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Resolution No. 5474 and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6. In addition, the new overlay zones establish objective development standards for high density housing developments consistent with SB 330 that will also serve as objective development standards for SB 35 and AB 2011 housing developments.	Other		April 16, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000 May 7, 2024 City Council agenda packet: https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000	
Provision of Adequate Sites	By October 15, 2023, amend the ESMC to provide by right approval of projects on rezoned sites for lower income RHNA if the project provides 20 percent of the units as affordable housing for lower income households.	10/15/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Ordinance No. 1657 to establish the Mixed Use and Housing Overlays identified in Program 6 of the Housing Element. The Ordinance incorporated a provision of by-right approval of projects on the rezoned sites if the projects provide 20 percent of the units as affordable housing for lower income households.	Other		April 16, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000 May 7, 2024 City Council agenda packet: https://www.elsegundo.org/home/showpublisheddocument/8667/63852404136730000	

Provision of Adequate Sites	By October 15, 2024, update Downtown Specific Plan and Smoky Hollow Specific Plan to increase housing capacity by 300 units.	10/15/2024	6th Cycle	Completed	Downtown Specific Plan Update. Completed. On May 7 and May 21, 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units, which meets the objective of this Housing Element Program/Action. Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited live/work or mixed-use housing development opportunities in the Smoky Hollow area. In February 2025, the City selected a planning consulting firm to assist in the LU Element update. By the end of 2025, the City completed the initial research, an existing conditions report, and the first round of public outreach, and initiated work on draft alternative concept LU plans. The City anticipates completing the Land Use Element update in Q1/Q2 2027.	Other	May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000 May 21, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
7. Monitoring of No Net Loss (SB 166)	By October 15, 2022, develop a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary	10/15/2022	6th Cycle	Completed	Completed. In Q2 2023, the City developed a database to track and update its Sites Inventory capacity.	Other	None
Monitoring of No Net Loss (SB 166)	Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.	10/15/2029	6th Cycle	Continuous	In progress. No activity to report in 2023-2025.	Other	None
8. Lot Consolidation	Continue to facilitate the redevelopment of underutilized sites by annually contacting the development community through various outreach methods, such as promoting opportunities and incentives on the City's website, meeting with developers, and participating in local forums (City forums, Chamber of Commerce, or local real estate brokers' events).	10/15/2029	6th Cycle	Continuous	In progress. In spring 2022, as part of the Housing Element Update outreach efforts, the City conducted two series of stakeholder interviews, including property owners, real estate professionals, the Chamber of Commerce, and developers to obtain their input and discuss potential redevelopment sites. On December 11, 2025, the City conducted its annual community meeting where staff presented information regarding its Housing Element Sites Inventory, amendments to the Municipal Code that facilitate redevelopment of underutilized sites, regulations and incentives for construction of Accessory Dwelling Units, SB 9 Single-Family Lot Splits, and resources available on the City's Housing Division and Planning Division webpages. The community meeting was advertised in the local newspaper, in social media and city website postings, email bulletins sent to over 1000 Housing Element subscribers, including developers and real estate brokers, and flyers handed out at the City's weekly farmers market. In addition to the annual community meeting, the City gave Housing Element presentations to two local nonprofit organizations, the Kiwanis Club (on July 17, 2025) and the Rotary Club (on February 20, 2025). These groups' memberships include (among others) property owners, developers, and real estate professionals.	Other	December 11, 2025 Planning Commission meeting agenda packet and presentation https://www.elsegundo.org/Components/Calendar/Event/9954/268543?selcat=238&toggle=allpast
Lot Consolidation	By October 15, 2024, develop strategies to encourage the development and consolidation of small lots, specifically for affordable housing.	10/15/2024	6th Cycle	Completed	Completed. In 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the City's Multiple-Family Residential (R-3) zone to increase the maximum density to 30 dwelling units per acre. Previously the R-3 zone permitted a lower maximum density for lots greater than 15,000 square feet than lots 15,000 square feet or smaller. As a result, the adoption of Ordinance No. 1657 removed a significant disincentive for lot consolidation. Ongoing. In 2026, the City will continue to evaluate additional strategies to encourage consolidation of small lots.	Other	May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
9. El Segundo Municipal Code (ESMC) Amendments	Density Bonus	12/31/2023	6th Cycle	Completed	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a density bonus ordinance. On April 28, 2022, the City held a study session with the Planning Commission on the subject. On June 23, 2022, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of a density bonus ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1645.	Other	March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
