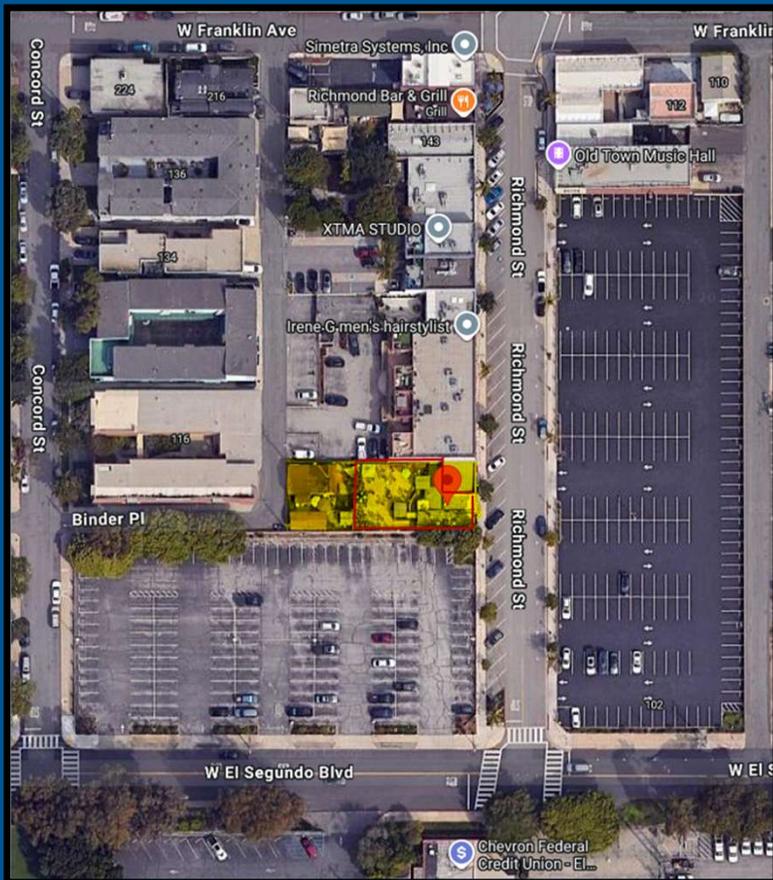




EA-1410 and Amending Conditional Use Permit No. CUP 87- 4

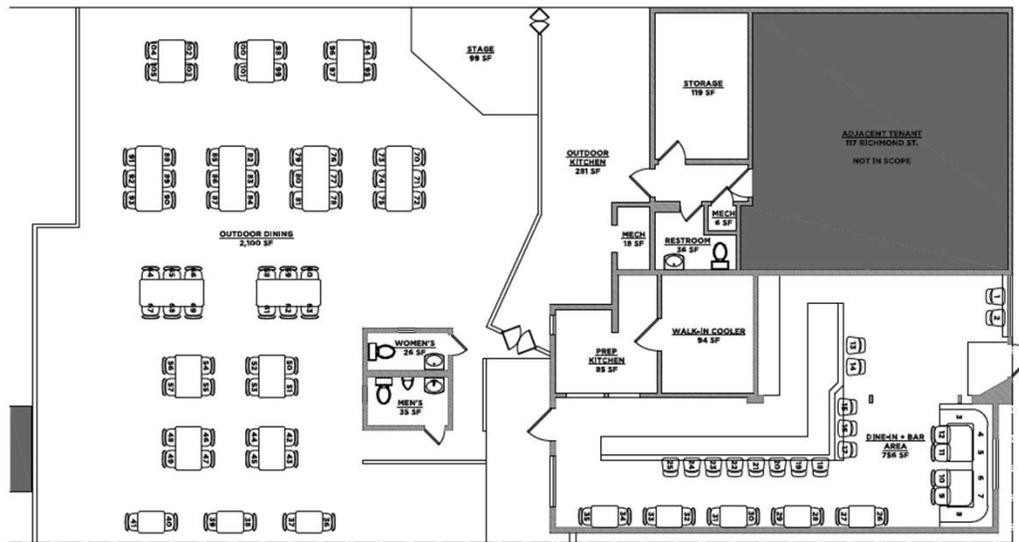
115 Richmond Street

Old Town Patio



- Downtown Specific Plan (DSP)
- A 1,114 square-foot single-story commercial building
- Existing Hours of operation:
 - Monday through Sunday
11:00 AM to 10:00 PM
- Existing CUP 87-4 approved by Planning Commission on July 23, 1987
 - Type 41 ABC License

Project Description



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

- Addition of a Type 47 ABC License
- Extending business hours
 - Monday through Sunday
10:00 AM to 12:00 AM
 - Patio to close at 11:00 PM

Conditional Use (CUP) Findings:

With regard to the proposed extended operating hours:

1. 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.
2. 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, of materially injurious to properties or improvements in the vicinity.
3. The proposed conditional use will comply with each of the applicable provisions of ESMC Chapter 15-24.

