



# CITY OF EL SEGUNDO HOUSING ELEMENT UPDATE

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# 1. INTRODUCTION

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The City of El Segundo was incorporated in 1917 and is located in the South Bay Region of Los Angeles County, approximately 20 miles southwest of downtown Los Angeles (see Figure 1-1). The City occupies an area of 5.46 square miles, and is home to 16,654 residents according to the 2010 Census. The daytime population of the City is approximately 70,000 people.<sup>1</sup> The City is bordered on the north by the Los Angeles International Airport; on the west by the Pacific Ocean; to the south by the city of Manhattan Beach; and to the east by the 405 Freeway. These barriers isolate El Segundo's residential and downtown communities from other South Bay communities. Figure 1 depicts El Segundo's regional location and City boundaries respectively.

There were a total of 7,410 dwelling units in the City in 2010. All of the residential population is located west of Sepulveda Boulevard on approximately 532.8 acres of land. The office/industrial/commercial areas east of Sepulveda Boulevard include a broad range of businesses including aerospace, computer related companies, and travel related companies; several of these are Fortune 500 companies. Commercial and industrial development east of Sepulveda Boulevard has increased in the past several years: over one million square feet of office development occurred within the last year.

The City's stock of 7,410 dwelling units is characterized by a relatively even balance between single and multi-family residences; the 2010 census documents a majority of the City's dwelling units (57.2 percent) are renter-occupied. Similar to other communities in the South Bay area, home prices have increased dramatically since adoption of the current Housing Element making both owner occupied and rental housing units less affordable. However, compared with neighboring jurisdictions, El Segundo still provides a range of housing opportunities to the varied income levels of residents in the community.

This 2013-2021 Housing Element of El Segundo's General Plan sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing.

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<sup>1</sup> El Segundo Chamber of Commerce, 2012 *Community and Business Directory*.

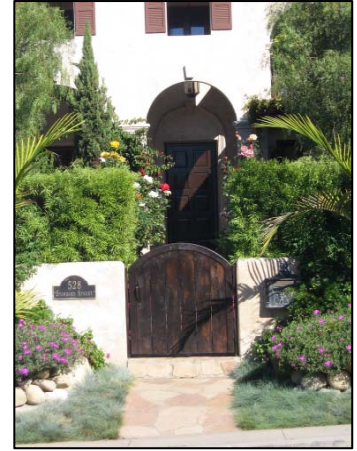


Figure 1-1 Regional Location Map

## A. CALIFORNIA STATE HOUSING ELEMENT LAW

California State Housing Element Law (Government Code §§ 65580, *et seq.*) establishes the requirements for Housing Elements of the General Plan. Specifically, Government Code § 65588 requires that local governments periodically review and revise the Housing Element of their General Plans according to a statutory timeline.

El Segundo's Housing Element was last updated in 2013 for the 2008-2013 planning period and as part of the fourth update cycle for jurisdictions within the Southern California Association of Governments (“SCAG”) region. The Element sets forth a strategy to address the City’s identified housing needs, including specific implementing programs and activities. This fifth cycle update of the Housing Element is an eight-year plan, extending from October 15, 2013 to October 15, 2021. Other General Plan elements typically address a 10- to 20-year planning horizon.



### 1. Regional Housing Needs Assessment

In accordance with Government Code § 65584, projected housing needs for each city and county in the Southern California region are prepared by SCAG under a process known as the Regional Housing Needs Assessment (RHNA). RHNA allocates regional housing needs by income level among member jurisdictions.

California law established the planning period for the current RHNA from January 1, 2014 to October 31, 2021. SCAG’s allocation for El Segundo is 69 units. The 69 housing units for El Segundo are out of the anticipated total regional construction need of 401,645 units (7,233 of which are in the South Bay Cities in the SCAG Region). The allocation of 69 units for El Segundo is broken down into the four categories as follows; 18 very low income households, 11 low income households, 12 moderate income households, and 28 above moderate income households.

## B. ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element sets forth housing goals and policies for El Segundo to address the City’s existing and projected needs. Specific housing programs to implement these goals and policies will be identified in the Housing Program section of the updated document. The updated El Segundo Housing Element will be comprised of the following major components:

1. An assessment of past housing achievements.
2. An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock.
3. An updated evaluation of housing need.
4. Preparation of an inventory of potential housing sites in the community.

- a. An examination of governmental and non-governmental constraints on the production, maintenance, and affordability of housing.
- b. Preparation of a Housing Program to address El Segundo's identified housing needs, including housing goals, policies and programs.

### **C. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

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The City of El Segundo General Plan is comprised of the following ten elements: 1) Land Use; 2) Economic Development; 3) Circulation; 4) Housing; 5) Open Space and Recreation; 6) Conservation; 7) Air Quality; 8) Noise; 9) Public Safety; and 10) Hazardous Materials and Waste Management. The Housing Element complements the other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. As portions of the General Plan are amended in the future, it will be reviewed to ensure internal consistency is maintained. Pursuant to California law, the City is required to review its Safety and Conservation elements for flood hazards and flood management upon update of the Housing Element.



Pursuant to SB 244, upon update of the Housing Element, the City is required to update its Land Use Element to address the availability of infrastructure and services in unincorporated County islands or disadvantaged communities. No unincorporated County islands are located within the City of El Segundo nor are any unincorporated disadvantaged communities located within its sphere of influence.

### **D. PUBLIC PARTICIPATION**

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Government Code § 65583 (c)(7) states that, “[t]he local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

The City conducted a public workshop on the Housing Element update on November 21, 2013. The meeting was publicly noticed and special invitations were sent to housing professionals and agencies and organizations that serve lower and moderate income households and households with special housing needs. A list of the agencies in the City’s outreach process is included in the appendix. One resident attended this workshop and commented on the need for affordable housing for families in the City. The Draft Housing Element was made available for public review beginning November 25, 2013. On December 12, 2013, the City also presented the Draft Housing Element before the Planning Commission. Public hearings will be conducted before the Planning Commission and City Council before adoption of the Housing Element.

## **E. SOURCES OF INFORMATION**

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The Housing Element needs assessment is based primarily on the sources listed below:

1. U.S. Department of Commerce, Bureau of Census, 1990, 2000 and 2010 Census reports, and American Community Surveys (ACS)
2. City of El Segundo Municipal Code, Title 15 (Zoning Regulations), 2013
3. SCAG Regional Housing Needs Assessment, 2012
4. Comprehensive Housing Affordability Strategy (CHAS) data, 2006-2010
5. DQNews 2012/2013 Sales Data
6. Home Mortgage Disclosure Act data, 2012

## 2. COMMUNITY PROFILE

Assuring the availability of adequate housing for all social and economic sectors of the present and future population is an important goal for El Segundo [Source: General Plan Housing Element-Goal 2, Policies 2.1 and 2.2; Goal 3, Policy 3.3; and, Goal 5, Policy 5.2]. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of El Segundo in an effort to determine the specific housing needs of the City and its residents.

### A. POPULATION

#### 1. Population Growth Trends



The 1990 Census reported that the City of El Segundo's population was 15,223 persons, marking a population increase of nearly 11 percent since the 1980 Census. This growth rate was noticeably less than the 17 percent for Los Angeles County as a whole. Cities surrounding El Segundo, such as Manhattan Beach and Redondo Beach, experienced growth patterns similar to El Segundo, with decreases in population in the 1970s and modest increases in the 1980s. The 2000 Census reported that the population of El Segundo had increased to 16,033, representing an increase in the population of approximately five percent for the ten-

year period from 1990 to 2000.

As of 2010, the Census determined that the City's population numbered 16,654: an increase of approximately four percent in the ten years since the 2000 U.S. Census. This rate of growth is slightly higher than the rate of growth for Los Angeles County and in the middle of the spectrum in comparison to El Segundo's adjacent communities as shown on Table 2-1.

**Table 2-1 Population Growth Trends**

Jurisdiction	1900	2000	2010	Change	
				1990-2000	2000-2010
<b>El Segundo</b>	<b>15,223</b>	<b>16,033</b>	<b>16,654</b>	<b>5.3%</b>	<b>3.9%</b>
Hawthorne	71,349	84,112	84,293	17.9%	0.2%
Hermosa Beach	18,219	18,556	19,506	1.8%	5.1%
Inglewood	109,602	112,580	109,673	2.7%	-2.6%
Manhattan Beach	32,063	33,852	35,135	5.6%	3.8%
Redondo Beach	60,167	63,261	66,748	5.1%	5.5%
Los Angeles County	8,863,164	9,519,338	9,818,605	7.4%	3.1%

Source: 1990, 2000, and 2010 U.S. Census

## 2. Age Characteristics

Age distribution is an important indicator in determining the future demand of certain types of housing. Traditional assumptions indicate that the young adult population (20 to 34 years old) has a trend of choosing apartments, low to moderate cost condominiums, and smaller single-family units. The adult population (35 to 65 years old) is the primary market for moderate to high-end apartments, condominiums, and larger single-family homes. This age group traditionally has higher incomes and larger household sizes. The senior population (65 years and older) generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. Table 2-2 shows the age distribution of the population of the City of El Segundo from 1990 to 2010, and the proportionate age distribution of all Los Angeles County residents in 2010.

Age Group	1990		2000		2010		
	Persons	El Segundo % of Total	Persons	El Segundo % of Total	Persons	El Segundo % of Total	LA County % of Total
Under 5 years	850	5.6%	956	6.0%	831	5.0%	6.6%
5-9	796	5.2%	1,069	6.6%	920	5.5%	6.5%
10-14	746	4.9%	1,037	6.4%	1,180	7.1%	6.9%
15-19	769	5.1%	856	5.3%	1,140	6.8%	7.7%
20-24	1,097	7.2%	715	4.4%	768	4.6%	7.7%
25-34	3,682	24.2%	2,855	18.0%	2,511	15.1%	15.0%
35-44	2,747	18.0%	3,348	21.8%	2,671	16.0%	14.6%
45-54	1,824	12.0%	2,444	15.2%	3,076	18.5%	13.9%
55-64	1,249	8.2%	990	6.9%	1,879	11.3%	10.3%
65-74	906	6.0%	794	4.9%	888	5.3%	5.8%
75+	557	3.7%	735	4.5%	790	4.7%	5.1%
Total	15,223	100.0%	16,033	100.0%	16,654	100.0%	100.0%
Median Age	33.1 yrs		36.4 yrs		39.2 yrs		34.8 yrs

Source: 1990, 2000, and 2010 Census.

As shown in Table 2-2, the 2010 Census indicated median age in El Segundo of 39.2 years is significantly higher than the County median age of 34.8 years. While the City has seen a drop in the population of young adults (age 25-34), the City witnessed significant proportional and numeric growth during the last 20 years in its mid-adult populations (age 35-44) and higher-adult populations (age 45-64). These increases are likely attributed to the previous existing young adult populations continuing to live in El Segundo. Additionally, the City encourages housing options that allow residents to remain in the community as they age. The current young adult population has been attracted to the City based on the growth of the local employment base, particularly in the aerospace industry, and in the City's comparatively affordable housing relative to other coastal communities in the South Bay.

These characteristics of an employment center with comparatively modest housing costs have resulted in stable neighborhoods and a tightening of the housing market in El Segundo. El Segundo is a predominantly renter-occupied community, with approximately 57 percent of all households occupied by renters. Associated with growth in the young and mid-adult populations, this may be an indication of the potential need for increasing first-time homebuyer opportunities in the City.



There was a 13.5 percent decrease in the City's early school age population (age 0-9 years), and growth of 22.5 percent in population for children ages 10 to 19. This trend typically reflects an aging population with mature families. Enrollment statistics provided by the California Department of Education for the El Segundo Unified School District are provided in Table 2-3. Table 2-4 provides enrollment data at Vistamar School.

**Table 2-3 School Enrollment by Grade - El Segundo Unified School District**

Grade	2007	2008	2009	2010	2011	2012	2013
K	212	196	202	217	204	278	286
1	180	176	163	168	188	192	226
2	201	189	180	176	185	199	200
3	224	205	196	186	179	199	223
4	215	223	218	200	192	198	200
5	225	223	225	223	204	200	197
6	259	267	276	270	257	232	281
7	266	266	260	283	277	270	241
8	275	267	270	260	287	280	275
9	316	325	304	298	295	344	344
10	314	326	324	315	297	306	344
11	331	326	328	318	319	289	309
12	299	330	317	328	314	307	289
Total	3,317	3,319	3,263	3,242	3,198	3,294	3,415

Source: California Department of Education, 2013.

<b>Grade</b>	<b>2007</b>	<b>2013</b>
9	39	53
10	42	69
11	41	81
12	14	59
Total	136	262

Source: Vistamar School, 2013.

### 3. Race and Ethnicity

The racial and ethnic composition of a community affects housing needs due to the unique household characteristics of different groups. Table 2-5 shows the changes in the racial/ethnic composition of El Segundo between 1990 and 2010.

There were several dramatic shifts in the years between 1990 and 2010. The most notable of these changes were increases in the Asian/Pacific Islander, Hispanic and Black populations, although these ethnic groups still comprise less than 26 percent of the City's total population. El Segundo's ethnic composition continues to be predominately White at 69.1 percent of the population. However, this represents a decrease from 2000 when the White population comprised 79.7 percent of the population total.

<b>Race/ Ethnicity</b>	<b>1990</b>		<b>2000</b>		<b>2010</b>		<b>1990-2000</b>		<b>2000-2010</b>	
	<b>Persons</b>	<b>% of Total</b>	<b>Persons</b>	<b>% of Total</b>	<b>Persons</b>	<b>% of Total</b>	<b># Change</b>	<b>% Change</b>	<b># Change</b>	<b>% Change</b>
White	12,987	84.8%	12,356	79.7%	11,515	69.1%	-631	-4.8%	-841	-6.8%
Hispanic	1,382	9.02%	1,765	11.4%	2,609	15.7%	383	+2.38%	844	47.8%
Asian/ Pac. Islr.	733	4.8%	1,052	6.8%	1,457	8.7%	319	+2.2%	405	38.5%
Black	133	0.7%	181	1.2%	321	1.9%	48	+3.3%	140	77.3%
Am. Indian	59	0.38%	52	0.34%	40	0.2%	-7	-0.06%	-12	-23.1%
Other	19	0.13%	87	0.56%	712	4.3%	68	+0.046%	625	718.4%
Total	15,313	100%	15,493	100%	16,654	100.0%	180	+ .25%	1161	7.5%

Source: 1990, 2000, and 2010 U.S. Census

El Segundo's ethnic make-up does not reflect the racial diversification that is occurring elsewhere in Los Angeles County. A greater proportion of the City's residents are White, compared to 27.8 percent of the County, while persons from the Hispanic and Black groups comprise a smaller proportion of the City's population than they do County-wide (47.7 percent Hispanic, 13.7 percent Asian, and 8.3 percent Black). The distribution of the American Indian population is equal to that of the County but the Other Races population of 4.2 percent is slightly higher than the countywide population of 3.5 percent.

#### 4. Employment

The 2007-2011 American Community Survey (ACS) reports, as shown in Table 2-6, that there were 9,772 El Segundo residents in the labor force, representing a labor force participation rate of 72.0 percent of persons ages of 16 and over. A majority of the City's residents are employed in management, business, science, and arts occupations (51.1 percent) or in sales and office occupations (24.3 percent). The unemployment rate reported in the ACS was 3.8 percent, compared to the countywide unemployment rate of 6.4 percent.

A general measure of the balance of a community's employment opportunities with the needs of its residents is through a “jobs-housing balance” test. A balanced community would have a match between employment and housing opportunities so that most of the residents could also work in the community. Comparing the number of jobs in El Segundo in 2012 (approximately 70,000<sup>2</sup>) to the 2010 Census population estimates (16,654) indicates a high job-population ratio of 4.2:1.0. This is reflective of the large employment base in El Segundo. Large employers include the Chevron Refinery as well as major aerospace corporations such as the Aerospace Corporation, Boeing Corporation and Raytheon. In addition, El Segundo is a community whose daytime population far exceeds the nighttime population due to the large employment base in the City. The City's large employment base relative to the small number of housing units indicate that there may be a need to continually seek ways to add housing in the community. According to SCAG's adopted Integrated Growth Forecasts, the City's daytime employment base was estimated at 53,800 in 2008 and is projected to reach 54,000 by 2020.