El Segundo Municipal Code (ESMC) Amendments	Transitional and Supportive Housing	12/31/2023	6th Cycle	Completed	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a transitional and supportive housing ordinance. On April 28, 2022, the City held a study session with the Planning Commission on the subject. On June 23, 2022, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of a transitional and supportive housing ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1646.	Other	March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
El Segundo Municipal Code (ESMC) Amendments	Single Room Occupancy (SRO) or Micro-Unit Housing	12/31/2023	6th Cycle	Completed	Completed. In 2020, the City entered into an agreement with a consulting firm to assist the City with development of a micro-unit ordinance. On April 28, 2022, the Planning Commission held a study session on the subject. On June 23, 2022, the Planning Commission held a second study session on the subject. The Planning Commission formed a subcommittee that worked with staff in Q3 and Q4 2022 to develop an ordinance. On January 12, 2023, the Planning Commission considered a draft ordinance at a public hearing and recommended City Council adoption of the ordinance. On March 7, 2023, the City Council adopted Ordinance No. 1647.	Other	March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
El Segundo Municipal Code (ESMC) Amendments	Residential Care Facilities for Seven or More	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Residential Care Facilities in the City's residential zones.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Emergency Shelters	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 updating the emergency shelter standards to make them objective and consistent with State Law.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Low Barrier Navigation Center (LBNC)	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Employee Housing	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to permit employee housing in the City's residential zones.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Reasonable Accommodation	12/31/2023	6th Cycle	Completed	Complete. On December 19, 2023, the City adopted Ordinance No. 1654 to establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	R-3 Zone	12/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City adopted Ordinance No. 1657, which amended the maximum permitted density in the Multiple-Family Residential (R-3) zone to 30 dwelling units per acre.	Other	May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
El Segundo Municipal Code (ESMC) Amendments	Parking Requirements	12/31/2023	6th Cycle	Completed	In May 2024, the City adopted Ordinance No. 1657 establishing the Mixed-Use and Housing Overlays and corresponding objective development standards. The development standards include reduced parking requirements for residential uses in the Overlay districts. In addition to the Overlay rezoning, on April 1, 2025, the City Council adopted an ordinance amending the multi-family residential parking requirements based on the number of bedrooms per unit	Other	March 18, 2025 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/638484297293700000 April 1, 2025 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/10551/638788835875100000
El Segundo Municipal Code (ESMC) Amendments	Senior Housing	12/31/2023	6th Cycle	Completed	Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to permit senior housing facilities by-right in the City's Multi-family residential (R-3) zone.	Other	December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7846/638369512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000
El Segundo Municipal Code (ESMC) Amendments	Findings for Site Plan Review	12/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City adopted Ordinance No. 1657 to amend the findings of approval for Site Plan Review applications. The adopted findings are intended to be more objective and ensure more certainty in the outcome of Site Plan Review applications.	Other	April 16, 2024 City Council agenda packet - Item C.16 https://www.elsegundo.org/home/showpublisheddocument/8578/638484297293700000 May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
10. Community Outreach	Conduct annual consultation meetings with the Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	10/15/2029	6th Cycle	Continuous	On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.	Meetings	4 April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Components/Calendar/Event/9034/268543?selcat=284&toggle=allpast October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/638962865522700000
Community Outreach	Conduct a community outreach program	10/15/2029	6th Cycle	Continuous	In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. In addition, in 2025, the City launched a comprehensive update of the City's General Plan Land Use Element and completed a robust public outreach effort, including housing and residential zoning topics. August 5-6, 2025 - Focus Group meetings/interviews with community and industry leaders. August 13, 2025 - Community workshop August 13-September 18, 2025 - Community Survey/Questionnaire October 9, 2025 - Planning Commission Study Session October 21, 2025 - City Council Study Session In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.	Meetings	9 April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Components/Calendar/Event/9034/268543?selcat=284&toggle=allpast October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/638962865522700000 December 11, 2025 Planning Commission agenda packet and staff housing presentation https://www.elsegundo.org/Components/Calendar/Event/9954/268543?selcat=238&toggle=allpast webpage: past events https://www.elsegundo.org/government/departments/community-development/planning/division/vision-2050-city-of-el-segundo Vision 2050 community outreach summary https://www.elsegundo.org/home/showpublisheddocument/11594/638950211999200000