Conditional Use (CUP) Findings:

With regard to the proposed Type 47 ABC License:

1. That the State Department of Alcohol Beverage Control has issued or will issue a license to sell alcohol to the applicant.
2. 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.
3. That the proposed use is consistent and compatible with the purpose of the zone on which the site is located.
4. That the proposed located 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.
5. 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.

Additional Information

- Seven public comments received prior to Planning Commission meeting
- Entertainment Permit is a separate process and not being proposed as part of this CUP amendment, however, staff recommends additional conditions to prevent incremental noise increases
- PD has no concerns with amended license or extended hours

Proposed Additional Conditions for Entertainment and Sound

- All entertainment must conclude by 10:00 PM
- No amplified sound between 10:00 PM and 7:00 AM
- Patio operations to conclude by 11:00 PM
- Police Department conditions of approval regarding incident logs, cameras, security, and others
- Periodic City inspections
- Conditions added and designed to strictly regulate amplified sound and reduce noise impacts on neighboring properties while allowing limited, controlled event activity

Recommendation

- Adopt Resolution No. 2976, conditionally approving Environmental Assessment No. EA-1410 and Amending Conditional Use Permit No. CUP 87-4 with the below modifications to Resolution No. 2976:
 - Pg. 10 Making the last sentence of condition no.9 its own condition.
 - Pg.12 add a new condition after no. 23 with below language:
 - The Community Development Director shall conduct an appropriate investigation to determine whether said entertainment permit or renewal should be issued in accordance with the provisions of ESMC Chapter 8 and Planning Commission Resolution No. 2976.
 - Pg. 13 add a new condition after no. 26 with below language:
 - The applicant shall be responsible for ensuring that the project site premises and any adjacent areas over which they have control remain free of litter and debris that is generated from business operations. This includes regular cleaning, proper disposal of waste, and any necessary actions to prevent the accumulation of trash in both the immediate site and surrounding areas.



CITY OF
EL SEGUNDO

Questions?

Thank you.





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General Plan and Housing Element

Annual Progress Reports

Background

State Law requires local governments to report annually on:

1. General Plan Implementation and
2. Housing Element Progress

Due each year by April 1st

General Plan Implementation

- The City's report contains two sections:
 1. Community Development Department (CDD) activity update
 2. Progress on each General Plan Element

Community Development Activity

- 1,032 persons assisted at the counter ↓
- 961 building permits issued ↓
- 5,952 inspections completed ↑
- 20 planning entitlement applications received ↓
- 16 Planning Commission meetings conducted ↑
- 343 Code violation cases initiated ↓

General Plan Element Progress

- The General Plan contains the 10 following elements

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

General Plan Element Progress

- Land Use Element
 - Zone Text Amendment for residential parking
 - Land Use Element update (El Segundo | Vision 2050)
- Circulation Element (2024)
 - 0.2-mile bike path (El Segundo Blvd.)
 - 5.2 miles of bike lanes (multiple streets)
 - 2.46 miles of bike routes
 - Nash Street Extension
 - No major projects in 2025



El Segundo Vision 2050

A Century of Innovation. A Future of Possibilities.



General Plan Land Use Element Update

- Blueprint for the City's long-term physical development in narrative and graphic terms.
- Contains broad goals, objectives, policies and programs
- Specific standards, such as maximum heights and density.
- A Land Use map with the allowed distribution of land uses



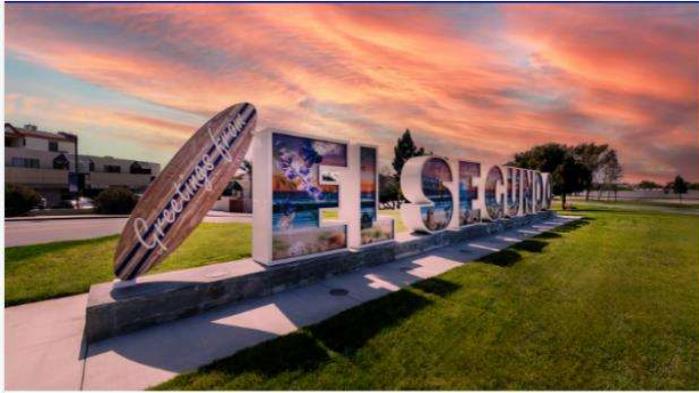
El Segundo Vision 2050

A Century of Innovation. A Future of Possibilities.