<b>Job Category</b>	<b>Number</b>	<b>Percent</b>
Management, Business, Science, and Arts	4,713	51.1%
Service Occupations	1,171	12.7%
Sales and Office Occupations	2,243	24.3%
Natural Resources, Construction, and Maintenance Occupations	424	4.6%
Production, Transportation, and Material Moving Occupations	673	7.3%
Total Employed Persons	9,224	100.0%
Total Persons in Labor Force (16 years and over)	9,772	100.0%

Source: American Community Survey (ACS), 2007-2011.

<sup>2</sup> Source: El Segundo Chamber of Commerce, 2012 *Community and Business Directory*.

## B. HOUSEHOLD CHARACTERISTICS

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large-family households or female-headed households.

### 1. Household Composition and Size



The Bureau of the Census defines a “household” as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a city are important indicators of the type of housing needed in that community.

Table 2-7 below describes the household characteristics for El Segundo. According to the 2010 Census, there were 7,085 households in the City of El Segundo, about 57.9 percent of which were family households. This proportion is less than that of Los Angeles County, where 68.2 percent of all households consisted of families. Single-person households represent the second largest household group in the City, comprising about 31.8 percent of all households. The remaining 10.2 percent of households fall into the unrelated non-family household category, which consist of unrelated persons living together.

**Table 2-7 El Segundo Household Characteristics**

Household Type	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Total Population	15,223	100.0%	16,033	100.0%	16,654	100.0%
In Group Quarters	97	0.63%	23	0.1%	66	0.4%
Total Households	6,773	100.0%	7,060	100.0%	7,085	100.0%
Average Household Size	2.25		2.27		2.34	
Families	3,769	55.6%	3,908	55.3%	4,105	57.9%
Single Households	2,125	31.4%	2,420	34.2%	2,254	31.8%
Unrelated Non-Family Households	879	13.0%	732	10.3%	726	10.2%

Source: 1990, 2000, and 2010 U.S. Census.

Household size is an important indicator of a source of population growth. A city's average household size can depend on household trends such as a trend towards larger families will increase the city's average household size over time while, average household size will often decline in communities where the population is aging.

Between 2000 and 2010, the average persons per household in El Segundo increased slightly from 2.27 to 2.34 persons per household. The average household size in the City is significantly less than the estimates for the City and County of Los Angeles (2.34 persons per household and 2.98 persons per household in 2010, respectively), and is fairly comparable with the relatively small average household sizes of all of El Segundo's neighboring communities. Average household size in nearby cities is shown in Table 2-8.

<b>City</b>	<b>Persons Per Household</b>
<b>El Segundo</b>	<b>2.34</b>
Hawthorne	2.94
Hermosa Beach	2.04
Inglewood	2.97
Manhattan Beach	2.50
Redondo Beach	2.29
Source: 2010 U.S. Census	

## 2. Overcrowding

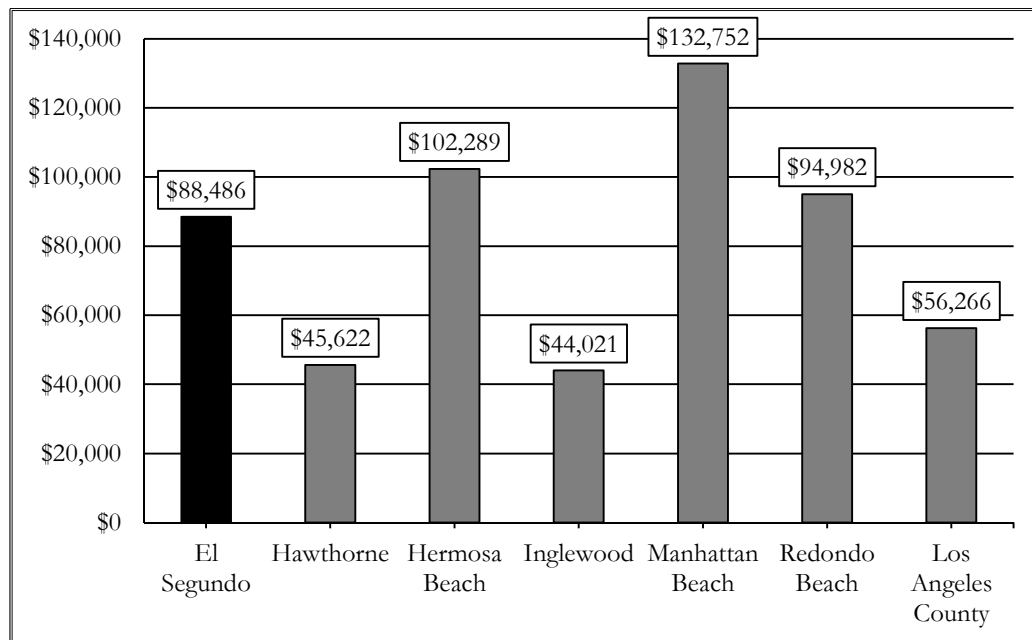
The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding in households results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

According to the 2007-2011 ACS, 1.9 percent (137 households) of households in El Segundo were living in overcrowded conditions, compared to 12.0 percent Countywide. Overcrowding among renter-households was more prevalent than among owner-households. Of the total 137 overcrowded households, 106 were renter-occupied households. In contrast, of the total overcrowded households, only 31 were owner-occupied households. The ACS indicates that 68.9 percent of the households in El Segundo have less than 0.50 person per room; therefore, overcrowding of households does not appear to be a primary issue for the City.

## 3. Household Income and Income Distribution

Income is a major factor in evaluating the affordability of housing in a community. According to the 2007-2011 ACS the median household income in El Segundo was \$88,486 per year, which is significantly more than the County median household income of \$56,266 per year. In comparison with its neighbors, the median household income in El Segundo was higher than that of Hawthorne and Inglewood; somewhat lower than Hermosa Beach and Redondo Beach; and significantly lower than that of Manhattan Beach. Figure 2-1 shows that El Segundo's median household income was approximately double that of neighboring communities Hawthorne and Inglewood and less than that of neighboring beach communities.

Figure 2-1 Median Household Income - 2011



Source: American Community Survey (ACS), 2007-2011.

To facilitate the analysis of income distribution among households in communities, the Health and Safety Code groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – 0 to 30 percent AMI
- Very Low Income – 31 to 50 percent of the AMI
- Low Income – 51 to 80 percent of the AMI
- Moderate Income – 81 to 120 percent of the AMI
- Above Moderate Income – above 120 percent of the AMI

The 2010 Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data were tabulated by the SCAG using the 2005-2009 ACS (Table 2-9). As shown below, between 2005 and 2009, approximately 24.8 percent of the City's households earned lower incomes, while approximately 75.3 percent earned moderate or above moderate incomes. During this same period, Los Angeles County as a whole had a higher proportion of lower income households (40.8 percent).

<b>Income Group</b>	<b>Number of Households</b>	<b>El Segundo % of Total</b>	<b>L.A. County %</b>
Extremely Low (30% or less)	552	7.8%	13.7%
Very Low (31 to 50%)	374	5.3%	11.5%
Low (51 to 80%)	831	11.7%	15.6%
Moderate (81 to 100%)	807	11.4%	16.8%
Moderate (over 100%)	4541	63.9%	42.4%
Total	7,105	100.0%	100.0%
Source: SCAG, (ACS, 2005-2009).			

#### 4. Housing Affordability and Overpayment

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in El Segundo. Detailed CHAS data based on the 2006-2010 ACS data is displayed in (Table 2-10). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, owner-households had a higher level of housing problems (42.4 percent) compared to renter-households (30.5 percent).
- Elderly renter-households had the highest level of housing problems regardless of income level (55.2 percent).
- Very low income and extremely low-income households had the highest incidence of housing problems (80.2 percent and 77.2 percent, respectively).

Table 2-10 Housing Assistance Needs of Lower Income Households – 2010

Household by Type, Income, and Housing Problem	Renters				Owners			Total
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
<b>Extremely Low (0-30% AMI)</b>	175	20	0	400	45	0	170	570
% with any housing problem	94.3%	100.0%	--	87.5%	77.8%	--	52.9%	77.2%
% with cost burden >30%	94.3%	100.0%	--	87.5%	88.9%	--	55.9%	78.1%
% with cost burden > 50%	62.9%	100.0%	--	73.8%	22.2%	--	38.2%	63.2%
<b>Very Low Income (31-50% AMI)</b>	70	55	30	330	135	0	230	560
% with any housing problem	100.0%	100.0%	100.0%	100.0%	17.8%	--	51.7%	80.2%
% with cost burden >30%	100.0%	100.0%	100.0%	100.0%	17.8%	--	51.7%	80.2%
% with cost burden >50%	71.4%	100.0%	0.0%	62.1%	3.0%	--	43.0%	54.3%
<b>Low Income (51-80% AMI)</b>	100	245	0	600	175	25	235	835
% with any housing problem	20.0%	63.3%	--	50.0%	34.3%	100.0%	44.7%	48.5%
% with cost burden >30%	20.0%	61.2%	--	49.2%	34.3%	40.0%	38.3%	46.1%
% with cost burden > 50%	0.0%	0.0%	--	7.5%	22.9%	0.0%	21.3%	11.4%
<b>Moderate Income (&gt;81-AMI)</b>	180	1,095	90	2,735	490	160	2,590	5,325
% with any housing problem	19.4%	11.0%	27.8%	9.5%	25.5%	21.9%	40.7%	24.7%
% with cost burden >30%	13.9%	7.3%	11.1%	6.8%	25.5%	18.8%	40.3%	23.1%
% with cost burden > 50%	0.0%	0.0%	0.0%	0.0%	4.1%	0.0%	6.0%	2.9%
<b>Total Households</b>	525	1,415	120	4,065	845	185	3,225	7,290
% with any housing problem	55.2%	24.7%	45.8%	30.5%	28.9%	32.4%	42.4%	35.8%
% with cost burden >30%	53.3%	21.6%	33.3%	28.5%	29.5%	21.6%	41.8%	34.4%
% with cost burden > 50%	30.5%	5.3%	0.0%	13.4%	8.8%	0.0%	11.4%	12.5%

Note: This table presents the percent of households with housing problems by tenure, income, and household type. For example, 87.5 percent of the extremely low income renter-households had housing problems compared to 52.9 percent of the extremely low income owner-households with housing problems. Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Elderly Households = 1- to 2-person households with elderly persons aged 62+

Small Families = 2- to 4-person family households

Large Families = 5+ person family households

Other non-family households are not included in this table.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2006-2010 ACS data.

## 5. Special Needs Groups

Certain segments of the population may have particular difficulties in finding decent, affordable housing due to their special needs. These special needs groups, as defined by State housing element law, include the elderly, disabled persons, large households, female-headed households, farm workers, extremely low-income households and the homeless. In addition, military households are a group with special housing needs in El Segundo. Table 2-11 summarizes the numbers of households/persons in each of these special needs groups in the City of El Segundo.

Special Needs Groups	Number of Households or Persons	Owners		Renters		Percent of Total Households/ Persons
		Number	Percent	Number	Percent	
Households that Include at Least One Senior (person age 65 or over)	1,339	--	--	--	--	18.9%
Senior-Headed Households	1,169	754	64.5%	415	35.5%	16.5%
Senior Living Alone	570	275	48.2%	295	51.8%	8.0%
Persons with Disabilities**	1,991	--	--	--	--	13.3%
Large Households	466	291	62.4%	175	37.6%	6.6%
Single-Parent Households	583	--	--	--	--	8.2%
Female-Headed Households With Children	412	--	--	--	--	5.8%
Farmworkers*	70	--	--	--	--	0.4%
Military Personnel*	26	--	--	--	--	0.2%
People Living in Poverty*	575	--	--	--	--	3.5%
Homeless***	7-10	--	--	--	--	

Notes:  
 \*=2010 Census data not available. Estimate is from the 2007-2011 ACS.  
 \*\*=2010 Census and 2010 or 2011 ACS data not available. Estimate is from the 2000 Census. Estimate is for persons 5 years of age and over.  
 \*\*\*= El Segundo Police Department.  
 n.a.= Data not available.  
 Single-Parent Households: A single-parent household is headed by either a male or female householder, no spouse present but have children under the age of 18.  
 Female Headed Households with Children: A single parent household whose householder is a female.  
 Sources: Bureau of the Census (2010), American Community Survey (ACS), (2007-2011) and (2009-2011), and El Segundo Police Department.

## Seniors

The Census shows that roughly 16.5 percent of the City's households were headed by elderly persons age 65 and above. Of these approximately 1,169 households, 570 consisted of elderly persons living alone. Members of this subpopulation of the elderly may have special needs for assistance with finances, household maintenance, and other routine activities. This is particularly true of persons aged 75 and older who are more likely to be among the “frail elderly.”

The 2007-2011 ACS also indicates that there were at least 56 persons age 65 and over living below the poverty level. This indicates that there may be a need for additional affordable senior housing. CHAS data shown in Table 2-10 indicates that housing problems were an issue for elderly both renter and owner lower income households, with 100.0 percent of renter and owner very low income households having housing problems. Overall, more elderly renter-households (55.2 percent) experienced housing problems than owner-households (28.9 percent).

### *Resources*

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, one adult day care facility with a capacity to serve 40 persons and two adult residential facilities with a capacity to serve 10 persons are also located in the City. Senior residents also have access to various classes, programs, activities, and services, such as transportation and outreach coordination, at the Joslyn Community Center.

Park Vista is a 97-unit senior housing project for seniors capable of independent living. Rents are restricted to levels of affordable to very low income households, and occupancy is limited to El Segundo residents with incomes that fall below moderate income levels. Discussions with management at Park Vista indicate that there is a need for further affordable senior housing facilities as there are extensive waiting lists for such facilities in the City with an approximate waiting time of one and a half to two years. Additionally, management at Park Vista indicated that there is a need for assisted living facilities in the City.

## Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Updated 2010 Census, 2010 or 2011 ACS data on persons with disabilities is not available for El Segundo. As shown in Table 2-12, the 2000 Census indicates that approximately 8.9 percent of El Segundo's population age 16 years and older, has some form of work or mobility/self-care disability.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of disabled persons would be within the federal Housing Choice Voucher Program (commonly known as Section 8) [Title 24 of the Housing and Urban Development Act Part 982] income limits, especially those households not in the labor force. Furthermore, most lower income disabled persons are likely to require housing assistance. Their housing need is further compounded by design and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-

ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

There are no zoning or building regulations or special approval procedures that unfairly inhibit or discourage the development of housing for disabled persons. The City's Planning and Building Safety Department implements the provisions of the California Building Code and the regulations of the Americans with Disabilities Act (ADA) in their routine application and enforcement of building code requirements.

<b>Disability Type</b>	<b>Number</b>	<b>Percent</b>
Persons 16-64 Years Old with a Disability	1,394	11.0%
With Work Disability only	934	7.3%
With Mobility/Self-care Limitations only	115	0.9%
Persons 65 Years and Over with a Disability	482	3.8%
With Mobility/Self-care Limitations only	92	0.7%
Total Persons, 16 Years and Over with a Disability	1,876	14.7%
With Work Disability only	934	7.3%
With Mobility/Self-care Limitations only	207	1.6%

Source: 2000 U.S. Census

#### *Persons with Developmental Disabilities*

A recent change in California law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by Welfare and Institutions Code § 4512, “developmental disability” means

“a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. [T]his term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature.”<sup>3</sup>

This definition also reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 250 persons in the City of El Segundo with developmental disabilities, based on the 2010 Census population. According to the State's Department of Developmental Services, as of September 4, 2013, 93 El Segundo residents with developmental disabilities were being assisted at the Westside Regional Center. Most of these

<sup>3</sup> Welfare and Institutions Code § 4512 as amended by SB 816, effective January 1, 2014.

individuals were residing in a private home with their parent of guardian and 61 of these persons with developmental disabilities were under the age of 21.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

### *Resources*

The City previously operated the Minor Home Repair (MHR) Program to improve or repair housing occupied by lower income households. Accessibility improvements to benefit persons with disabilities were eligible under this program. The MHR Program was suspended in 2008 due to lack of funding, but the City is working to identify and pursue potential funding sources to reinstate this program.

Housing options for persons with disabilities also include three community care facilities. Combined, these facilities offer a capacity of 50 beds. **Residents with disabilities can also benefit from** a range of services offered by various agencies throughout Los Angeles County and South Bay region, such as, the Westside Regional Center, Ability First, Team of Advocates for Special Kids, and the Disabled Resources Center.

### **Large Households**

According to the 2010 U.S. Census, only 6.6 percent of all households in the City of El Segundo consisted of large family households. In contrast to many communities where large households consist predominately of ethnic minorities and renters, large households in El Segundo are predominately non-minority homeowners, and therefore do not experience the same household overcrowding problems as in many communities.