11. Fair Housing Program State and Federal Laws	Use local annual CDBG funds to separately contract with a fair housing service provider to conduct outreach and education locally. This service will be additional to the City's participation in the Los Angeles Urban County program.	10/15/2029	6th Cycle	Completed	In November 2023, the City reached out to the Los Angeles County Development Authority and the Housing Rights Center regarding the potential of conducting fair housing-related outreach and education locally. The City's CDBG fund allocation has been committed for the years 2025/2026 for other programs and services. However, on July 15, 2024, the City entered into a professional services agreement (PSA No. 7035) with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process, along with three more working meetings in Q4 2024. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. Among other Affordable Housing Strategy objectives, RSG will assist the City with its fair housing outreach and education efforts.	Other	Professional Services Agreement No 7035 (RSG) https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&dbid=0&repo=COES City of El Segundo website, City Clerk Public Records webpage https://www.elsegundo.org/government/departments/city-clerk/public-records

Fair Housing Program AFFH: Regional Efforts	Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market.	10/15/2029	6th Cycle	Continuous	In 2025, the City participated in the Los Angeles County Development Authority (LACDA) Los Angeles Urban County program and the Housing Rights Center which provides fair housing services in the County and the City of El Segundo. In addition, the City has participated in an effort by the South Bay Cities Council of Governments (SBCCOG) to establish a South Bay Regional Housing Trust (SBRHT). The SBRHT will help fund the development and construction of affordable housing units in member cities. On February 3, 2025, the City Council adopted a resolution to join the SBRHT.	Other	February 3, 2025 City Council agenda packet. Item D 8 https://www.elsegundo.org/home/showpublisheddocument/12261
Fair Housing Program AFFH: Regional Efforts	Participate in the update of the five-year update of the Regional Analysis of Impediments (AI) to Fair Housing Choice. The last regional AI was adopted in 2018.	10/15/2029	6th Cycle	Continuous	In 2023, staff participated in the Los Angeles County Development Authority annual community survey for the Annual Action Plan. Since 2024, City staff posted links on the City Housing webpage that promote the LACDA annual survey and its outreach efforts to increase community participation in future Annual Surveys.	Other	City of El Segundo website - Fair Housing Services & Programs page https://www.elsegundo.org/government/departments/community-development/housing-division/fair-housing-services-program
Fair Housing Program AFFH: Interest List	Develop interest list for update on fair housing and affordable housing projects and contact interest list with updates.	10/15/2029	6th Cycle	Continuous	Completed in Q2 2023. The City updated its Housing Division webpage to allow the public to sign up for a variety of housing related updates. https://www.elsegundo.org/government/departments/community-development/housing-division	Other	City of El Segundo Housing Division webpage https://www.elsegundo.org/government/departments/community-development/housing-division
Fair Housing Program Fair Housing Outreach	Update City website with affordable housing projects and resources	10/15/2029	6th Cycle	Continuous	In progress. In 2022, the City approved entitlements for a mixed-use commercial/residential project (Pacific Coast Commons) that includes 231 market-rate and 32 affordable residential units. The project description was posted on the City website on its 'active projects' webpage. https://www.elsegundo.org/government/departments/community-development/planning-division/active-projects In Q2 2023, the City updated its Housing Division webpage to include affordable housing resources. In 2024, the City continued to update its Housing Division webpage to include affordable housing resources, including information on ADU construction, SB 9 regulations, and affordable housing projects. In 2024, the City received a new development application for a commercial/residential mixed-use project on one of the housing Element inventory sites within the new Mixed-Use Overlay zone. The project includes 75 market-rate units and 4 affordable units. The project description for this project was also posted on the City website on its 'active projects' webpage. In 2025, the City launched its Pre-approved ADU Plan (PADU) program and webpage. In 2025, the City received one request for ADU plan preapproval.	Other	City of El Segundo website 'active projects' webpage. https://www.elsegundo.org/government/departments/community-development/planning-division/active-projects City of El Segundo Housing Division website, Affordable Housing page https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing City of El Segundo Housing Division, PADU program webpage https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources/pre-approved-adu-plan-program
Fair Housing Program Fair Housing Outreach	Include fair housing information on the City's website, including up-to-date fair housing laws, services, and information on filing discrimination complaints.	10/15/2029	6th Cycle	Continuous	Completed. In Q2 2023, the City updated its Housing Division webpage to include affordable housing projects and resources, as well as fair housing information. The City periodically reviews and updates the information on this webpage to reflect the latest fair housing laws, services, and other information https://www.elsegundo.org/government/departments/community-development/housing-division	Other	City of El Segundo website, Housing Division page https://www.elsegundo.org/government/departments/community-development/housing-division