- Initiated in April 2025
- Existing conditions assessment
- Extensive community outreach
- Draft concepts and plan alternatives
- Preferred alternative
- CEQA – Environmental Review Process
- Public Hearings in 2027





El Segundo Vision 2050

A Century of Innovation. A Future of Possibilities.



www.elsegundo.org/vision2050

General Plan Element Progress

- Circulation Element
 - 0.2-mile bike path
 - 5.2 miles of bike lanes
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Housing Element Annual Progress Report

Housing Element Programs

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

Housing Element Programs

1. Residential Sound Insulation (RSI)

- Program administered by LAWA (98 applications) ↑
- City continues to coordinate and assist LAWA with outreach

2. Code Compliance Inspection Program

- 158 residential property inspections ↓

Housing Element Programs

3. ADU incentives

- ADU resources/information on the Housing Division webpage
- ADU fee calculator
- Pre-Approved Plans program in 2025
- Permitted 25 ADUs in 2025

Housing Program No. 3:

Accessory Dwelling Units (ADU)



- 2021-2029 – 120 projected
 - 2021 – 9 permits issued*
 - 2022 – 32 permits issued
 - 2023 – 16 permits issued
 - 2024 – 25 permits issued
 - 2025 – 25 permits issued
- Total – 107 permits issued**

Housing Element Programs

4. Inclusionary Housing and Affordable Housing Strategy

- Instead of Inclusionary Housing Ordinance completed a R-3 high density feasibility study
- Adopted and implementing the Affordable Housing Strategic Plan

4. Affordable Housing Strategic Plan

10 policies, programs, and funding strategies

Four Priorities:

- Prioritize current residents or employees in the City for new affordable housing
- Focus efforts to specific areas in the City
- Downtown homes for young professionals
- Local Trust Fund for Affordable Housing

4. Affordable Housing Strategic Plan

10 policies, programs, and funding strategies

Recent activity (2025):

- Amended the ESMC to defer collection of impact fees for housing
- Adopted a local resident/employee preference policy for affordable housing
- Considered options regarding the long-term viability of Park Vista

Housing Element Programs

5. Urban Lot Splits (SB 9 & SB 450)

- Completed all Program 5 work
- State Law was amended in September 2024
- Updated City regulations in May 2025
- Working on a new handout in 2026

6. Provision of adequate sites

- Completed Mixed-Use and Housing Overlay rezoning (May 2024)
- Developed objective development standards (May 2024)
- Completed by-right approval for 20% affordable projects (May 2024)
- Completed Downtown update (May 2024)

Housing Element Programs

7. No Net Loss Monitoring (SB 166)

- Completed a tracking database in 2023
- Ongoing monitoring

8. Lot Consolidation

- In 2024, completed a zone text amendment to increase the R-3 zone density to 30 du/ac
- In 2026, will continue to consider other strategies to encourage lot consolidation

Housing Element Programs

9. ESMC Amendments (12 of 12)

- Completed in 2023
 - Density Bonus
 - Transitional Housing
 - Micro-Units
 - Residential Care Facilities
 - Emergency Shelters
 - LBNC
 - Employee Housing
 - Reasonable Accommodation
 - Senior Housing
- Completed in 2024
 - Site Plan Review findings
 - R-3 density
- Completed in 2025
 - Residential Parking

Housing Element Programs

10. Community Outreach

- Annual housing community meeting
- Senior Citizen Corporation Board meeting
- Diversity, Equity, and Inclusion Committee meeting
- El Segundo Rotary Club meeting
- El Segundo Kiwanis Club meeting
- City Hall neighborhood pop-up events (quarterly)
- Housing Element and Housing Division websites
- Email update bulletins
- El Segundo Herald

Housing Element Programs

11. Fair Housing Program

- Participate in Federal, State and regional efforts to promote fair housing
- Conduct outreach to target populations
- Provide information online
- Continue to provide service programs

Housing Division website:

<https://www.elsegundo.org/government/departments/community-development/housing-division>