Large households are defined as those with five or more members. A large family household is a household with five or more related members. The special needs of this group are based on the limited availability of adequately sized, affordable housing units. Because of housing stock limitations, and the fact that large families often have lower incomes, they are frequently subjected to overcrowded living conditions. The increased strain which overcrowding places on housing units only serves to accelerate the pace of unit deterioration.

With approximately 42.4 percent of the City's housing stock comprised of three or more bedroom-units, the City has more than an adequate supply of housing units to accommodate the needs of its large family households.

*Resources*

Large households in El Segundo can benefit from the general housing programs and services offered by the City. The Section 8 Housing Choice Vouchers program also extends assistance to large households with overcrowding and cost burden issues.

**Single-Parent Households**

A single-parent household is headed by either a male or female householder, no spouse present but have children under the age of 18. Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, female-headed households with children tend to have lower-incomes than other types of households, a situation that limits their housing options and access to supportive services.

Among the single-parent households, female-headed households tend to have more need for housing assistance, compared to male-headed households; female-headed households often have lower incomes. The 2010 Census indicates that there are 729 female-headed households in the City of El Segundo, 412 of which have children under the age of 18. These numbers account for approximately 10.3 percent and 5.8 percent respectively of all households in the city.

*Resources*

El Segundo's single-parent households can benefit from the City's general affordable housing programs for lower income households including Housing Choice Vouchers. Single-parent households in El Segundo can also benefit from various services offered by the City, especially child care services. The El Segundo Teen Center offers year-round recreational and special interest classes to youth and teen residents. Additional opportunities for youth of all ages include various aquatic, drama, arts and craft, exercise and fitness, and sports programs.

A number of service agencies located in areas surrounding El Segundo provide services including emergency and transitional shelter, food distribution, vouchers for various needs, and rental and utility assistance that can benefit lower income single-parent households living in poverty or who are at risk of becoming homeless.

**Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. The 2007-2011 ACS reported that less than one percent (70 persons) of the City of El Segundo's residents were employed in farming, forestry, and fishing occupations.

*Resources*

Due to El Segundo's urban setting and nominal farmworker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

## **Military Personnel**

According to the 2007-2011 ACS, there were 26 persons in the labor force employed in military occupations. The U.S. Air Force base in El Segundo directly employs approximately 6,227 individuals (military, civilian and contractor), the majority of whom are military personnel.

### *Resources*

Housing for base personnel is provided by Tierra Vista, including four unique neighborhoods at or near Fort MacArthur and San Pedro, approximately 22 miles south-east of Los Angeles Air Force Base. There are currently a total of 592 units, including two-, three- and four-bedroom units to accommodate all military ranks and their families. The four neighborhoods and number of units offered at each include:

- Fort MacArthur—356 two, three- and four-bedroom apartments/townhomes, and 20 three- and four-bedroom single-family homes
- Pacific Heights I—91 three- and four-bedroom single-family homes
- Pacific Heights II—74 three- and four-bedroom single-family homes
- Pacific Crest—71 three- and four-bedroom single-family homes

## **Residents Living Below the Poverty Level**

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2007-2011 ACS identified 3.5 percent of all El Segundo residents as living below the poverty level. Approximately 1.1 percent of family households in the City were living in poverty, while 1.5 percent of families with children were living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

### *Resources*

There are limited opportunities to address the housing needs of persons living with incomes below the poverty level in El Segundo. However, the needs of this special needs group are taken into consideration and are generally addressed through the City's overall programs for housing affordability.

A number of service agencies located in areas surrounding El Segundo provide services including emergency and transitional shelter, food distribution, vouchers for various needs, and rental and utility assistance that can benefit lower income single-parent households living in poverty or are at risk of becoming homeless.

## **Homeless**

According to the 2013 Greater Los Angeles Homeless Count (published on August 20, 2013) and sponsored by the Los Angeles Homeless Services Authority, the overall homeless population of the Los Angeles Continuum of Care (CoC) Region at a given point in time is estimated to be 53,798

people. A specific “point-in-time” count of the homeless (2013) indicated that there were 58,423 homeless persons in Los Angeles County. This same study analyzed homelessness by separate regions in Los Angeles County and determined that the number of homeless person in the South Bay/Harbor area (which excludes Long Beach) numbered 5,811 persons on any one night (point-in-time). According to the survey, most of these individuals are single adults, are living outside of shelters, and have substance abuse problems.

Homelessness in El Segundo does not appear to be as critical as statistics indicate for the South Bay/Harbor region. The El Segundo Police Department was contacted and its representatives indicated that the City has a small number of homeless relative to its total population, with an estimated average of seven to ten homeless individuals on any given night. These individuals are fairly constant, and are characterized as single men with drug or alcohol dependencies, and/or mental illnesses.

#### *Resources*

There are no emergency shelters or transitional housing facilities in the City of El Segundo. The closest shelters are located five miles away in Redondo Beach or in nearby Lawndale. However, the Salvation Army continues to provide the Police Department with nominal funding on an ad hoc basis to assist homeless persons that come through El Segundo. These funds are used to provide fast food coupons, and bus fare, which would allow transportation to overnight facilities. Since they are located outside of El Segundo, any resident homeless population would seek emergency or transitional shelter in an outside jurisdiction such as Redondo Beach, Lawndale, Long Beach, Carson or San Pedro. Table 2-13 lists some of the key service providers for homeless persons in the South Bay region and which are capable of servicing the needs of homeless persons in El Segundo.

<b>Table 2-13 Inventory of Homeless Services and Facilities in the South Bay Region</b>	
<b>Organization</b>	<b>Services Provided</b>
Catholic Charities - Family Shelter 123 East 14th. Long Beach, CA 90813 (562) 591-1351	Provides transitional housing for homeless men, women and children. Single residents must be elderly or disabled. Stays of up to 45 days are permitted.
Christian Outreach in Action 515 E. Third Street Long Beach, CA 90802 (562) 436-9877	Provides programs and informational resources for women and single mothers of jobs, training, and housing opportunities.
1736 Family Crisis Center 601 Pacific Coast Highway Redondo Beach, CA 90277 (310) 792-5900	Provides beds for up to 15 women with children under 18 who are victims of domestic violence. Shelter for adolescents at risk of becoming homeless is also provided. Services include referrals to homeless shelters and outpatient counseling. Stays of up to 6 months are permitted.
Harbor Interfaith Shelter 663 W 10 <sup>th</sup> Street San Pedro, CA 90731 (310) 831-0589	Provides 20 single-bedroom units for families and children for up to 90 days. Provides food services to the public.
House of Yahweh 4046 Marine Avenue Lawndale, CA 90260 (310) 675-1384	Provides transitional housing with 9 units for individuals and families with children for up to 2 years. Provides food services to public.
Long Beach Rescue Mission 1335 Pacific Avenue Long Beach, CA 90801 (562) 591-1292	Provides shelter for men at its Samaritan House with up to 120 beds provided and a 12-month substance abuse program. The Lydia House provides 45 beds for at-risk women and children for 30-90 days. Provides food services to the public.
Salvation Army 809 E. 5 <sup>th</sup> St. Los Angeles, CA 90013 (213) 626-4786	Provides 286 beds for men and women for up to a stay of one year. Provides food services to the public.
Transitional Living Centers 16119 Prairie Avenue Lawndale, CA 90260 (310) 542-4825	Provides residential stay for up to 12 persons for chronically mentally ill persons.

### 3. HOUSING CHARACTERISTICS

The Census defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

#### A. HOUSING GROWTH

According to the 2010 Census there are 7,410 dwelling units in El Segundo, an increase of 182 units (2.5 percent) since 2000. This growth rate is approximately one-half the housing growth rate for the County of Los Angeles. A comparison of housing growth trends for El Segundo and neighboring cities is provided in Table 3-1. El Segundo's population is estimated to have grown by 621 persons (3.9 percent) during this same time period. There has been an increase in the average household size from 2.27 in 2000 and an estimated 2.34 in 2010.

Jurisdiction	Housing Units		Change 2000-2010
	2000	2010	
<b>El Segundo</b>	<b>7,228</b>	<b>7,410</b>	<b>2.5%</b>
Hawthorne	29,574	29,869	1.0%
Hermosa Beach	9,813	10,162	3.6%
Inglewood	38,639	38,429	-0.5%
Manhattan Beach	15,094	14,929	-1.1%
Redondo Beach	29,543	30,609	3.6%
City of Los Angeles	1,337,668	1,413,995	5.7%
Los Angeles County	3,270,909	3,445,076	5.3%

Sources: 2000 and 2010 U.S. Census.

#### B. HOUSING TYPE AND TENURE

Table 3-2 provides the breakdown of the City's housing stock in 2000 and 2011 by unit type. As shown, while single-family detached homes remain the predominant housing type, the majority of growth occurring in the City has been comprised of condominium and apartment complexes with five or more units. Due to the scarcity of vacant residential land in the City, most of the housing unit growth has been accommodated through redeveloping existing lower density residential, and particularly of smaller multi-family projects with 2-4 units. As indicated previously, in 2010, the proportion of owner-occupied households in El Segundo (42.8 percent) is significantly lower than that of renter-occupied households (57.2 percent). Table 3-3 and Table 3-4 indicate household sizes by tenure in El Segundo and elderly households by tenure and age.

**Table 3-2 El Segundo Comparative Housing Unit Mix in 2000-2011**

Housing Type	2000		2011	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family				
Detached	3,079	42.7%	3,183	43.6%
Attached	414	5.7%	379	5.2%
Total	3,493	48.4%	3,562	48.8%
Multi-Family				
2-4 Units	813	11.3%	722	9.9%
5+ Units	2,911	40.3%	2,999	41.1%
Total	3,724	51.6%	3,721	50.9%
Mobile Homes	0	0.0%	22	0.3%
Total Housing Units	7,217	100.0%	7,305	100.0%
Total Occupied*	7,032	100.0%	7,085	100.0%
Owner-occupied	2,945	41.9%	3,034	42.8%
Renter-occupied	4,087	58.1%	4,051	57.2%
Vacancy Rate	2.6%		4.4%	

Source: 2000 and 2010 U.S. Census; American Community Survey (ACS), 2007-2011  
Notes: \*Tenure of occupied housing units data is from 2010 Census.

**Table 3-3 El Segundo Household Size By Tenure**

	1- 4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	2,743	38.7%	291	4.1%	3,034	42.8%
Renter	3,876	54.7%	175	2.5%	4,051	57.2%
Total	2,743	38.7%	291	4.1%	3,034	42.8%

Source: 2010 Census

**Table 3-4 El Segundo Elderly Householders by Tenure by Age**

Householder Age	Owners	Renters	Total
65-74 years	1,130	659	1,789
75 plus years	378	171	549
Total	1,508	830	2,338

Source: 2010 Census

## C. AGE AND CONDITION OF HOUSING STOCK

Table 3-5 shows the age of the housing stock in El Segundo. In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, foundation work, plumbing, etc. As indicated in Table 3-5 the majority (about 80 percent) of El Segundo's housing units were constructed before 1980. This represents a significant proportion of the City's housing stock, and indicates that preventative maintenance will be essential to ward off widespread housing deterioration. Some households, such as seniors who have owned their homes for many years and have relatively low house payments, may just be able to afford their monthly housing costs. For such households, the cost of major repairs or renovation may be impossible.



The Planning and Building Safety Department maintains statistics pertaining to the condition of the City's housing stock. According to the Planning and Building Safety Department, there are relatively few substandard dwellings in the City. In 2012, 52 residential violations of the El Segundo Municipal Code property maintenance standards were reported; 31 such violations were reported in 2013. Most building violations are related to property maintenance issues and to the illegal conversion of garages

Structures Built	Number	Percent
2000 or Later	230	3.1%
1990 to 1999	344	4.7%
1980 to 1989	904	12.4%
1970 to 1979	1,126	15.4%
1960 to 1969	1,120	15.3%
1940 to 1959	2,897	39.7%
1939 or Earlier	684	9.4%
Total	7,305	100.0%

Source: American Community Survey (ACS), 2007-2011.

and accessory structures to dwellings and single-family to multi-family unit conversions. The City estimates that only a very small portion of the City's housing stock (less than one percent) is in need of substantial rehabilitation. No housing units within the City are in need of replacement.

## D. HOUSING COSTS

### 1. Housing Prices

In September 2013, the median sales price for a single-family home in El Segundo was \$780,000. Condominiums in the City sold for less with a median sales price of \$680,000. Since September 2012, prices in El Segundo decreased 4.6 percent for single-family homes and increased by nearly 30 percent for condominiums.

Geographical comparisons of housing prices are shown in Table 3-6. While the median sales prices of single-family homes in El Segundo was above those in Hawthorne (\$465,000) and Inglewood (\$231,000 to \$310,000) and exceeded the Countywide median of \$445,000, prices remained well below those in Manhattan Beach (\$1,663,000) and Hermosa Beach (\$1,000,200). Condominiums in the City also sold at a median price of significantly larger than the County median of \$385,000.

**Table 3-6 Median Housing Home Sales Prices  
(Regional Comparison) October 2013**

Jurisdiction	ZIP Code	Single Family Homes			Condominiums		
		# of Sales	Median Sale Price	% Change from 9/2012	# of Sales	Median Sale Price	% Change from 9/2012
El Segundo	90245	11	\$780,000	-4.6%	6	\$680,000	29.8%
Hawthorne	90250	21	\$465,000	18.5%	9	\$425,000	77.8%
Hermosa Beach	90254	11	\$1,000,000	-19.0%	6	\$927,000	19.5%
Inglewood	90301	4	\$260,000	10.4%	8	\$164,000	113.0%
	90302	2	\$251,000	-15.0%	4	\$138,000	14.0%
	90303	4	\$237,000	-25.9%	n/a	n/a	n/a
	90304	3	\$306,000	n/a	n/a	n/a	n/a
	90305	9	\$310,000	0.4%	3	\$190,000	n/a
Manhattan Beach	90266	28	\$1,663,000	27.4%	5	\$1,300,000	4.5%
Redondo Beach	90277	15	\$990,000	19.3%	23	\$749,000	21.9%
	90278	10	\$738,000	8.5%	34	\$700,000	18.8%
Co. of Los Angeles	--	4,570	\$445,000	26.8%	1,664	\$385,000	28.8%

Source: DQNews.com, October 2013.

## 2. Housing Rental Rates

The median contract rent for El Segundo according to the 2007-2011 ACS was \$1,452 per month. This was lower than that for Manhattan Beach (\$2,000+) and Hermosa Beach (\$1,796), but higher than that for Hawthorne (\$996) or Los Angeles County (\$1,161) (Table 3-7).

The ACS also indicated that of the renter-occupied units, about 10 percent were single-family detached homes, and 2.0 percent were attached (includes condominiums or townhouses). Among the remainder of the renter-occupied units, 45.4 percent were in buildings with 2 or more units (Table 3-8).



<b>Jurisdiction</b>	<b>Median Gross Rent</b>
El Segundo	\$1,452
Hawthorne	\$996
Hermosa Beach	\$1,796
Inglewood	\$1,033
Manhattan Beach	\$2,000+
Redondo Beach	\$1,636
City of Los Angeles	\$1,127
County of Los Angeles	\$1,161

Source: American Community Survey (ACS), 2007-2011.

<b>Tenure by Units in Structure</b>	<b>Number</b>	<b>Percent</b>
Total Housing Units	7,094	----
Owner-Occupied	3,026	42.7%
1-unit detached	2,410	34.0%
1- unit attached	226	3.2%
2 units	18	0.3%
3 - 4 units	70	1.0%
5 or more units	294	4.1%
Other Unit Types	8	0.1%
Renter-Occupied	4,068	57.3%
1-unit detached	725	10.2%
2-units attached	125	1.8%
2 units	119	1.7%
3 – 4 units	448	6.3%
5 or more units	2,637	37.2%
Other Unit Types	14	0.2%

Source: American Community Survey (ACS), 2007-2011.

A review of the El Segundo Herald and Daily Breeze, local and regional newspapers that publish classified rental opportunities, and South Bay Rentals, a rental real estate service; indicates that rental rates in El Segundo are fairly comparable to those in immediate coastal neighboring cities. A summary of the rental rate ranges by unit size is shown below in Table 3-9, as compiled from a recent review of the sources listed above. In November 2013, 27 units were listed for rent in El Segundo. Rents for these housing units ranged from \$830 for a studio unit to \$4,300 for a four-bedroom unit. These rent ranges are based on the City's vacant rental units only and not all rental units in general. This rent survey was an attempt to approximate the cost of rental housing in the City. The median rent level in El Segundo ranged from \$1,015 for a studio to \$4,300 for a four-bedroom unit.