Fair Housing Program Fair Housing Outreach	Utilize non-traditional media (i.e., social media, City website) in outreach and education efforts in addition to print media and notices.	10/15/2029	6th Cycle	Continuous	Ongoing. In 2021 and 2022, in conjunction with the Housing Element Update process, the City conducted an extensive community outreach program. The City conducted community meetings virtually and in-person and gave a presentation to the local Rotary Club. In addition, the City used a dedicated website, social media postings, thousands of emails, directed mailings, and public notices in the local newspaper. In 2025, the City utilized social media and City website postings, ads in the local weekly newspaper, to promote housing related events and to disseminate fair housing related information. Notably, the City utilized its local TV and YouTube Channel to broadcast the annual community meeting held on December 11, 2025. The staff presentation and video of the community meeting is posted on the City's Housing Element webpage.	Other	City of El Segundo, Housing Element webpage, Past events https://www.elsegundo.org/government/departments/community-development/planning-division/housing-element-update-2021-2029
Fair Housing Program Fair Housing Outreach	Continue advertising and providing programs related to fair housing including the Home Delivered Meals program, Senior In-Home Care program, and Juvenile Diversion program.	10/15/2029	6th Cycle	Continuous	In 2025, the City of El Segundo implemented three public service projects, each designed to assist service recipients with improving individual well-being and maintaining independence. The public service projects are Senior In-Home Care, Home Delivered Meals, and Juvenile Diversion. Each public service project has been in operation for twenty years or more. These projects will continue in 2026. Information, referral and outreach for these three projects is mostly accomplished through word-of-mouth or by direct contact with the service provider. Each public service project is described briefly below. 1. Senior In-Home Care provides in-home services to El Segundo elderly and severely handicapped shut-ins. Services are rendered through a qualified home health care agency on an as-needed basis. Approximately 25 eligible clients receive a total of 500 in-home visits annually. 2. Juvenile Diversion offers counseling and referral assistance to children and adolescents considered to be "at risk" for physical and/or emotional abuse. The City contracts with the South Bay Children's Health Center, a private non-profit organization that offers trained counselors to assist both the juvenile and the family. Approximately 350 hours of counseling services are provided annually to approximately 40 eligible El Segundo youth and their families. 3. Home Delivered Meals provides nourishing, balanced at-home meal service to residents who are senior citizens, severely handicapped persons, or convalescent shut-ins. The City contracts with St. Vincent's Meals on Wheels, a non-profit service organization that prepares the meals for the program recipients. Home Delivered Meals allows service recipients to continue to reside in their homes without food insecurity. The program's clients receive one hot meal Monday-Friday and a frozen meal for Saturdays. Approximately 5,000 to 6,000 meals are delivered annually.	Other	Recreation, Parks, and Library Department, Outreach Services page https://www.elsegundo.org/programs-services/community-services/el-segundo-outreach-office
Program 4: Affordable Housing Strategy	Conduct community outreach with an emphasis on outreaching to special needs populations and households impacted by disproportionate needs in the northern and eastern areas of the City.	10/15/2029	6th Cycle	Continuous	Completed and Ongoing. In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. In addition, in 2025, the City launched a comprehensive update of the City's General Plan Land Use Element (El Segundo Vision 2050) and completed a robust public outreach effort, including housing and residential zoning topics. August 5-8, 2025 - Focus Group meetings/interviews with community and industry leaders. August 13, 2025 - Community workshop August 13-September 18, 2025 - Community Survey/Questionnaire October 9, 2025 - Planning Commission Study Session October 21, 2025 - City Council Study Session In addition, City staff sends periodic housing related updates through email bulletins to residents and other stakeholders that have subscribed to receive housing related updates.	Meetings	9 April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=284&toggle=all&past October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000 December 11, 2025 Planning Commission agenda packet and staff housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?selcat=238&toggle=all&past webpage: past events https://www.elsegundo.org/government/departments/community-development/planning-division/vision-2050-city-of-el-segundo Vision 2050 community outreach summary https://www.elsegundo.org/home/showpublisheddocument/11594/6389502119920000
Program 10: Community Outreach	Conduct consultation meetings with the City's new Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	10/15/2029	6th Cycle	Continuous	Completed. In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input on the City's Annual Housing Element Progress Report. Furthermore, in 2025, City staff presented its draft Annual Progress Report to both the Planning Commission (March 13, 2025) and City Council (March 4, 2025) at public meetings prior to submitting it to HCD.	Other	4 April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=238&toggle=all&past October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000