Regional Housing Needs Allocation (RHNA) for 2021-2029

Income Category	5 th Cycle Carryover	6 th Cycle RHNA	Total RHNA	Percent
Extremely/Very Low Income	18	189	207	39.7%
Low Income	11	88	99	19.0%
Moderate Income	0	84	84	16.1%
Above Moderate Income	0	131	131	25.1%
Total	29	492	521	100.0%

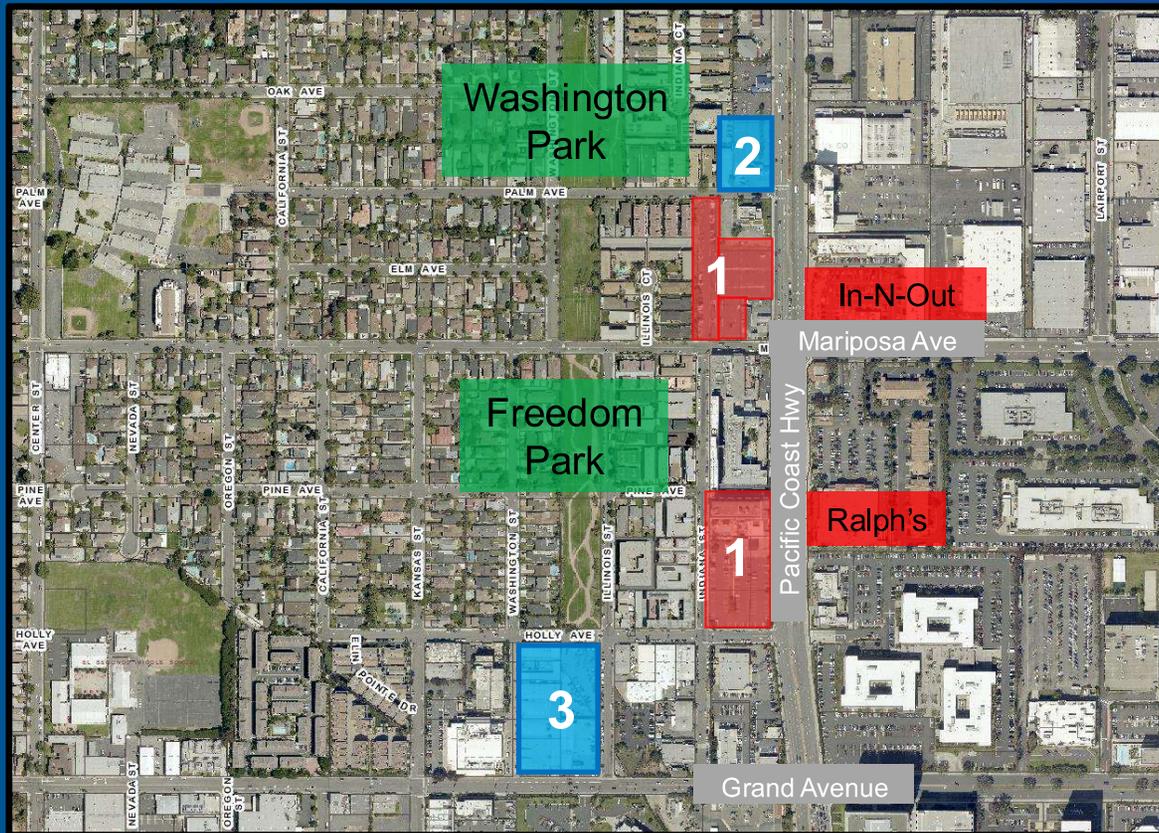


RHNA Qualifying housing production for 2021-2025

Income Category	Total RHNA	Permitted Units	Remaining RHNA
Extremely/Very Low Income	207	0	207
Low Income	99	0	99
Moderate Income	84	0	84
Above Moderate Income	131	122	9
Total	521	122	399



Potential Residential Projects



1. Pacific Coast Commons
2. Stick 'n' Stein - 703 N. PCH
3. Grand-Kansas North

1

Pacific Coast Commons
263 units
(32 affordable)



2

Commercial 11,252 s.f.
79 rental units
(4 affordable)

701 North Pacific Coast Hwy



3

276 rental units
3 to 6 story building



Grand-Kansas North



4

6 apartment units
10,500 sf commercial



201-209 Richmond Street



Next Steps

- City Council meeting on March 3, 2026
- Submit Annual Reports to State by April 1, 2026



Questions or comments