A sample of rental unit availability in Hermosa Beach and Manhattan Beach from South Bay Rentals reveals that rental housing opportunities are more plentiful in comparison to El Segundo. However, El Segundo had a much narrower monthly rental rate range in comparison. Rent ranged from \$1,340 and \$10,500 in Hermosa Beach for mostly apartment units, while Manhattan Beach rental prices ranged from \$1,500 to \$9,000 for mostly single-family homes.

**Table 3-9 Median Rents in El Segundo October 2013**

Bedroom	Number Listed	Median Rent	Average Rent	Rent Range
Studio	2	\$1,015	\$1,015	\$830-\$1,200
1	8	\$1,300	\$1,504	\$1,255-\$2,150
2	6	\$1,998	\$2,025	\$1,255-\$2,750
3	8	\$2,450	\$2,611	\$2,000-\$3,500
4+	3	\$3,995	\$4,032	\$3,800-\$4,300
Total	27	\$2,100	\$2,192	\$830-\$4,300

Sources:

1. El Segundo Herald. Eight publications from November 14, 2012 through September 12, 2013.
2. Daily Breeze, 11/18/2013 (none listed).
3. South Bay Rentals, 11/18/13.

### Housing Costs and Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing to determine the general affordability of a community's housing stock. HUD conducts annual household income surveys to determine the maximum affordable housing payments that could be made. In evaluating affordability, it should be noted that the maximum affordable price refers to the maximum amount that could be paid by households in the top of their respective income category. Households in the lower end of each category have less available income and therefore may experience some level of overpayment.

Table 3-10 shows the annual income for extremely low, very low, low, and moderate-income households by the size of the household and the maximum affordable housing payments based on the federal standard of 30 percent of household income. From these income and housing cost limits, the maximum affordable home prices and rents are determined. The table also shows the maximum amounts that households at different income levels can pay for housing each month (e.g., rent, mortgage and utilities) without exceeding the 30 percent housing cost-to-income ratio. The maximum affordable payments can be compared to current market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford.

Comparison of these maximum affordable housing costs with the sales price data shown previously in Table 3-6, indicates that not even moderate income households (101 to 120 percent AMI) would be able to afford the lowest priced single-family homes sold in El Segundo. It should be noted however that asking prices can often be higher than actual sales prices. With earning power to purchase a home valued up to approximately \$416,000, not even median priced condominiums and townhouses are within the range of affordability of moderate income households. At a maximum



affordable purchase price of about \$304,000, it is not likely that low income households (51% to 80% AMI) could afford even a small condominium unit. The high price of single-family housing, along with the shortage of 1-bedroom units, indicate that the opportunities for home ownership in the City are limited for lower and moderate income groups. In addition, the down payment and closing costs may still represent a significant obstacle to home purchase.

Table 3-7 suggests that larger low-income households are able to afford lower priced one- and two-bedroom apartments in El Segundo. Extremely low and very low-income households (0-50% AMI) may experience limited affordability for rental units in El Segundo. Rental options exist for moderate-income households (101%-120% AMI) in El Segundo.

The Housing Element acknowledges that opportunities to accommodate housing affordable to lower income households in El Segundo are limited. This is based on surveys conducted to determine rental rates for apartment units in El Segundo (Table 3-9, Page 6) as well as information gathered to determine for-sale housing costs (single-family homes, condominiums, and townhomes). It should be noted that some of these housing rental and sales costs have moderated significantly since these statistics were gathered because of the current recession. However, similar to other cities in this region of the South Bay (Redondo Beach, Manhattan Beach, Hermosa Beach), El Segundo's housing rental and for-sale costs remain relatively high because of the desirability of the City's location.

In order to “incentivize” the production of dwelling units for lower-income households, the City has included programs in the element that seek to reduce housing costs, including Program 3 in which the City encourages the development of 2<sup>nd</sup> units on R-1 zoned lots in the City that meet certain side yard setback requirements. While units produced as a result of this program are not strictly “affordable” they tend to be occupied by persons with limited incomes, including relatives (such as elderly parents) and, therefore, can be considered legitimate affordable housing.

Table 3-10 Housing Affordability Matrix (2013)

Household	Annual Income <sup>1</sup>	Affordable Costs (All Costs)		Estimated Utility Allowance, Taxes & Insurance <sup>2</sup>		Affordable Rent	Affordable Home Price
		Rental Costs	Ownership Costs	Renters	Owners		
<b>Extremely Low-Income (0-30% AMI)</b>							
1-Person	\$17,950	\$449	\$449	\$75	\$86	\$374	\$63,537
2-Person	\$20,500	\$513	\$513	\$87	\$102	\$426	\$71,682
3-Person	\$23,050	\$576	\$576	\$106	\$123	\$470	\$78,664
4-Person	\$25,600	\$640	\$640	\$126	\$148	\$514	\$84,715
5-Person	\$27,650	\$691	\$691	\$145	\$171	\$546	\$88,905
<b>Very Low Income (31-50% AMI)</b>							
1-Person	\$29,900	\$748	\$748	\$87	\$102	\$673	\$119,160
2-Person	\$34,200	\$855	\$855	\$106	\$123	\$768	\$135,452
3-Person	\$38,450	\$961	\$961	\$126	\$148	\$855	\$150,347
4-Person	\$42,700	\$1,068	\$1,068	\$145	\$171	\$942	\$164,311
5-Person	\$46,150	\$1,154	\$1,154	\$75	\$86	\$1,009	\$175,017
<b>Low Income (51-80% AMI)</b>							
1-Person	\$47,850	\$1,196	\$1,196	\$106	\$123	\$1,121	\$202,712
2-Person	\$54,650	\$1,366	\$1,366	\$126	\$148	\$1,279	\$230,640
3-Person	\$61,500	\$1,538	\$1,538	\$145	\$171	\$1,432	\$257,637
4-Person	\$68,300	\$1,708	\$1,708	\$75	\$86	\$1,582	\$283,471
5-Person	\$73,800	\$1,845	\$1,845	\$87	\$102	\$1,700	\$303,719
<b>Median Income (81-100% AMI)</b>							
1-Person	\$45,350	\$1,134	\$1,323	\$126	\$148	\$1,059	\$226,257
2-Person	\$51,850	\$1,296	\$1,512	\$145	\$171	\$1,209	\$257,831
3-Person	\$58,300	\$1,458	\$1,700	\$75	\$86	\$1,352	\$287,970
4-Person	\$64,800	\$1,620	\$1,890	\$87	\$102	\$1,494	\$317,450
5-Person	\$70,000	\$1,750	\$2,042	\$106	\$123	\$1,605	\$340,336
<b>Moderate Income (101-120% AMI)</b>							
1-Person	\$54,450	\$1,361	\$1,588	\$145	\$171	\$1,286	\$275,674
2-Person	\$62,200	\$1,555	\$1,814	\$75	\$86	\$1,468	\$314,037
3-Person	\$70,000	\$1,750	\$2,042	\$87	\$102	\$1,644	\$351,507
4-Person	\$77,750	\$1,944	\$2,268	\$106	\$123	\$1,818	\$387,775
5-Person	\$83,950	\$2,099	\$2,449	\$126	\$148	\$1,954	\$416,091
Assumptions: 2013 income limits; Health and Safety Code definitions of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowance; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 4% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.							
Sources:							
1. California Department of Housing and Community Development 2013 Income Limits.							
2. Housing Authority of the County of Los Angeles, FY 2013 Utility Allowance.							

## E. ASSISTED HOUSING AT-RISK OF CONVERSION

California law requires the Housing Element to identify, analyze and propose programs to preserve housing units that are currently restricted to low-income housing use and will become unrestricted and possibly lost as low income housing. Based on review of Federal and State subsidized housing inventories, and confirmed by interviews with City staff, there are no “Assisted Housing Projects” at risk in El Segundo, as defined by Government Code § 65583 (A) (8).



The City owns Park Vista, a 97-unit senior housing project developed in 1984 using City funds. The project is operated and regulated by the non-profit El Segundo Senior Citizens Housing Corporation. The Articles of Incorporation for the corporation require units in Park Vista to be available only to low income seniors in perpetuity. The City has no plans to convert this affordable housing project to market-rate housing.

Current (2013) rents are \$478 for the 414-square-foot efficiency units. Standard 520-square-foot one-bedroom units rent for \$530, and larger one-bedroom units rent for \$567. There are also six handicap accessible, 537-square-foot one-bedroom units renting for \$530. Applications for occupancy is limited to persons who are 62 years of age and older, have lived in the City for at least one year and are capable of independent living.

According to Park Vista managers, units in the project are in great demand. There is a 1.5 to two-year waiting list for occupancy. There are no other senior or senior assisted living facilities in El Segundo.

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## 4. HOUSING CONSTRAINTS

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Market conditions, environmental conditions, and governmental programs and regulations affect the provision of adequate and affordable housing. Housing Element law requires a city to examine potential and actual governmental and non-governmental constraints to the development of new housing and the maintenance of existing units for all income levels. Market, governmental, and environmental constraints to housing development in El Segundo are discussed below.

### A. MARKET CONSTRAINTS

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#### 1. Construction Costs

One cost factor associated with residential building is the cost of building materials, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in August 2013 are as follows:

- Type I or II, Multi-Family: \$131.94 to \$150.25 per sq. ft.
- Type V Wood Frame, Multi-Family: \$100.18 to \$104.74 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$110.29 to \$117.71 per sq. ft.

The unit costs for residential care facilities generally range between \$126.72 and \$177.76 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.

Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project. Furthermore, the unit volume - that is the number of units being built at one time - can change the cost of a housing project by varying the economies of scale. Generally, as the number of units under construction at one time increases, the overall costs decrease. With a greater number of units under construction, the builder is often able to benefit by making larger orders of construction materials and pay lower costs per material unit.

Density bonuses granted to a project can serve to reduce per unit building costs and thus help mitigate this constraint. The granting of a density bonus provides the builder with the opportunity to create more housing units and therefore more units for sale or lease than would otherwise be allowed without the bonus. Since greater units can potentially increase the economy of scale, the bonus units could potentially reduce the construction costs per unit. This type of cost reduction is of

particular benefit when density bonuses are used to provide affordable housing. Allowances for manufactured housing in residential zones also addresses housing cost constraints by avoiding the use of costly building materials and construction techniques that can drive up the costs of housing.

## **2. Land Costs**

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high and rising in southern California. In addition, the two factors which most influence land holding costs are the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increase the overall cost of the project. This cost increase is primarily due to the accrument of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

Due to its desirable location, land costs in El Segundo are high, but not as high as land costs in neighboring cities such as Manhattan Beach and Hermosa Beach. Nevertheless, high land costs in this area of the South Bay are a constraint to the construction of affordable housing. Residentially designated vacant land in El Segundo is virtually non-existent. Based upon recent acquisition costs of vacant properties, vacant residential land in the City is valued at approximately \$70 to \$85 per square foot. Options available to address this constraint include, without limitation, the application of density bonuses, assistance in the write down of land costs, and the timely processing of permits for new residential construction.

## **3. Availability of Mortgage and Rehabilitation Financing**

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

As shown in Table 4-1, a total of 204 households applied for loans, either conventional or government-backed, to purchase homes in El Segundo in 2012. Approval rates were higher for conventional home purchase loans with an approval rate of 79 percent, in comparison to only 70 percent of government loan applications being approved. The approval rate for home improvement loans was 73 percent. Given the high rates of approval for home purchase and improvement loans, financing was generally available to El Segundo residents. Overall, the majority of loan applications submitted in El Segundo during 2012 were for home refinancing (1,095 applications), 77 percent of which were approved.

<b>Table 4-1 Disposition of El Segundo Home Purchase and Improvement Loan Applications - 2012</b>				
<b>Loan Type</b>	<b>Total Applications</b>	<b>Percent Approved</b>	<b>Percent Denied</b>	<b>Percent Other</b>
Government Backed Purchase Loans	30	70.0%	20.0%	10.0%
Conventional Purchase Loans	174	79.3%	11.5%	9.2%
Refinance	1,095	77.1%	13.0%	10.0%
Home Improvement Loans	30	73.3%	10.0%	16.7%
<b>Total</b>	<b>1,329</b>	<b>77.1%</b>	<b>12.9%</b>	<b>10.0%</b>
Notes:				
1. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.				
2. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.				
Source: <a href="http://www.LendingPatterns.com">www.LendingPatterns.com</a> <sup>TM</sup> , 2013.				

### Foreclosures

Foreclosure may occur when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could, under some circumstances, be pursued. The homeowner would lose their home and might also owe the home lender an additional amount.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender may take title to the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of October 2013, six properties in El Segundo were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, no properties in El Segundo were in the auction stage of the foreclosure process as of October 2013.

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## B. ENVIRONMENTAL CONSTRAINTS

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As a City with a variety of both large and mid-size industrial, commercial and manufacturing uses, numerous environmental related factors are present which pose constraints to residential development within El Segundo. Historically, less than 25 percent of the land within the City has been used for residential development. The remaining land has been used primarily for a mixture of light and heavy industrial purposes, including oil refineries, aircraft and space vehicle manufacturing, a United States Air Force Base, chemical production, research and development uses, retail, large scale corporate offices, restaurants, and hotels. The development invested in these properties is substantial, making conversion to residential uses economically infeasible. When sufficient amounts of these properties have become available for redevelopment, the City has permitted residential uses in a mixed-use environment west of Sepulveda Boulevard, provided that infrastructure issues could be successfully addressed, and residential uses could be buffered from non-residential uses.

In comparison to other areas in Los Angeles County, the City of El Segundo is heavily affected by traffic, air quality, odor and safety issues related to flight operations at Los Angeles International Airport. Those residential areas located near the northern boundaries of the City are particularly subject to these impacts. The Circulation, Air Quality, and Noise Elements of the City's General Plan all contain policies that seek to minimize the negative effects upon these residential areas, and help ensure the protection of area residents.

Many of the industries operating in El Segundo use hazardous materials in their operations and have sites that are contaminated by toxins. Since heavy industry is a significant land use in the City, hazardous materials use and management is a serious consideration. Heavy manufacturing comprises about 30 percent of the City's area. Additionally, heavy industrial uses are located immediately adjacent to the City's western boundary, which include the Hyperion Treatment Plant and Scattergood Power Generation Station. Housing opportunities are limited near or adjacent to these heavy industrial uses. Although industries in El Segundo generate a diverse mix of hazardous waste, heavy industrial uses within the City must conform to the policies of the Hazardous Materials Element of the General Plan.

Despite the environmental constraints discussed above, they have had no significant impact on the City's ability to construct and maintain housing in those areas and zones in the City where residential development is currently permitted, including non-residential zones. Further, the ability to construct and maintain housing at maximum densities has not been affected by environmental constraints. Established residential areas and several non-residentially zoned areas in the City are buffered from industrial uses and, as previously noted, the City has implemented policies in its General Plan that address and minimize the negative effects these uses may have on residential areas of the City. Finally, none of the parcels included in the Vacant and Under Utilized Parcel Inventory of this element (see Appendix) are significantly constrained environmentally. All of the listed parcels are supported by existing infrastructure and can be developed with units based on permitted densities. Furthermore, there are no wetlands, flood plains, earthquake zones, or other natural hazards areas in the City that would constrain residential development in the City.

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## C. GOVERNMENTAL CONSTRAINTS

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Housing affordability is affected by factors in both the private and public sectors. In the public sector, additional city government requirements can contribute to the reduction of the affordability and availability of new housing although the intent of local legislative action is to maintain or improve the quality of life within a community. Necessary land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the urban environment can add cost and perhaps time delays to the construction of new housing projects.

### 1. Land Use Controls

The Land Use Element of El Segundo General Plan sets forth the City's policies for regulation of land uses within the City's jurisdiction. These policies, together with zoning regulations for implementing the General Plan, establish the location, amount and distribution of land to be allocated for various land uses within the City. The El Segundo General Plan and El Segundo Municipal Code ("ESMC") provide for a range of residential land use development densities as follows:

- a) Single-Family Residential (R-1) (8 du/ac) – a maximum of one dwelling unit per parcel with a minimum parcel size of 5,000 square feet (ESMC §15-4A-2; Land Use Element Objective LU 3-1, Policy LU3-1.1, Policy LU3-1.2; and, Housing Element Policy 3.6).