Program 10: Community Outreach	Conduct community outreach as part of the Annual Progress Report process.	10/15/2029	6th Cycle	Continuous	In 2025, the City held several events and gave presentations to the community as part of its outreach program, including: On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element implementation efforts. On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts. On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts. On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts. On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation. All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input on the City's Annual Housing Element Progress Report. Furthermore, in 2025, City staff presented its draft Annual Progress Report to both the Planning Commission (March 13, 2025) and City Council (March 4, 2025) at public meetings prior to submitting it to HCD.	Meetings	7 El Segundo Planning Commission Agenda Packet - March 13, 2025 https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=238&toggle=all&past El Segundo City Council Agenda packet - March 4, 2025 https://www.elsegundo.org/home/showpublisheddocument/10358/6387616811100000 April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=238&toggle=all&past October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/6389286552270000 December 11, 2025 Planning Commission agenda packet and staff housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?selcat=238&toggle=all&past
Program 3: Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction.	10/15/2029	6th Cycle	Completed	Completed. In Q4 2023, the City developed and posted an ADU handout on its Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division The handout includes ADU development standards and an application submittal checklist. In Q4 2024, the City developed and launched an online ADU fee calculator to assist property owners and developers interested in building ADUs to estimate the potential City fees involved in ADU construction. In Q4 2024, the City contacted local architects and design professionals to invite them to participate in the City's upcoming pre-approved ADU plan (PADU) program. The City also began building a webpage for the program. In Q1 2025, the PADU program was launched. In 2025, the City received one request for pre-approval of ADU plans. Information on the pre-approved ADU program and the ADU fee calculator can be found on the City's Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division	Other	El Segundo Housing Division webpage https://www.elsegundo.org/government/departments/community-development/housing-division
Program 3: Accessory Dwelling Units (ADU)	Update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).	10/15/2029	6th Cycle	Continuous	Completed. In Q2 of 2023, the City posted ADU-related information and resources on the City's Housing Division webpage. The ADU information can be found at: https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources In 2025 and going forward, the information on this webpage will be reviewed and updated as needed.	Other	El Segundo Housing Division Website, ADU Resources page https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources
Program 3: Accessory Dwelling Units (ADU)	Pursue available funding to facilitate ADU construction, including affordable ADUs.	10/15/2029	6th Cycle	Continuous	Ongoing. In 2023 and 2024, the City investigated funding opportunities through HCD and CalHFA and posted links regarding these grant opportunities on its Housing Division webpage. In 2025, the City promoted this information through its website and community outreach efforts. In addition, the City also participated in the REAP funded, SBCCOG project to accelerate ADU production, as mentioned above. The REAP-funded ADU Acceleration efforts concluded with a final report containing recommendations for cities wishing further accelerate ADU production. The City through its existing tools and incentives has implemented some of the final report recommendations.	Other	City of El Segundo Housing Division website - ADU Resources page https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	10/15/2029	6th Cycle	Continuous	On March 7, 2023, the City Council adopted three ordinances to establish regulations for: a) State Density Bonus applications, Transitional and Supportive Housing, and Micro-Units. These ordinances include incentives for the provision of affordable housing. In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form (using the HCD's template) and written application procedures. In 2025, the pre-application form and related procedures were finalized and posted on its website.	Other	City of El Segundo Planning Division website, Applications and forms webpage https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications

Program 5: Urban Lot Split	Develop checklist to implement SB 9 (Urban Lot Split) through an administrative process.	9/31/2023	6th Cycle	Completed	Completed. On March 1, 2022, the City Council adopted Ordinance 1633 establishing standards for urban lot splits. In March 2022, the City completed a handout visually describing the new development standards for urban lot splits in Ordinance 1633. In Q2 2023, the City posted a development standards handout on the City website. In February 2024, the City developed an application checklist and posted it on the website. In Q4 2024, the City initiated a municipal code amendment to update the SB 9 (two-unit residential and urban lot split) regulations to ensure consistency with SB 450 (signed into law in September 2024). In December 2024, the City's Planning Commission conducted a study session a provided direction to staff for amendments to the City's SB 9 regulations. On May 20, 2025, the City Council adopted an ordinance amending the municipal code SB 9 regulations to bring them into compliance with SB 450. A new SB 9/SB 450 development standards handout will be prepared and posted online in 2026.	Other		Link to Urban Lot Split (SB 9) planning application guide. https://www.elsegundo.org/home/showpublisheddocument/10348/638759928096070000
Program 6: Provision of Adequate Sites	Rezone adequate sites to accommodate the 20-unit RHNA shortfall carry over from the 5th cycle Housing Element.	10/15/2022	6th Cycle	Completed	Completed. On March 15, 2022, the City Council adopted Resolution 5319 and on April 19, 2022, it adopted Ordinance 1635 approving a Zone Change, General Plan Amendment, Subdivision, and Site Plan Review to create the Pacific Coast Commons Specific Plan (PCCSP) and approve the development of 263 residential units. The 263 units include 6 market-rate condominiums, 225 market-rate apartments, 29 low income apartments, and 3 very low income apartments. The City anticipates construction to begin at the earliest in Q3 of 2025.	Other		April 19, 2022, City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/5249/637855525393800000