A second dwelling unit is permitted when the side lot line forms a common boundary with the side yard abutting lots zoned for R-3, P, C-RS, C-2, C-3, CO, or MU. In no case may an R-1 property proposed to be used for a second dwelling unit consist of more than one lot nor be more than fifty feet (50') wide (Housing Element Policy 3.5).

- b) Two-Family Residential (R-2) (12 du/acre) – up to 2 units per lot with a minimum of 7,000 square feet required per lot. Lots less than 4,000 square feet may have only one dwelling unit (ESMC §15-4B-2 and Land Use Element Objective LU 3-2 and Housing Element Policy 3.2).

Third and/or fourth units are permitted where the side yard of an R-2 property is adjacent property in the C-RS, C-2, C-3, CO, MU-N, MU-S, M-1, and M-2 zones, but in no case can such units consist of more than one lot, exceed a density of 12 units per acre, or have less than 3,500 square feet of lot area per unit (Housing Element Policies 3.7 and 4.1).

- c) Multi-Family Residential (R-3) (18 du/acre, 27 du/acre) – Multi-family residential with up to 27 dwelling units per acre. On property of 15,000 square feet or less, one unit for every 1,613 square feet is allowed. A fraction of a lot greater than 1,075 square feet will allow an additional unit (ESMC §15-4C-2 and Housing Element Policies 3.2 and 4.1).

On property greater than 15,000 square feet in size, one unit for every 2,400 square feet of lot area is allowed. A fraction of a lot greater than 1,603 square feet will allow an additional unit.

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- d) Neighborhood Commercial (C-2) - residential uses as an accessory use on the floor above street level only with a maximum density of 10 units per acre (ESMC §15-5B-3 and Housing Element Policy 4.1).
  - e) Downtown Commercial (C-RS) – residential uses as an accessory use on the floor above street level only, above a ground floor use, with a maximum density of 10 dwelling units per acre (ESMC §15 5A-3 and Housing Element Policy 4.1).
  - f) Downtown Specific Plan (DSP) – The DSP regulates 25.8 acres within the City’s downtown area. The majority of the lots within the DSP are 25-foot wide by 140-foot deep and 3,500 square feet in area. In 2013, there were approximately 84 residential units in the DSP area. The DSP does not permit the development of any new residential units except owner and/or tenant occupied units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor commercial use). (El Segundo Housing Element Policy 4.1).
  - g) Medium Manufacturing (MM) - caretaker units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor manufacturing use) (ESMC §15 6D-3 and Housing Element Policies 2.4 and 4.1).
  - h) Small Business (SB) – caretaker units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor business use) (ESMC §15 6C-3 and Housing Element Policies 2.4 and 4.1).
  - i) Medium Density Residential (MDR) In addition to the residential categories described above, the MDR zone is used as a type of “floating zone” which can be activated within certain areas of the Smoky Hollow Specific Plan and used in place of the base zone regulations. This zone allows densities ranging from 18 to 27 units per acre with common open space areas while sustaining residential and supporting commercial uses in the Specific Plan area. Additionally, this zone allows live/work dwelling units for artists, artisans, and industrial design professionals with densities ranging from 18 to 27 units. (ESMC §15 7A-2 and Housing Element Policies 2.4 and 4.1).

The Land Use Element of the General Plan documents the residential build out in the City at 7,674 residential units. By 2010, it was estimated that there were 7,410 residential units in the City, 264 units less than the projected build-out. These figures include vacant residential land and underdeveloped land.

### **Smoky Hollow Specific Plan Area**

Smoky Hollow is a light industrial/manufacturing region located in central El Segundo, north of the Chevron Refinery and across El Segundo Boulevard. The project area encompasses approximately 121 acres and is more than 95 percent developed. The majority of the existing buildings are single- or two-story structures that are 20 years old or older. The Specific Plan area contains only one zone solely dedicated to residential uses: the Medium Density Residential (MDR) overlay zone. The Plan designated 14 acres of land as MDR and since adoption of the Specific Plan; three residential

projects have been developed in the planning area. These projects include: the Grand Tropez with 88 units, and two other developments located at the northwest corner of Grand and Kansas, and 1225 East Grand, containing 27 units and 9 live/work units, respectively. The remaining 6.8 acres are developed with commercial and industrial uses. A maximum of 18 units per acre is allowed in the MDR zone. Additional residential units can be added via caretaker units in the Smoky Hollow Specific Plan Small Business (SB) Zone and the Medium Manufacturing (MM) Zone.

### **Downtown Specific Plan**

In 2000, the City adopted a Downtown Specific Plan in order to enhance the Downtown environment. The Plan area is a small, distinct district approximately two blocks by five blocks in size and is currently developed with commercial, residential and public uses. Future development is anticipated to be similar in nature. The current zoning allows for a maximum of 276 dwelling units within the Plan area. This equates to one unit per 25 foot wide lot (12.5 dwelling units per acre), not including the Civic Center site. As of November 2013, there are approximately 84 residential units in the Plan area. The City's residential sites inventory includes a number of properties in the Downtown Specific Plan area with a total capacity of 52 units, all of which are anticipated to be caretaker units.

### **Density Bonus**

The City complies with Government Code § 56915 regarding density bonus requirements. It anticipates amending the ESMC during the planning period to ensure full compliance with California law.

## **2. Residential Development Standards**

The City's residential development standards are within and typical of the range of standards of other nearby cities. The density, setback, and other standards regulating residential development within the City are in concert with those being used by other surrounding municipalities. The ESMC limits all residential building heights to 26 feet and two stories. Residential development standards for the City of El Segundo are as summarized below in Table 4-2.

<b>Zone</b>	<b>Min. Lot Area</b>	<b>Min. Front Setback</b>	<b>Min. Rear Setback</b>	<b>Min. Side Setbacks</b>	<b>Max. Height</b>	<b>Parking Requirements</b>	<b>Max. Lot Coverage</b>
R-1	5,000 s.f.	22 ft./30 ft. total when combined with rear yard	5 ft.	3 - 5 ft. 10 % Modulation Required	26 ft./ 2 Story	2 spaces/unit & 1 additional space for du >3,000 sf <sup>3</sup>	35 - 60% <sup>1</sup>
R-2	7,000 s.f.	20 ft.	5 ft.	3 - 5 ft. 10%	26 ft./ 2 Story	2 spaces/unit & 1 additional space for du >3,000 sf <sup>3</sup>	50%
R-3	7,000 s.f.	15 ft.	10 ft.	3 - 5 ft. 10%	26 ft.	2 spaces/unit plus 2 visitor spaces <sup>2,3</sup>	53%
MDR (SHSP)	2.5 acres or one complete block	15 ft. (20 ft. for lots over 80 ft. deep)	10 ft.	3 - 5 ft. 10%	26 ft.	2 spaces/unit plus 2 visitor spaces <sup>2,3</sup>	53%

Source: City of El Segundo Municipal Code

Notes:

1. Lot coverage permitted varies according to specific conditions on the site.
2. Provides for 2 visitor spaces for the first 5 units and 2 visitor spaces for each additional 3 units (e.g. 3-5 units = 2 visitor spaces, 6-8 units = 4, 9-11 units = 6, 12-14 units = 8, etc.).
3. In 2010, the City enacted new parking regulations for caretaker units reducing the required number of parking spaces from two spaces to one space.
4. The ESMC requires covered parking for each housing type as follows:
  - a. Single-family dwelling - fully enclosed two-car garage for each home;
  - b. Two-family dwelling - fully enclosed two-car garage per unit;
  - c. Multiple-family dwelling – enclosed in a carport (excluding guest parking spaces which are allowed to be uncovered). Multiple-family dwellings include apartments, condominiums and townhouses.

The City's residential development standards (building setbacks, height requirements, parking and lot coverage standards) as shown in Table 4-2 above, do not act as a constraint on the development of housing in the City. Furthermore, they allow the achievement of the maximum allowable density permitted by the respective zoning designation, including up to 27 units per acre in the R-3 Zone. The ESMC allows the Planning Commission to approve a 20 percent reduction in the number of required spaces for any use in any zone in the City. The City used to allow tandem parking spaces for properties in its R-3 Zones; however, the City eliminated the allowance for tandem spaces in the R-3 Zone after observing over time that these tandem spaces were mostly utilized by residents for purposes other than parking vehicles. Residents made use of tandem parking spaces for storage or for habitable uses, which resulted in numerous illegal conversions and nuisance complaints. While tandem parking may not be appropriate citywide, allowing tandem parking for affordable housing

projects could serve to enhance the financial feasibility of affordable housing in El Segundo. The City will consider reducing certain development standards (such as parking requirements) for income-restricted residential units. Examples of reduced parking requirements for residential uses may include allowing tandem parking, allowing compact parking spaces, and reducing the number of enclosed parking spaces.

### 3. Provisions for a Variety of Housing Types

Housing element law requires jurisdictions to identify available sites in appropriate zoning districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following discussion outlines how the City provides for these types of housing:

Residential Use <sup>1</sup>	Zone District								
	R-1	R-2	R-3	MDR	SB	MM	DSP	C-2	CRS
Single-Family Detached	P	P	P	--	--	--	--	--	--
Single-Family Attached	P	P	P	--	--	--	P	P	P
2-4 Dwelling Units	--	--	P	P <sup>2</sup>	--	--	--	P <sup>2</sup>	P <sup>2</sup>
5 + Dwelling Units	--	--	P	P <sup>2</sup>	--	--	--	P <sup>2</sup>	P <sup>2</sup>
Manufactured Homes	P	P	P	--	--	--	--	--	--
Mobile-Homes	CUP	--	--	--	--	--	--	--	--
2 <sup>nd</sup> Dwelling Unit	P	P	--	--	--	--	--	--	--
Caretaker Unit	--	--	--	--	P	P	--	--	--
Residential Care < 6 <sup>3</sup>	P	P	P	--	--	--	--	--	--
Senior Citizen Housing	--	--	CUP	--	--	--	--	--	--
Live/ Work	--	--	--	P	--	--	--	--	--

P=Permitted by Right in Zoning District; CUP=Conditional Use Permit Required; -- = Not Permitted

Notes:

1. Residential uses shown in this table are current residential uses described in the ESMC. Amendments to the ESMC are currently being processed to address emergency shelters, transitional and supportive housing, and single room occupancy (SRO) housing.
2. Maximum number of units is dependent upon the density allowed in each zone, based upon General Plan density and size of parcel.
3. The City permits licensed residential care facilities with fewer than six persons by right (California Welfare and Institutions Code Sections 5115 and 5116) in all residential zones in the City. Furthermore, residential care and group homes in residential zones are not restricted by distance requirements.

In addition to single-family dwellings, the City offers a variety of housing opportunities that are available to residents of all economic segments, as well as some of the more vulnerable members of the community, including lower income households, seniors, and the homeless. These housing opportunities include multi-family dwellings, mobile homes, second units, and a number of special needs housing options.

**Multi-Family Rental Housing:** Multiple-family housing is the predominant dwelling type in the City, comprising close to 51 percent of the total housing units in 2010. The total number of multi-family housing units has remained stable over the previous decade as single and two family homes in

the R-3 Zone, are replaced with new multiple-family units in two-story apartment buildings. The City's zoning regulations provides for multiple-family units in the R-3, C-2, and CRS zones as well as the MDR zone of the Smoky Hollow Specific Plan (SHSP) area.

**Mobile Homes/Manufactured Housing:** The City provides for mobile or manufactured homes within its residential zoning districts if they meet specific standards. Both mobile homes and manufactured housing units must be certified according to the National Manufactured Housing Construction and Safety Standards Act of 1974, and cannot have been altered in violation of applicable law. The units must also be installed on a permanent foundation in compliance with all applicable building regulations and the Health and Safety Code.

**Second, Third and Fourth Units:** The City's zoning regulations provide for second dwelling units on single-family residential zoned lots when the side lot line forms a common boundary line with lots zoned for higher intensity uses. The ESMC also allows a 3-family or 4-family dwelling on two-family residential zoned lots, which meet the same criteria. The side lot line must be adjacent to one of the following higher intensity zones:

- a) R-3, Multi-Family Residential;
- b) C-RS, Downtown Commercial;
- c) C-2, Neighborhood Commercial;
- d) C-3 General Commercial;
- e) CO, Corporate Office;
- f) MU-N, Urban Mixed-Use North;
- g) MU-S, Urban Mixed-Use South;
- h) P, Automobile Parking;
- i) M-1, Light Industrial (Two-family residential only); and
- j) M-2, Heavy Industrial (Two-family residential only)

Second units are also allowed on the front of any single-family lot that does not meet the above zoning conditions, if the existing unit does not exceed 700 square feet and was built on the rear portion of the lot before December 26, 1947.

**Residential Care Facilities:** A community residential care facility is defined as a facility licensed for 24 hour care pursuant to the Community Care Facilities Act. In accordance with California law, the ESMC permits licensed residential care facilities with fewer than six persons by right in all residential zones. Furthermore, residential care facilities and group homes are not restricted by distance requirements in these zones.

**Emergency Shelters:** California law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without discretionary approval. Health and Safety Code § 50801(e) defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person. There are currently no emergency shelters for the homeless within the City.

The City is currently in the process of amending the Municipal Code to permit emergency shelters in the Medium Manufacturing (MM) and Light Manufacturing (M1) zones. Both of these industrial zones are compatible with emergency shelter uses in that they are located in close proximity to

personal services (e.g., shopping centers, banks, etc.) and transit opportunities (Green Line stations, bus routes, and transit stops). The typical industrial uses found in these two zones are “clean” industrial uses such as research and development firms, engineering and architectural design firms, and office uses with nearby restaurants and other such amenities located close by. This amendment is anticipated to be adopted concurrently with the 2013-2021 Housing Element.

**Transitional Housing:** “Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Government Code § 65582 (h)). There are currently no transitional housing facilities within the City.

Government Code § 65583, transitional housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of El Segundo is in the process of amending the Zoning Ordinance to permit transitional housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone. This amendment is expected to be adopted concurrently with the 2013-2021 Housing Element.

**Supportive Housing:** “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Government Code Section 65582 (f)).

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Welfare and Institutions Code §§ 4500, *et seq.*) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (Government Code Section 65582 (g)).

**Single Room Occupancy (SRO) Housing:** The ESMC does not contain specific provisions for SRO units. The City is currently considering amending the ESMC to conditionally permit SRO units in the Multi-family Residential (R-3) Zone. The City would also establish appropriate development standards in the ESMC for SRO units.

**Farmworker/Employee Housing:** Under California Health and Safety Code § 17021.6, farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zoning district that permits agricultural uses. While the City has no agriculturally designated land uses or existing agricultural operations, the Open Space (O-S) Zone currently allows agricultural uses by right. This provision in the Open-Space (O-S) Zone is outdated and does not reflect current or projected land uses in the City. The ESMC will be amended to remove agriculture as a permitted use in the Open-Space (O-S) Zone.

Additionally, California Health and Safety Code §§ 17021.6 covers the provision of employee housing. Specifically employee housing for six or fewer employees is to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City will amend the ESMC to comply with State law regarding employee housing. This amendment will be adopted within one year of adoption of the 2013-2021 Housing Element.

### **Housing for Persons with Disabilities**

**Land Use Controls:** Welfare and Institutions Code §§ 5115 and 5116 declare that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. The City has not established any distance requirement between any facilities.

### **Definition of Family:**

The ESMC defines “family” as “an individual or two (2) or more persons living together as a single household in a dwelling unit.” This definition does not constrain the development of housing for persons with special needs.

**Building Codes:** The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Furthermore, Government Code § 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit must be on an accessible route unless exempted by site impracticality test;
- At least one powder room or bathroom must be located on the primary entry level served by an accessible route;
- All rooms or spaces located on the primary entry level must be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include, without limitation, kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways;
- Common use areas must be accessible; and
- If common tenant parking is provided, accessible parking is required.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the

Building Division of the Community Development Department as a part of the building permit submittal.

**Reasonable Accommodation:** Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning regulations to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

In 2011, the City adopted Reasonable Access Accommodation regulations to provide an administrative review process for reasonable accommodation requests. In addition, the ESMC contains an administrative adjustment process to request deviations from the standards and number of parking spaces. One of the primary reasons for this request is to address reasonable accommodation needs. Furthermore, the ESMC also provides for an administrative process to grant adjustments for minor exceptions for nonconforming uses and structures. The City has utilized this section of the ESMC to issue an approval for a house to exceed the allowable lot coverage with an addition that involved a tower to house an elevator shaft in a single-family home for a disabled resident.

#### **4. Development and Planning Fees**

The City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Certain of these fees are typically collected upon filing of an application for development projects that require discretionary approval.

Development in Single Family Residential (R-1), Two Family Residential (R-2) and Multi-Family Residential (R-3) Zones does not require entitlements except for the subdivision of land and for residential condominiums. Table 4-4 provides a listing of development entitlement fees the City charges for residential development. Entitlements and fees for those entitlements, other than for subdivisions of land and condominiums, are limited primarily to the Planned Residential Development (PRD), Small Business (SB), Medium Manufacturing (MM) and Medium Density Residential (MDR) Zones. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if their installation is needed. The fees listed in Table 4-4 are those entitlement fees that are typically charged for residential development.

<b>Fee Type</b>	<b>Fee</b>
Administrative Use Permit	\$1,970
Subdivision (Condominiums or Division of Land)	\$4,475 to \$4,845
Conditional Use Permit (Major)	\$4,110-\$8,220
Tentative Parcel Map	\$5,360
Tentative Tract Map	\$5,360
Variance	\$8,220
General Plan Amendment/Zone Change	Deposit
Source: City of El Segundo Planning Division, 2013.	

## 5. Development Impact Fees

Development impact fees are also collected for development projects. In accordance with California law, these are collected at the time the City issues certificates of occupancy. For example, for any new construction greater than 500 square feet there is a school fee collected. However, there are no “Quimby” (parkland dedication), art or childcare fees required for any new development projects. Impact fees charged by the City (fire, police, library and traffic) are required for new and expanded development and the fees must be paid before the City issues a certificate of occupancy. These fees are shown in Table 4-5. Solid waste collection is currently without cost to single-family residences; there is a fee for all other uses. Residents are charged a utility users tax (electric, gas, phone and water).

<b>Land Use</b>	<b>Police</b>	<b>Library</b>	<b>Fire</b>	<b>Parks</b>	<b>Total</b>
SFR, Two-Family	\$592	\$740	\$259	\$997	\$2,588
Multi-Family	\$788	\$984	\$343	\$1,325	\$3,440
Caretaker	\$511	\$638	\$223	\$860	\$2,232
Source: City of El Segundo Planning Division, May 2009.					
Notes:					
1. Residential development fees are calculated on a per dwelling unit basis.					
2. Fees schedule is effective January 1, 2013 – December 31, 2013.					

Generally, overall fees (including both planning fees and development impact fees) total approximately \$3,150 per single-family unit and \$12,600 per multi-family unit. The combined costs of all fees for residential projects are low because the City requires only minimal processing of applications for new single and multi-family residences. In addition, there are no special discretionary entitlement requirements for these types of projects (such as the need to obtain a conditional use permit). New residential projects submitted to the City for review and approval are typically “Code-compliant” projects thus eliminating the need and costs to obtain a variance from site development standards.

## 6. Building Codes and Enforcement

In addition to land use controls, local building codes affect the cost and quality of construction of new housing units. El Segundo implements the provisions of the 2010 California Building Code (after January 1, 2014, it will enforce the 2013 California Building Code as amended by the ESMC) which establishes minimum construction standards and which contains accessibility standards for the disabled for multi-family housing. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations and amenities. No major reductions in construction costs are anticipated through revisions to local building codes. The City has adopted several local amendments to the California Building Code but all of the amendments are related to health and safety improvements for the City's commercial uses. No amendments for residential uses were adopted. Working within the framework of the existing codes, however, the City will continue to implement planning and development techniques that lower costs and facilitate new construction where possible. Enforcement of all City codes is handled by the appropriate departments and is typically coordinated by the Planning and Building Safety Department. The Planning Division enforces zoning regulations.

## 7. Local Processing and Permit Procedures

Generally, local processing times are quite comparable to those experienced in neighboring communities. Currently it takes approximately four to six weeks to review and process non-discretionary plans. Minor permits are issued in a much shorter time frame including "over-the-counter" approval and permit issuance for small interior and exterior alterations and the installation of household utilities such as water heaters. Additionally, the City allows separate grading and foundation permits before it issues building permits. City Council approval is required for zone changes, general plan amendments, specific plan amendments, zone text amendments and development agreements. Presented below are descriptions of processing procedures for typical single- and multi-family projects, including the type of permit, level of review, decision-making criteria and design review requirements.

### Single-Family Dwellings (R-1)

A single-family dwelling development requires approximately two to three weeks to approve from the time an applicant presents building plans to Planning and Building Safety Department until a Building Permit is granted for the unit. A typical single-family dwelling only requires a building permit that conforms to all applicable development standards of the zone in which it is proposed. There is no other discretionary review required to issue the building permit unless a subdivision of land is involved. A subdivision of land is subject to the requirements of the Subdivision Map Act and the ESMC regulations regarding subdivisions. There are no design review requirements for single-family dwellings in El Segundo.

### Multi-Family Dwellings (Condominiums or Townhomes) (R-2, R-3)

A multiple-family dwelling development (apartments or condominiums) requires approximately four to six weeks to approve from the time an applicant presents building plans to Planning and Building Safety Department until a Building Permit is granted for the unit. A condominium project in El Segundo only requires a building permit if it conforms to all applicable development standards of

the zone in which it is proposed. All condominium projects, however, do require a subdivision map. This process normally requires 6 to 8 weeks from the time the applicant submits a tentative map until a final map is approved by the City Council. There are no other discretionary review requirements. There are no design review requirements for multi-family development projects in El Segundo.

### **Caretaker and Above-Ground Floor Units**

Caretaker units are permitted in conjunction with proposed development in the City's SB and MM zones. Above-ground floor units are permitted in the City's CRS, DSP, C-2, zones. Similar to multiple-family dwelling development, these units require approximately four to six weeks to approve from the time an applicant presents building plans to Planning and Building Safety Department until a building permit is granted for the unit. If the unit is to be owner-occupied, a subdivision map is required to be processed which usually requires 6 to 8 weeks from the time the applicant submits a tentative map until a final map is approved by the City Council. There are no design review requirements for caretaker units or above-ground floor units in El Segundo, except in the Downtown Specific Plan (DSP Zone) and Smoky Hollow Specific Plan Zone (SB and MM Zones). In addition, in 2010, the City enacted new parking regulations for caretaker units reducing the required number of parking spaces from two spaces to one space. Residential units in the DSP Zone do not require any other parking in addition to the parking required for the commercial use.

## **8. On/Off-Site Improvement Requirements**

The City is a completely built-out community with subdivision level on and off-site improvement requirements (such as street dedication requirements) already established on almost all major arterial, secondary, and local streets in the community. Where both sides of the street are served equally in residential areas, the common right-of-way width is 60 feet with a 36-foot pavement width. In multi-family areas where street parking is permitted,, a minimum of 40 feet of right-of-way is required.

## **9. Coastal Zone**

Approximately 50 acres within the City lies within the coastal zone. The area is a narrow strip, approximately 0.8 of mile wide and 200 yards in length. All of this area is zoned and has a land use designation of Heavy Industrial (M-2) and Open Space (O-S). The coastal zone is completely developed with a major electrical power generating station owned by El Segundo Power/Dynergy, a Marine Petroleum Transfer Terminal, owned by Chevron, and a Chevron automobile service station. Currently there is no residential development within the coastal zone. The General Plan, zoning, and Local Coastal Plan do not allow residential development within the coastal zone. No changes are anticipated in the future which would allow the development of new residential uses in this area.

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## 5. HOUSING OPPORTUNITIES

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This section of the Housing Element evaluates the potential for additional residential development that could occur in El Segundo, and discusses opportunities for energy conservation in residential development.

### A. AVAILABILITY OF SITES FOR HOUSING

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#### 1. Regional Housing Needs Allocation (RHNA)

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the City’s regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify “adequate sites.” Government Code § 65583 provides that adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Compliance with this requirement is measured by the jurisdiction’s ability to provide adequate land to accommodate the RHNA. SCAG is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA is distributed by income category. For the 2013-2021 Housing Element update, the City is allocated a RHNA of 69 units as follows:

- Extremely Low Income (up to 30 percent of AMI): 9 units<sup>4</sup> (13 percent)
- Very Low Income (31 to 50 percent of AMI): 9 units (13 percent)
- Low Income (51 to 80 percent of AMI): 11 units (16 percent)
- Moderate Income (81 to 120 percent of AMI): 12 units (17 percent)
- Above Moderate Income (more than 120 percent of AMI): 28 units (41 percent)

While the Housing Element covers the planning period of October 15, 2013 through October 15, 2021, the RHNA planning period is slightly different – January 1, 2014 through October 31, 2021 (i.e., 2014-2021 RHNA).

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<sup>4</sup> The City has a RHNA allocation of 18 very low income units (inclusive of extremely low income units). California law requires that the City project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to 2006-2010 CHAS data, of the City’s 1,130 extremely low and very low income households, approximately 50 percent were extremely low income and 50 percent were very low income) as shown in Table 2-10. Therefore the City’s RHNA of 69 very low income units may be split accordingly into 9 extremely low (50 percent) and 9 very low income (50 percent) units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

## 2. Pending Projects

### 540 East Imperial Avenue Specific Plan

The 540 East Imperial Specific Plan area is comprised of a 5.6-acre parcel located on a former El Segundo School District site in the northwestern portion of the City. The Specific Plan calls for the development of a senior housing community that will consist of 150 assisted living units, 150 senior apartments/townhomes, and four townhomes. As outlined in the Specific Plan, 15 percent of the total units would be set aside for extremely low, very low and low income senior households. Therefore, this project will ultimately be comprised of 258 market rate units and 46 affordable units with the following affordability levels: 14 extremely low income units, 14 very low income units, and 18 low income units. On March 20, 2012, the City Council of the City of El Segundo approved the El Segundo School District's application for the 540 East Imperial Avenue Specific Plan. Since the approval of the project, the El Segundo School District ("School District") hired a consultant to assist in the bidding process in order to hire a developer and operator for the senior housing and assisted living facility. The School District went out to bid for the Option 1 design and anticipates completing the hiring process during the 4<sup>th</sup> RHNA cycle planning period. City staff continues to assist the School District in facilitating the successful implementation of Option 1 and would provide expedited review of project plans if submitted to the City.

### 711 Main Street

This project is comprised of four market rate units to be constructed across the street from El Segundo High School. The El Segundo Planning Commission approved the subdivision for the project on November 14, 2013. Construction is expected to begin in early 2014 and be completed by June 2015.

## 3. Residential Sites Inventory

An important component of the El Segundo Housing Element is the identification of sites for future housing development, and an evaluation of the adequacy of those sites in fulfilling the City's share of regional housing needs. To accomplish this, all city parcels were surveyed to determine their development capacity. Each was analyzed in light of the development standards for its respective zoning designation. The survey resulted in the identification of the number of residential units permitted on each site as established by the maximum allowable densities in the Land Use Element of the General Plan. The sites with the potential for additional residential units were highlighted, and identified as vacant or underdeveloped.

### Methodology for Identifying Sites

Housing Element law requires that local jurisdictions revising their housing elements conduct a comprehensive inventory of sites to determine the maximum housing capacity of the city and to assess the number of additional units that could be built within the current planning period. To complete this analysis, the zoning districts where housing units are permitted were identified. Properties within each zone were then examined to determine whether it was vacant, underdeveloped, or built out. Finally, the permitted densities were applied to the vacant and underdeveloped sites to calculate their residential development potential.

An inventory of parcels in the City was conducted using the following methodologies and resources:

1. A windshield field survey was conducted in 2008 to physically identify the development status of each parcel;
2. The City's GIS mapping system was used to confirm the development potential on each site that could not easily be determined by the windshield field survey;
3. Building Safety Division property data files were reviewed to verify the number of legal units on parcels;
4. The El Segundo Municipal Code and General Plan were reviewed to determine the maximum unit potential with the application of typical site development standards.

Survey information was collected for each zoning district in which residential units are permitted and recorded. City staff determined that two major categories of residential properties had to be evaluated: vacant parcels and underutilized parcels.

### **Vacant Parcels**

In order to evaluate the potential for additional dwellings within the City, staff located and recorded all of the vacant residentially-zoned properties known to exist in the City. It was determined that nearly all of the City's vacant parcels are located in the Single-Family Residential (R1) Zone. The vacant single-family residential parcels were identified and measured for total square footage for each property. Where the square footage of a particular parcel exceeded 5,000 square feet (the minimum lot size in the R-1 Zone district is 5,000 square-feet) the survey team calculated the number of 5,000 square-foot parcels that could be created. Each additional 5,000 square feet of lot area was counted as one additional single-family unit, so long as the additional area met the parcel configuration standards prescribed by the El Segundo Municipal Code.

### **Underutilized Properties**

Most of the potential housing development capacity for the City was determined to be from underutilized parcels in multi-family zoning districts. Underutilized residential properties represent the area of greatest growth potential in the City. Underutilized properties were identified by zoning district as follows:

Single Family Residential (R-1) – Those properties with a long side yard abutting a higher intensity zoned parcel are permitted to be developed with second units that must to be built under very specific development and design standards.

The City encourages the development of second dwelling units through implementation of its second dwelling unit ordinance. Historically, approximately two to three such units are constructed per year in El Segundo.

Two Family (R-2) – Many of these properties were found to have only one housing unit on-site. Many of these properties had sufficient space and adequate dimensions to be eligible for a second unit. In addition, the R-2 development standards of the Municipal Code permit R-2 zoned properties to have two accessory units above the two units permitted by right, provided that they meet the applicable development standards.

Multifamily (R-3) – These properties have the greatest potential for providing additional housing units. Each R-3 zoned property was surveyed to determine whether it is “built-out.” Those that did not appear to be built-out were identified and analyzed for the number of potential future units that could be constructed. Staff was able to determine the additional number of units that could be built at each identified underdeveloped parcel. Staff lowered the estimated dwelling unit maximum by 50 percent of the gross housing unit capacity to provide a conservative but realistic assessment of the number of parcels that would support additional capacity either by infill development or recycling of existing development.

The housing potential summarized in Table 5-1 is borne out in a detailed parcel specific sites inventory that can be found in Appendix B, which indicates a projected 219 net units in the R-3 Zone. This number of new units was derived by halving the gross number of units that could be constructed in order to provide a conservative but realistic assessment of the number of parcels that would support additional capacity either by infill development or recycling of existing development. The detailed sites inventory identifies 143 parcels in the R3 Zone capable of supporting new units. Additional units on these sites would be “infill” units where capacity exists on the site to accommodate additional units at a permitted density of up to 27 dwelling units per acre. It should be noted that every parcel in the R3 zone was individually surveyed and assessed by City staff. Factors taken into consideration include the parcel’s size, existing development, the application of current development standards and the parcel’s compatibility with surrounding areas. City staff also considered land values and the cost of new construction in making its potential development projections for properties in the R3 and other residential zones in the City.

For parcels in the Two-Family (R-2) Zone, many of the identified properties in the inventory were found to have only one housing unit on-site with many of the properties capable of supporting an additional unit. A total of 113 net units were projected to be able to be developed on these sites. In both instances, for the R-3 and R-2 zoned parcels, the City applied conservative estimates and determined residential capacity knowing that not all underutilized sites will redevelop within the housing element planning period.

Residentially underutilized parcels were also discovered throughout the City in non-residential zones. These non-residential zones include the Neighborhood Commercial (C-2) Zone, Downtown Commercial (C-RS) Zone, Downtown Specific Plan (DSP) Zone, Small Business (SB) Zone, and the Medium Manufacturing (MM) Zone. The SB and MM zoning districts allow the development of caretaker units at a ratio of one per legal building site or business establishment whichever is greater, as long as two (2) on-site parking spaces are provided for each dwelling unit. Residential units above commercial/retail uses and caretaker units represent a unique and significant resource for new dwelling units in El Segundo. Using GIS aerial and zoning maps, staff surveyed each legal building site and business establishment. Staff was also able to determine which properties had already been developed with a caretaker unit. All of the remaining legal building sites then became eligible for one caretaker unit.

Historically, approximately 10 caretaker units and/or above ground floor residential units are constructed per year in El Segundo. These include caretaker units constructed at 215 California Street, 1017 E. El Segundo Boulevard and at 123 Arena Street. The City does not feel at this time that additional incentives are warranted to encourage the development of these types of units. The City already permits these units by right in the C-2, C-RS, DSP, MM, and SB zones. The allowance for these types of units in this number of non-residential zones in the City far exceeds that permitted

by adjoining cities in the South Bay. Additionally, caretaker units have reduced parking requirements that provide an incentive for development.