Program 6: Provision of Adequate Sites	Rezone adequate sites for the 6th cycle RHNA shortfall.	5/31/2023	6th Cycle	Completed	Completed. On May 7, 2024, the City Council adopted Resolution No. 5474 and Ordinance No. 1657 implementing the rezoning of adequate sites to Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6.	Other		April 16, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8578/63848429729370000 May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
Program 6: Provision of Adequate Sites	Incorporate additional housing opportunities in the Downtown Specific Plan and Smoky Hollow Specific Plan updates.	10/15/2024	6th Cycle	Completed	Downtown Specific Plan Update. Completed. On May 7 and May 21, 2024, the City Council adopted Resolution No. 5477 and Ordinance 1661 establishing the updated Downtown Specific Plan. The permitted density in the new Specific Plan and the adopted Environmental Impact Report (EIR) projected an additional housing capacity in the Specific Plan area of 300 units, which meets the objective of this Housing Element Program/Action. Smoky Hollow Specific Plan. In progress. In 2024, the City halted its plans to update the Smoky Hollow Specific Plan. Instead, the City initiated an effort to comprehensively update the General Plan Land Use Element. The scope of the Land Use Element update includes, among other goals, studying and implementing limited or mixed-use housing development opportunities in the Smoky Hollow area. In February 2025, the City selected a planning consulting firm to assist in the LU Element update. By the end of 2025, the City completed the initial research, an existing conditions report, and the first round of public outreach, and initiated work on draft alternative concept LU plans. The City anticipates completing the Land Use Element update in Q1/Q2 2027.	Other		May 7, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000 May 21, 2024 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8731/63851475713770000
AFFH: Public Improvements in Areas with Housing Element Sites	Prioritize the City's annual budget of approximately \$200,000 on sidewalk repairs and pedestrian ramp improvements for locations in the Housing Element sites inventory.	10/15/2029	6th Cycle	Continuous	In 2025, the City prioritized sidewalk repairs and pedestrian ramp improvements for locations in the northwest quadrant of the City which contains 100 percent of the Housing Element sites inventory. The City budgeted \$355,000 in FY2025-2026 on these types of improvements.	Other		Adopted 25/26 budget https://www.elsegundo.org/home/showpublisheddocument/11028/638845357639130000
Program 1: Residential Sound Insulation	Coordinate with LAWA to assist in outreach to owners eligible for the Residential Sound Insulation Program (RSI).	10/15/2029	6th Cycle	Continuous	In Q4 2023, the City closely coordinated with LAWA in the outreach process to ensure that residential structures continue to be treated under the new RSI program. In 2024, LAWA began treating homes and the City processed 95 permit applications. In 2025, the City processed 98 permit applications.	Other	98	None
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operation.	10/15/2029	6th Cycle	Continuous	In progress. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session. On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting. On December 19, 2023, the City Council adopted a revised Affordable Housing Strategy. The Affordable Housing Strategy contains actions and priorities for facilitating affordable housing construction that were developed in conjunction with the City's affordable housing services consultant, which is also an affordable housing developer/provider. On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG, and On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. On February 18, 2025, the City Council amended code to delay collection of development impact fees for residential projects (EA 1378, Ord. 1668) On June 3, 2025, the City Council adopted local tenant preference June 3rd 2025 (Resolution No. 5548) On June 3, 2025, the City Council considered a report from staff on potential options for Park Vista, the City-owned senior housing facility. The Council directed staff to conduct a property condition assessment. At the end of 2025, staff conducted a property condition assessment (repairs and maintenance). In early 2026, the findings will be presented to the City Council. As part of the ongoing implementation of the Affordable Housing Strategy, the City will engage with affordable housing consultants and providers.	Other		January 23, 2025 Planning Commission agenda packet https://www.elsegundo.org/home/showpublisheddocument/10094/638720359394970000 June 3, 2025 City Council agenda packet, items D13 and D14 https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish the Inclusionary Housing program.	12/31/2024	6th Cycle	Completed	Completed alternative program. On March 1, 2022, staff presented the results of a feasibility study to the City Council. The study showed that an inclusionary housing ordinance would not feasibly increase affordable housing production while meeting SB 330 requirements to preserve existing affordable units. The Council directed staff to instead study the feasibility of implementing a high-density residential overlay in the City's R-3 Multiple-Family Residential zone. That study concluded that a high-density housing overlay would be more feasible in increasing the construction of affordable housing. Program 6 of the Housing Element includes a rezoning effort to establish two high-density residential overlays: the Housing Overlay and the Mixed-Use Overlay. In May 2024, the City Council adopted Resolution No. and Ordinance No. 1657 implementing the rezoning of adequate sites as Mixed Use Overlay (MU-O) and Housing Overlay (H-O). The Mixed-Use Overlay allows a maximum density of 75 dwelling units per acre and the Housing Overlay allows a maximum density of 65 dwelling units per acre, consistent with Housing Element Program 6. Since the adoption of the new overlays, the City received a development application for a 70-unit mixed-use project, including affordable units. The City has also received a lot of inquiries for development on other Overlay sites.	Other		https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Adopt Final Affordable Housing Strategic Plan and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	10/15/2029	6th Cycle	Continuous	Adoption Completed. On March 24, 2022, the City's affordable housing services consultant presented a draft Affordable Housing Strategy at a Planning Commission study session. On June 23, 2022, the City's affordable housing services consultant presented the draft Affordable Housing Strategy at a City Council meeting. On December 19, 2023, the City Council adopted the Affordable Housing Strategy and established implementation priorities. Implementation Ongoing. On July 15, 2024, the City entered into an agreement with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. On February 18, 2025, the City Council amended code to delay collection of development impact fees for residential projects (EA 1378, Ord. 1668) On June 3, 2025, the City Council adopted local tenant preference June 3rd 2025 (Resolution No. 5548) On June 3, 2025, the City Council considered a report from staff on potential options for the long-term viability of the Park Vista Senior Housing Facility. The Council directed staff to conduct a property condition assessment. - A property condition assessment (repairs and maintenance) was performed before the end of 2025, and the findings will be presented to the City Council early 2026. Implementation of the Affordable Housing Strategic Plan will be ongoing throughout the Housing Element planning period. The adopted Affordable Housing Strategy can be found on the City's Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing	Other		https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing February 18, 2025 City Council Agenda Packet: https://www.elsegundo.org/home/showpublisheddocument/10288/638752673853700000 June 3, 2025 City Council Agenda Packet: https://www.elsegundo.org/home/showpublisheddocument/10906/638841335161130000
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Establish written procedures to streamline affordable housing pursuant to SB 35.	12/31/2022	6th Cycle	Completed	In May, 2024, the City Council adopted an ordinance (No. 1657) establishing objective development standards for high density housing developments in the new Housing and Mixed-Use Overlay zones (see Program No. 6). These objective standards will also serve as objective standards for affordable housing developments pursuant to SB 35 and AB 2011. In addition, in 2024, the City developed a draft SB 35 pre-application form and written application procedures. The pre-application form and related procedures were finalized and posted on its website in 2025.	Other		https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications
Program 9: El Segundo Municipal Code Amendments	Amend the Zoning Code to comply with State laws related to low barrier navigation centers, emergency shelters, transitional housing, supportive housing, employee housing, reasonable accommodation, and residential care facilities.	12/31/2023	6th Cycle	Completed	Completed. On December 19, 2023, the City adopted Ordinance No. 1654 to: - permit Residential Care Facilities in the City's residential zones. - update the emergency shelter standards to make them objective and consistent with State Law. - permit Low-barrier navigation centers in the City's Light Manufacturing (M-1) zone and establish development and operational standards for them. - permit employee housing in the City's residential zones. - establish application requirements and procedures for Reasonable Accommodations requests for Individuals with Disabilities. In addition, on March 7, 2023, the City Council adopted Ordinance No. 1646 permitting transitional and supportive housing in the City's residential zones.	Other		December 5, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7240/638368512235470000 December 19, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/7907/638381628321870000 March 7, 2023 City Council agenda packet https://www.elsegundo.org/home/showpublisheddocument/8667/638502404136730000
AFFH: Mobility	Collaborate with other jurisdictions to create a new countywide source of affordable housing – South Bay Affordable Housing Trust.	10/15/2029	6th Cycle	In Progress	In progress. In 2022, the City collaborated with the South Bay Cities COG (SBCCOG) and advocated for the passage of SB 1444, which authorizes the creation of the South Bay Affordable Housing Trust. The City participated in multiple meetings of the SBCCOG Executive Board and meetings with state legislators. SB 1444 was passed by the legislature and signed into law by the Governor. It became effective on January 1, 2023. The South Bay Regional Housing Trust would be a funding mechanism for affordable housing in participating cities. It would secure state/federal grants and earmarks that would then be used to provide low-interest loans to developers building affordable housing. The housing trust would be governed by a Board of Directors, appointed by the SBCCOG, and would consist of elected officials from the participating cities as well as two housing/homelessness experts. In 2023, the City and the SBCCOG solicited REAP 2.0 grant funding from SCAG to hire a consultant to assist with the formation and implementation of the South Bay Affordable Housing Trust. The SBCCOG was awarded \$585,000 of REAP 2.0 money, of which \$240,000 identified for the Housing Trust project. However, due to the State's budget deficit, SCAG had to suspend the grant program in mid 2023. In 2025, the SBCCOG resumed its efforts to establish a SBRHT. On February 3, 2026, the City Council adopted a resolution to join the SBRHT.	Other		February 3, 2026 City Council agenda packet: Item D.6 https://www.elsegundo.org/home/showpublisheddocument/12261