The C-2, C-RS and DSP zoning districts allow one dwelling unit per lot above ground floor commercial only. Staff was able to determine which properties had already been developed and identified the remaining legal building sites eligible for a residential unit.

Table 5-1 Vacant and Underutilized Parcel Inventory<sup>1</sup>

Zone Districts	Number of Parcels		Acres	Density (du/ac)	Projected Units		Governmental Constraints <sup>3</sup>	Physical/ Infrastructure Constraints <sup>4</sup>	Affordability
	Vacant	Under-Developed			Gross	Net <sup>2</sup>			
Residential									
R-1 (Single Family)	7	0	1.4	8.7	8	4	1 home per 5,000 square foot parcel	Limited number of vacant parcels	Above Moderate
R-1S (Second Units)	0	13	6.6	17.0	91	14	1 second unit per parcel	Size and configuration of parcels	Moderate
R-2 (Two Families) <sup>5</sup>	0	113	14.8	17.0	226	113	2 units per 7,000 square foot parcel	Size and configuration of parcels	Moderate
R-3 (Multiple Family) - Smaller Sites <sup>6</sup>	0	140	20.8	27.0	468	190	Limited to 18 – 27 units per acre	Size and configuration of parcels	Moderate <sup>6</sup>
R-3 (Multiple Family) – Larger Sites <sup>6</sup>	0	3	1.8	27.0	35	29	Limited to 18 – 27 units per acre	Size and configuration of parcels	Lower <sup>6</sup>
<b>Residential Subtotal</b>	<b>7</b>	<b>269</b>	<b>45.4</b>	<b>--</b>	<b>828</b>	<b>350</b>	<b>--</b>	<b>--</b>	<b>--</b>
Non-Residential Zones <sup>7</sup>									
SB (Small Business)	0	107	N/A	--	107	107	One caretaker unit per parcel/business	None	Moderate
C-2 (Neighborhood Commercial)	0	16	N/A	--	16	16	One unit Per Building Site	Limited number of parcels zoned C-2	Moderate
DSP (Downtown Specific Plan)	0	52	N/A	--	52	52	One Unit Per Building Site	None	Moderate

Table 5-1 Vacant and Underutilized Parcel Inventory<sup>1</sup>

Zone Districts	Number of Parcels		Acres	Density (du/ac)	Projected Units		Governmental Constraints <sup>3</sup>	Physical/ Infrastructure Constraints <sup>4</sup>	Affordability
	Vacant	Under-Developed			Gross	Net <sup>2</sup>			
MM-Medium Manufacturing	0	65	N/A	--	65	65	One caretaker Unit per parcel/business	None	Moderate
<b>Non-Residential Subtotal</b>	<b>0</b>	<b>240</b>	<b>N/A</b>	<b>--</b>	<b>240</b>	<b>240</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Totals</b>	<b>7</b>	<b>509</b>	<b>45.4</b>	<b>--</b>	<b>1,068</b>	<b>590</b>	<b>N/A</b>	<b>N/A</b>	<b>--</b>

Notes:

1. This table is a summary of the results of the parcel-specific inventory of vacant and underutilized lots in the City, which is included in Appendix A. As such it is intended for informational purposes only and not to satisfy the requirements of 65583.2 (b) of the Government Code. The reader is directed to Appendix A for the parcel-specific detailed inventory of land suitable for future residential development that complies with Section 65583.2 (b) of the Government Code.
2. Net projected units refers to the number of units that could realistically be developed in the zone after compliance with the site development standards of the applicable zone. Those standards are described in Chapter 5 of this Element.
3. Governmental constraints are discussed in Chapter 5 of this Element.
4. Physical and infrastructure constraints typically consists of constraints that would prevent the achievement of the net new number of units described in this chart. That would include the inability to serve the identified parcels with City service and utilities, including water, sewer, and electrical and other utilities. With the exception of the number of parcels available, parcel sizes and configuration issues, there are no such environmental (infrastructure-related) constraints on residential development in the City.
5. The R-2 Two Family zone permits additional units (including 3 or more units) under limited circumstances, such as on R-2 zoned parcels located adjacent to higher intensity residential and commercial zones. Currently, there are no such parcels that are either vacant or underutilized in the City.
6. Most of the City's available R-3 sites are conservatively estimated for the development of moderate income housing because of their smaller size. AB 2348 established a default density of 20 units per acre for urban cities with a population of less than 25,000. Therefore, the allowable density on these parcels allows them to be counted towards El Segundo's lower income RHNA. Realistically though, financial feasibility would likely preclude small projects to be made affordable to lower income households. However, several of the City's larger R-3 sites are capable of accommodating 10 or more housing units and are presumed to be feasible for the development of lower income housing.
7. Residential uses in non-residential zones consist of caretaker units with one care-taker unit permitted per parcel/business. The City estimates that the future construction of caretaker units in the City will be limited to approximately 10% of all such parcels/businesses that could potentially accommodate caretaker units.

### Small Lot Development

Of particular interest in El Segundo is the large number of very small residentially-zoned parcels in the City. While it may be possible to build housing on a very small parcel, the nature and conditions necessary to construct the units often render the provision of affordable housing infeasible. For example, assisted housing developments utilizing State or federal financial resources typically include 50-80 units. Despite this, there are opportunities in the City where lot consolidation could provide greater potential for the development of units that would be affordable to lower-income households. To facilitate lot consolidation, the City has expanded Program 7 in the element to facilitate development on small lot sites as well as underutilized sites. This includes the granting of development incentives (such as modified parking, lot coverage, open space, and setback standards) to encourage development of these lots. Consolidation of lots will also be encouraged through the on-going identification of those lots in the City's inventory that offer the best possibility for consolidation to achieve greater building density and affordability.

### Comparison of Sites Inventory and RHNA

The City can accommodate 1,376 additional housing units through pending projects and its inventory of vacant and underutilized land. This capacity is more than adequate to accommodate the City's 2014-2021 RHNA of 69 units. Table 5-2 provides a summary of the City's available sites and RHNA status.

	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
RHNA	18	11	12	28	69
<i>Sites Inventory</i>					
Pending Projects	28	18	0	262	308
Vacant and Recyclable Land		35	1,025	8	1,068
Total		81	1,025	270	1,376
Surplus/Deficit		+52	+1,013	+242	+1,307

#### 4. Availability of Infrastructure and Services

As the City is an urbanized community, all sites identified in the Housing Element have access to water and sewer services. The City's potable water is supplied by the West Basin Municipal Water District. According to the City's most recent 12-month water consumption figures, El Segundo utilizes approximately 9,000 acre feet of potable water annually. Sewer flow from the City's residential area, west of Sepulveda Boulevard, goes to the Hyperion Plant in the City of Los Angeles for treatment. Sewer flow from the commercial area of the City, east of Sepulveda Boulevard, goes to the County Sanitation District for treatment. El Segundo's residential area's most recent 12-month sewer flow figures to Hyperion Plant average approximately 1.3 MGD. The City's agreement with the City of Los Angeles permits an average flow of 2.75 MGD of sewer treatment and disposal capacity in the Hyperion system. Small housing development can be accommodated through

potential offsite water and/or sewer improvements without making much difference to overall citywide demand. Therefore, adequate remaining capacity is available to accommodate the City's RHNA of 69 units through 2021.

The City will provide a copy of the adopted 2013-2021 Housing Element to its water and sewer service providers, reaffirming their policy to provide priority allocation to affordable housing developments, as required by State law, should a rationing system is instituted.

## **B. OPPORTUNITIES FOR ENERGY CONSERVATION**

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As residential energy costs rise, increasing utility costs reduce the affordability of housing. The City has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Code of Regulations Code sets forth mandatory energy standards for new development, and requires adoption of an "energy budget." The following are among the alternative ways to meet these energy standards:

**Alternative 1:** The passive solar approach, which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

**Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

**Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the northern portion of the sunniest portion of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; and
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face to the building to serve as a buffer between heated spaces and the colder north face.

### **Insulation and Weatherproofing**

Most homes in El Segundo are greater than 30 years old. Therefore, to conserve the heat generated by older heating units and minimize the heat loss ratio, the earlier-built homes in El Segundo can be insulated in the attic space and exterior walls. Windows and exterior doors, in these less recent homes, can be fitted with air-tight devices or caulking, or can be replaced with the more energy efficient (dual pane) windows and doors that now available.

In addition to the foregoing, the City provides eligible property owners a means of having improvements made to their residential property to reduce noise impacts from the Los Angeles International Airport (LAX) to the interior habitable portions of their residences. This is the City's Residential Sound Insulation (RSI) Program which is described in Section 7. Although this program is primarily intended to insulate homes to reduce interior noise levels, the insulation improvements that are available also result in reduced energy costs for the individual homeowner.

### **Natural Lighting**

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights. Skylights/solar tubes can be easily installed at reasonable expense in existing houses, thereby substantially reducing electricity costs and energy consumption.

### **Solar Energy**

Implementing solar energy strategies, noted above, is a practical, cost effective, and environmentally sound way to heat and cool a home. In California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper building designs, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and generate electricity.

Unlike oil or natural gas, solar energy is an unlimited resource which will always be available. Once a solar system is installed, the only additional costs are for the maintenance or replacement of the system itself. The user is not subject to unpredictable fuel price increases. Moreover, solar energy can be utilized without any serious safety or environmental concerns.

Solar heating and cooling systems are of three general types: passive, active, or a combination thereof. In passive solar systems, the building structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a green house. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and constructed with dense materials such as concrete or adobe to better absorb the heat. Properly placed windows and overhanging eaves also contribute to keeping a house cool.

Active systems collect and store solar energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system.

Although passive systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to both cool and heat the house and provide hot water. This may mean lower energy costs for El Segundo residents presently dependent on conventional fuels. The City should also encourage the use of passive solar systems in new residential construction to improve energy efficiency for its citizens.

### **Water Conservation**

Simple water conservation techniques can save a family thousands of gallons of water per year, plus many dollars in water and associated energy consumption costs. Many plumbing products are now available which eliminate unnecessary water waste by restricting the volume of water flow from faucets, showerheads, and toilets. In this regard, the City will continue to require the incorporation of low flow plumbing fixtures into the design of all new residential units.

The use of plant materials in residential landscaping that are well adapted to the climate in the El Segundo area, and the use of ample mulch to retain soil moisture, can measurably contribute to water conservation by reducing the need for irrigation, much of which is often lost through evaporation. A family can also save water by simply fixing dripping faucets and using water more conservatively. In addition, such conservation practices save on gas and electricity needed to heat water and the sewage system facilities needed to treat it. By encouraging residents to conserve water and retrofit existing plumbing fixtures with water saving devices, the City can greatly reduce its water consumption needs and expenses.

### **Energy Audits**

The Southern California Edison Company provides energy audits to local residents on request. Many citizens are not aware of this program. The City can aid in expanding this program by supplying the public with pertinent information regarding the process including the appropriate contacts. Energy audits are extremely valuable in pinpointing specific areas in residences, which are responsible for energy losses. The inspections also result in specific recommendations to remedy energy inefficiency.

### **New Construction**

The City of El Segundo will continue to require the incorporation of energy conserving (i.e., Energy Star) appliances, fixtures, and other devices into the design of new residential units. The City will also continue to review new subdivisions to ensure that each lot optimizes proper solar access and orientation to the extent possible. The City will also continue to require the incorporation of low flow plumbing fixtures into the design of all new residential units.

### **South Bay Environmental Services Center**

The South Bay Environmental Services Center (SBESC) partners with local agencies, including the City of El Segundo and local utility providers. The SBESC acts as a central clearinghouse for energy efficiency information and resources. The purpose of the organization is to help significantly increase the availability of information and resources to the people in the South Bay region to help them save water, energy, money, and the environment. The SBESC assists public agencies, businesses, and residents of the South Bay to best utilize the many resources available to them through a wide variety of statewide and local energy efficiency and water conservation programs. It recently expanded their services through implementation of an Energy Efficiency Plus (EE+) program to deliver energy savings to local public agencies, including the City of El Segundo.

### **Green Building Program**

The City implements a Green Building Program that encourages homeowners and building professionals to incorporate green building design in construction activities through the use of “green” building materials. This can be accomplished by referencing the City’s Home Remodeling Green Building Guidelines and implementing green measures into a home remodeling project.

Green buildings are sited, designed, constructed and operated to enhance the wellbeing of occupants, and to minimize negative impacts to the community and the natural environment.

The five components of green design included in the program are:

- Implementing sustainable site planning;
- Safeguarding water and water efficiency;
- Ensuring energy efficiency and employing renewable energy;
- Using conservation of materials and resources; and
- Providing indoor environmental quality

### **Environmental Action Plan and El Segundo Environmental Council**

The El Segundo Environmental Council addresses a broad range of environmental issues facing the City of El Segundo. The Environmental Council reviews existing City environmental programs and recommends new green policies and programs to the City Council. El Segundo has many accomplishments and has received awards for its accomplishments in the areas of conservation and environmental sustainability.

### **Energy Upgrade California**

The City of El Segundo is participating in the Energy Upgrade California program in conjunction with the County of Los Angeles and the South Bay Council of Governments, Southern California Edison and Southern California Gas. This state-wide program provides 200 million dollars in funding for energy upgrades and retrofitting of homes with the goal being to treat 30,000 homes in Los Angeles County by the end of 2013. In January 2013, the City hosted the Energy Upgrade California booth at the Sustainable El Segundo Family Energy Day. The event offered El Segundo residents’ information on current energy and water efficiency techniques, services, and home improvement opportunities.

The City’s continued involvement in residential energy efficiency includes direct outreach to residents through the Department of Planning and Building Safety, and coordination with, and referrals to, the Energy Upgrade California program through the on-going partnership with South Bay Council of Governments, Southern California Edison and Southern California Gas.

## 6. HOUSING ACCOMPLISHMENTS

Table 6-1 Review of Past Accomplishments		
Program	Five Year Objectives	Effectiveness and Continued Appropriateness
<b>GOAL 1: Preserve and protect the existing housing stock by encouraging the rehabilitation of deteriorating dwelling units and the conservation of the currently sound housing stock.</b>		
<b>Program 1 – Home Rehabilitation Loan Programs</b>	<ul style="list-style-type: none"> <li>• <b>Program 1a. - Minor Home Repair Program (MHR)</b>—Continue program implementation with 10 units to be rehabilitated during the current planning period.</li> <li>• <b>Program 1b. - Residential Sound Insulation Program (RSI)</b>—Continue to make improvements at as many homes as annual funding allows which is anticipated to be approximately 300 homes annually, or 2,550 homes over the planning period.</li> <li>• <b>Program 1c. - Countywide HOME Rental Rehabilitation Loan Program</b>—Provide loans for rehabilitation of 30 units annually.</li> <li>• <b>Program 1d. - Energy Conservation Program</b>—Continue to undertake outreach efforts that promote energy conservation and the utilization of green building techniques and continue to coordinate with the SBESC to make information resources available to the community. Conduct a review and consider the adoption of regulatory incentives that promote energy conservation and green building techniques after an evaluation is conducted of requirements in the California Green Building Code.</li> </ul>	<p><b>Effectiveness:</b></p> <ul style="list-style-type: none"> <li>• <b>Program 1a</b> — This program was suspended in 2008 due to reduced federal funding. The City is committed to reinstating this program should financial support become available.</li> <li>• <b>Program 1b</b> — The City continues to advertise the availability of this program through placement of program brochures at the public counter, on the City’s website, and in conjunction with its Code Compliance program. Since July 1, 2008, 795 homes have received residential sound insulation services.</li> <li>• <b>Program 1c</b> — Since 2008, no El Segundo residents have been assisted through this program. The County has suspended this program due to reduced funding.</li> <li>• <b>Program 1d</b> — The City continues to promote energy conservation through information dissemination and guidance to contractors, developers and residents. The El Segundo website contains energy conservation information and techniques. El Segundo Building and Safety Division staff provide on-going green building guidance and services.</li> </ul> <p><b>Continued Appropriateness:</b> Preservation and improvement of housing conditions in the City is an</p>