AFFH: Displacement	Retain city fair housing service providers to conduct additional outreach and education.	12/31/2023	6th Cycle	Completed	Completed. In Q4 2023, the City contacted LACUDA and a fair housing service provider to investigate the feasibility of retaining their services directly. While that effort did not proceed further, in 2024, the City participated in the Los Angeles County Development Authority (LACDA) Los Angeles Urban County program and the Housing Rights Center which provides fair housing services in the County and the City of El Segundo. On July 15, 2024, the City entered into a professional services agreement (PSA No. 7035) with Affordable Housing consulting firm RSG (replacing Many Mansions) to assist the City with the implementation of its Affordable Housing Strategy. On August 28, 2024, the City and RSG held a kick-off meeting to initiate the implementation process. In Q4 2024, the City had three working meetings with RSG. On January 23, 2025, the City's Planning Commission held a study session to gather public input and provide staff and RSG direction regarding the implementation. Among other Affordable Housing Strategy objectives, RSG will assist the City with its fair housing outreach and education efforts.	Other		Professional Services Agreement No 7035 (RSG) https://docs.elsegundo.org/WebLink/DocView.aspx?d=1307853&dtd=0&rep=COES City of El Segundo website, City Clerk Public Records webpage https://www.elsegundo.org/government/departments/city-clerk/public-records

AFFH: Displacement	Focus fair housing outreach and education in areas with high displacement risk, specifically where renters, including overpaying renters, are most concentrated.	10/15/2029	6th Cycle	Continuous	<p>In 2025, the City held several events and gave presentations to the community as part of its overall outreach program, including:</p> <p>On April 2, 2025, City staff made a presentation and consulted with the City's Diversity Equity and Inclusion (DEI) Committee on the Housing Element Implementation efforts.</p> <p>On October 22, 2025, City staff made a presentation and consulted with the Senior Housing Corporation Board on the Housing Element implementation efforts.</p> <p>On May 1, 2025, City staff made a presentation and consulted with the El Segundo Rotary Club on the Housing Element implementation efforts.</p> <p>On July 17, 2025, City staff made a presentation and consulted with the El Segundo Kiwanis Club on the Housing Element implementation efforts.</p> <p>On December 11, 2025, the City held a Housing community meeting during a regular Planning Commission meeting. City staff presented information and answered questions regarding residential development trends and the Housing Element implementation.</p> <p>All the above meetings and presentations are intended to inform the community about residential development trends, affordable and fair housing resources, as well as to inform and obtain input on the overall implementation of the City's Housing Element.</p>	Meetings	5	<p>April 2, 2025 DEI Committee agenda and housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9034/268543?selcat=2848&toggle=all&past October 22, 2025 Senior Housing Board agenda packet https://www.elsegundo.org/home/showpublisheddocument/11676/6389628655227/0000 December 11, 2025 Planning Commission agenda packet and staff housing presentation https://www.elsegundo.org/Home/Components/Calendar/Event/9954/268543?selcat=2388&toggle=all&past</p>
AFFH: Displacement	<p>Expand outreach and education on recent State laws (SB 329 and SB 222) supporting source of income protection for publicly assisted low income households (HCVs).</p> <p>Include a fair housing factsheet with ADU and SB 9 application packets.</p>	10/15/2029	6th Cycle	Continuous	<p>Continuous. In Q4 2023, the City posted the text of SB 329 and SB 222 on the City's Housing Division webpage and consistently promoted the webpage in its outreach efforts and presentations in Q4 2023. In 2025, the City continued to include SB 329 and SB 222 along with other Fair Housing information in its outreach efforts.</p> <p>In Q4 2023, the City completed and posted an ADU application handout on the City's Housing Division webpage at: https://www.elsegundo.org/government/departments/community-development/housing-division.</p> <p>The handout contains a summary of ADU development standards, an application submittal checklist, and references to fair housing services, programs, and laws advertised on the City website and available to El Segundo's residents.</p> <p>In 2025, the City completed and posted a Housing Discrimination Factsheet (SB 329 and SB 222) on the Planning Division and Housing Division webpages.</p>	Other		<p>City of El Segundo Planning Division website, Applications and forms webpage (Handouts and Forms section) https://www.elsegundo.org/government/departments/community-development/planning-division/planning-applications City of El Segundo Housing Division webpage (Fair Housing Services) https://www.elsegundo.org/government/departments/community-development/housing-division/fair-housing-services-program City of El Segundo Housing Division (ADU Resources) https://www.elsegundo.org/government/departments/community-development/housing-division/adu-resources City of El Segundo Housing Division webpage (Urban Lot Splits) https://www.elsegundo.org/government/departments/community-development/housing-division/urban-lot-split-two-unit-development-in-the-r-1-zone-sb9</p>

Jurisdiction	El Segundo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	El Segundo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		https://www.elsegundo.org/government/departments/community-development/housing-division/affordable-housing
Notes		