<b>Table 6-1 Review of Past Accomplishments</b>		
<b>Program</b>	<b>Five Year Objectives</b>	<b>Effectiveness and Continued Appropriateness</b>
		important City goal. A modified version of these programs is included in the 2013-2021 Housing Element.
<b>Program 2 – Code Compliance Inspection Program</b>	<ul style="list-style-type: none"> <li>Continue to conduct inspections on a complaint basis through the City’s Building Safety Division. Based on past experience, 264 Code violations should be inspected and corrected between January 2009 and December 2013.</li> </ul>	<p><b>Effectiveness:</b> The Building Safety Division responds to violations brought to their attention on a case-by-case basis in addition to the pursuit of Code violations noted in the field. Only 52 residential Code violations were reported in 2012 and 31 code violations were reported in 2013.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
<b>GOAL 2: Provide sufficient new, affordable housing opportunities in the City to meet the needs of groups with special requirements, including the needs of lower and moderate-income households.</b>		
<b>Program 3 – Second Units on R-1 Zoned Parcels</b>	<ul style="list-style-type: none"> <li>Continue to facilitate the development of 2nd units on R-1 zoned parcels and conduct a public outreach program to inform eligible property owners and realtors of the potential to construct second units through updated handouts, information provided at community centers and the Public Library, in utility bills, the local papers, and information on the City’s website. Conduct annual monitoring of program to evaluate effectiveness; Discuss potential amendments to second-unit ordinance to remove constraints if any are identified through the monitoring process.</li> </ul>	<p><b>Effectiveness:</b> A list of the properties eligible for 2<sup>nd</sup> units on R-1 zoned parcels was created and posted on the City’s website. The list has been provided to local realtors involved with residential properties.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
<b>Program 4 – Imperial School Site</b>	<ul style="list-style-type: none"> <li>Continue to expedite the development of the Imperial School site with the currently proposed housing development that consists of a 150-unit senior housing project and 150-unit assisted care facility for seniors. Study the feasibility of rezoning the Imperial School Site to the R-3 Zone as an interim measure if the entitlements</li> </ul>	<p><b>Effectiveness:</b> On March 20, 2012, the City Council of the City of El Segundo approved the El Segundo School District’s application for the 540 East Imperial Avenue Specific Plan which allows for the development of a senior community comprised of 150 senior apartments, a 150-unit assisted care facility for seniors, and four market rate condominiums</p>

**Table 6-1 Review of Past Accomplishments**

Program	Five Year Objectives	Effectiveness and Continued Appropriateness
	<p>to the senior housing project are not granted, and subject to the permission of the El Segundo School District and approval by the El Segundo Planning Commission and City Council.</p>	<p>(Option 1) or 58 dwelling units comprised of 24 single-family units and 34 multi-family units (Option 2). The project approvals prohibit the issuance of building permits for Option 2 until September 1, 2013 to encourage and facilitate the successful implementation of Option 1.</p> <p>The senior housing project and assisted care facility (Option 1) includes a requirement of 46 total affordable housing units as follows:</p> <ul style="list-style-type: none"> <li>• 14 units for extremely low income senior households;</li> <li>• 14 units for very low income senior households; and</li> <li>• 18 units for low income senior households.</li> </ul> <p>If all 58 units are built under Option 2, a total of six units comprised of two units in each income category would be required (extremely low, very low, and low income). The Developer must still provide 15 percent set aside for the total number of units constructed for Option 1 and 10 percent set aside for the total number of units constructed for Option 2 should fewer units than the maximum allowed be constructed.</p> <p>Since the approval of the project, the El Segundo School District (“School District”) hired a consultant to assist in the bidding process in order to hire a developer and operator for the senior housing and assisted living facility. The School District went out to bid for the Option 1 design and anticipates completing the hiring process during the planning period. City staff continues to assist the School</p>

Table 6-1 Review of Past Accomplishments

Program	Five Year Objectives	Effectiveness and Continued Appropriateness
		<p>District in facilitating the successful implementation of Option 1 and would provide expedited review of project plans if submitted to the City.</p> <p><b>Continued Appropriateness:</b> The City has fulfilled its land use obligations with the redesignation of this site for residential uses. The City will continue to monitor the progress of the project. This is not included in the 2013-2021 Housing Element as a separate program but is incorporated as part of the City's overall strategy for meeting its RHNA for the 2013-2021 planning period.</p>
<b>GOAL 2.0: Assist in the provision of housing that meet the needs of all economic segments of the community.</b>		
<b>Program 5 – Support for Non-Profit Organizations</b>	<ul style="list-style-type: none"> <li>Utilization of non-profit organizations as sponsors for development and management of affordable housing with an emphasis on affordable housing for families and/or large families and contact and update the contact list for non-profits annually. The City will assist with at least one application annually and facilitate the development of 10 Units affordable to lower income households during the planning period.</li> </ul>	<p><b>Effectiveness:</b> The City is committed to working with nonprofit organizations in order to facilitate the development of affordable housing. However, development in recent years has been much less active than normal due to the depressed economy. The City anticipates renewed interest in cooperating with nonprofit housing providers and developers as development activity rebounds in the coming years.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
<b>Program 6 – Tandem Parking Allowance for Income-Restricted Units</b>	<ul style="list-style-type: none"> <li>Process and amendment to the ESMC to permit tandem parking configurations for income-restricted units (units that are income-restricted to low, very low, and extremely low- income households). The tandem parking allowance will apply to any type of income-restricted residential unit located in a residential zone in the City.</li> </ul>	<p><b>Effectiveness:</b> Due to the recent downturn in the economy and corresponding depressed development activity, the City has not amended the parking standards outlined in the El Segundo Municipal Code Zoning Regulations. Based on recent experience, the use of tandem parking in the City has proven to be ineffective in providing adequate parking in the community. Many households with tandem parking have elected to use the space for storage or to convert the space to living area, resulting in illegal conversion</p>

Table 6-1 Review of Past Accomplishments

Program	Five Year Objectives	Effectiveness and Continued Appropriateness
		<p>of required off-street parking and the increase and excessive use of on-street parking.</p> <p>However, the City did approve reduced parking standards for the 540 East Imperial Avenue Specific Plan project. The City will consider similarly reducing parking requirements for other affordable projects that are proposed. In addition, the City will revisit this issue as development activity picks up in the coming years.</p> <p><b>Continued Appropriateness:</b> The specific actions associated with this program will be included in a general affordable housing incentives program for the 2013-2021 Housing Element.</p>
<p><b>Program 7 – Priority Plan Check Services for ELI Housing</b></p>	<ul style="list-style-type: none"> <li>Facilitate the development of housing for extremely low-income (ELI) households by providing priority plan check services of such projects. Program is to include annual monitoring of the program to evaluate its effectiveness.</li> </ul>	<p><b>Effectiveness:</b> The City current completes basic single family and multi-family reviews within four to six weeks, regardless of the affordability of a project. Review times can also often be as short as two to three weeks, depending on the responsiveness of the applicant. Though projects are already reviewed efficiently, the City will provide priority processing for residential projects that include units for extremely low income households.</p> <p><b>Continued Appropriateness:</b> The specific actions associated with this program will be included in a general affordable housing incentives program for the 2013-2021 Housing Element.</p>
<p><b>Program 8 – Deferring of Fees for Very Low and Extremely Low-Income Housing</b></p>	<ul style="list-style-type: none"> <li>Facilitate the development of housing for very low-income (VL) and extremely low-income (ELI) households by deferring the payment of entitlement processing and development impact fees until such time that a Certificate of Occupancy (C of O) is issued for said housing.</li> </ul>	<p><b>Effectiveness:</b> The City did not receive any applications for the development of extremely low or very low income housing during the previous planning period. However, should such an application be submitted in the future, the City will defer the payment of entitlement processing and development</p>

<b>Table 6-1 Review of Past Accomplishments</b>		
<b>Program</b>	<b>Five Year Objectives</b>	<b>Effectiveness and Continued Appropriateness</b>
	The program will include annual monitoring to evaluate its effectiveness.	<p>impact fees until such time that a Certificate of Occupancy (C of O) is issued.</p> <p><b>Continued Appropriateness:</b> The specific actions associated with this program will be included in a program that outlines affordable housing incentives for the 2013-2021 Housing Element.</p>
<b>GOAL 3: Provide opportunities for new housing construction in a variety of locations and a variety of densities in accordance with the land use designations and policies in the Land Use Element.</b>		
<b>Program 9 – Land Use Element</b>	<ul style="list-style-type: none"> <li>Provide appropriate land use designations to fulfill the City’s RHNA, which is 44 very low-income; 27 low-income; 28 moderate-income; and 69 upper income residential units.</li> </ul>	<p><b>Effectiveness:</b> No quantified goal was established for providing adequate sites through General Plan and zoning. However, since adoption of the 2006-2014 Housing Element, 78 units have been constructed in the City. In 2013, 25 units were newly constructed in the City. These units consist largely of the addition of dwelling units on underutilized parcels located in the City’s Multifamily-Residential (R-3) Zone.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
<b>Program 10 – Facilitate Development on Underutilized Sites and on Small Lots</b>	<ul style="list-style-type: none"> <li>Continue to facilitate the redevelopment of underutilized sites through various outreach methods to the development community and develop strategies to encourage the development and consolidation of small lots.</li> </ul>	<p><b>Effectiveness:</b> The City continues to work with the development community in identifying opportunities for new unit construction on underutilized sites.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
<b>Program 11 – No Net Loss of Dwelling Units</b>	<ul style="list-style-type: none"> <li>Develop evaluation procedure to implement Government Code section 65863 by March 1, 2011.</li> </ul>	<p><b>Effectiveness:</b> The City has not developed an official evaluation procedure to implement Government Code Section 65863. However, the City has an inventory of vacant and underutilized residential sites, capable of accommodating the City’s RHNA for the 2008-2014 planning period, available on its website.</p>

Table 6-1 Review of Past Accomplishments

Program	Five Year Objectives	Effectiveness and Continued Appropriateness
		<p>The City has not reduced the allowable density on any property during the previous Housing Element planning period.</p> <p><b>Continued Appropriateness:</b> The City will continue to ensure that adequate sites remain for accommodating its RHNA. This program is incorporated into the adequate sites program.</p>
<p><b>Program 12 – Transitional and Supportive Housing and Emergency Shelters</b></p>	<ul style="list-style-type: none"> <li>Revise the ESMC to permit transitional and supportive housing facilities as a principally permitted use in all residential zones subject only to the same permitting processes and regulatory requirements as other residential uses in the same zone and emergency shelters as permitted uses (by right) in either the Medium Manufacturing (MM) or Light Industrial (M1) industrial zones.</li> </ul>	<p><b>Effectiveness:</b> The City is currently in the process of amending its El Segundo Municipal Code Zoning Regulations to include provisions for emergency shelters, transitional housing and supportive housing. This amendment is expected to be adopted concurrently with the 2013-2021 Housing Element.</p> <p><b>Continued Appropriateness:</b> The City is currently in the process of completing this program and a modified version will be included in the 2013-2021 Housing Element.</p>
<p><b>Program 13 – Single Room Occupancy (SRO) Housing</b></p>	<ul style="list-style-type: none"> <li>Revise the ESMC to permit SROs as a permitted use in a multifamily residential zone and as a permitted use in either the City’s MM or M1 zone districts. Code amendment to establish standards for SROs can be no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone.</li> </ul>	<p><b>Effectiveness:</b> The City is currently in the process of amending its El Segundo Municipal Code Zoning Regulations to include provisions for SRO housing. This amendment is expected to be adopted concurrently with the 2013-2021 Housing Element.</p> <p><b>Continued Appropriateness:</b> The City is currently in the process of completing this program and a modified version will be included in the 2013-2021 Housing Element.</p>
<p><b>GOAL 4: Remove governmental constraints on housing development.</b></p>		
<p><b>Program 14 – Density Bonus/Development Incentives Ordinance</b></p>	<ul style="list-style-type: none"> <li>Adopt Density Bonus/Development Incentives regulations and inform developers of the program availability. Provide information on City’s website.</li> </ul>	<p><b>Effectiveness:</b> The City is currently in the process of amending the Zoning Ordinance to include density bonus provisions consistent with State law. This amendment is expected to be adopted concurrently with the 2013-2021 Housing Element.</p>

Table 6-1 Review of Past Accomplishments		
Program	Five Year Objectives	Effectiveness and Continued Appropriateness
		<p><b>Continued Appropriateness:</b> The City is currently in the process of completing this program and a modified version will be included in the 2013-2021 Housing Element.</p>
<p><b>Program 15 – Expedite Project Review</b></p>	<ul style="list-style-type: none"> <li>Continue to monitor permit processing times and investigate ways to streamline. Continue computerizing information including building permits and the ESMC. Continue to provide accelerated plan check service.</li> </ul>	<p><b>Effectiveness:</b> The City was able to process projects in compliance with the Permit Streamlining Act and to provide prompt project review services. Currently, basic single-family and multi-family reviews are completed within four to six weeks, regardless of the affordability of a project. Review times can also often be as short as two to three weeks, depending on the responsiveness of the applicant. Though projects are already reviewed efficiently, the City will provide priority processing for residential projects that include units for lower income households.</p> <p><b>Continued Appropriateness:</b> The specific actions associated with this program will be included in a general affordable housing incentives program for the 2013-2021 Housing Element.</p>
<p><b>Program 16 – Provide Accommodations for Persons with Disabilities</b></p>	<ul style="list-style-type: none"> <li>Continue to implement Americans with Disabilities Act (ADA) regulations to assist disabled households with architectural modifications to their homes. Consider adopting a “reasonable accommodation” ordinance that expands upon the provisions of the ADA, provides for accessibility improvements using CDBG funds, and make information on this program more widely available to residents.</li> </ul>	<p><b>Effectiveness:</b> The City is currently in the process of amending the El Segundo Municipal Code Zoning Regulations to establish a formal reasonable accommodations procedure. This amendment is expected to be adopted concurrently with the 2013-2021 Housing Element.</p> <p><b>Continued Appropriateness:</b> The City is currently in the process of completing this program and a modified version will be included in the 2013-2021 Housing Element.</p>
<p><b>Program 17 – Water and Sewer Service Priority for Affordable Housing</b></p>	<ul style="list-style-type: none"> <li>Submit the adopted Housing Element to local water and sewer providers for their review and input.</li> </ul>	<p><b>Effectiveness:</b> The City maintains a commitment to providing lifeline financial assistance to eligible low and very low income El Segundo residents for City</p>

<b>Table 6-1 Review of Past Accomplishments</b>		
<b>Program</b>	<b>Five Year Objectives</b>	<b>Effectiveness and Continued Appropriateness</b>
		<p>water and sewer services. On average, 48 El Segundo residents participate in this program annually. Applications are available on the El Segundo web site. Upon adoption of the Housing Element, local water and sewer providers will receive a copy and be offered an opportunity for review and input.</p> <p><b>Continued Appropriateness:</b> This is not a housing program and therefore not included in the 2013-2021 Housing Element as a program.</p>
<b>Program 18 – General Plan Safety Element Update</b>	<ul style="list-style-type: none"> <li>Update the City’s Safety Element in conformance with the requirements of AB 162.</li> </ul>	<p><b>Effectiveness:</b> The City recognizes the requirement of State law to review the Safety Element for flood hazards and flood management policies.</p> <p><b>Continued Appropriateness:</b> This is not a housing program and therefore not included in the 2013-2021 Housing Element as a program.</p>
<b>GOAL 5: Provide housing opportunities including ownership and rental, fair-market and assisted, in conformance with open housing policies and free of discriminatory practices.</b>		
<b>Program 19 – Fair Housing Program</b>	<ul style="list-style-type: none"> <li>Continue providing fair housing services and continue contractual arrangement with the Westside Fair Housing Council and Dispute Resolution Services. Inform public of the availability of fair housing services.</li> </ul>	<p><b>Effectiveness:</b> The City continued to advertise the program services and continued to promote fair housing practices, and provide educational information on fair housing at the public counter. Complaints were referred to the appropriate agencies.</p> <p><b>Continued Appropriateness:</b> This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>

Table 6-2 2006-2014 El Segundo Quantified Objectives			
Housing Goals	2006 to 2014	Progress 2013	
Housing Production	Number of Units Allocated	Units <sup>1</sup>	Percent Achieved
Extremely Low Income	22	10	45%
Very Low Income	22	10	45%
Low Income	27	20	74%
Moderate Income	28	25	89%
Above Moderate Income	69	50	73%
Total Units	168	115	68%
<b>Rehabilitation<sup>2</sup></b>			
Extremely Low Income	--		62
Very Low Income	--		42
Low Income	--		93
Moderate Income	--		598
Above Moderate Income	--		
TOTAL	--		795
<b>Conservation<sup>3</sup></b>			
Extremely Low Income	0		3
Very Low Income	97		4
Low Income	0		10
Moderate Income	0		15
Above Moderate Income	0		20
TOTAL	0		52
Source: City of El Segundo Planning and Building Department, 2013			
Notes:			
1. Includes 43 units that can be "credited" against the above-moderate income allocation.			
2. Sound Insulation program is not income-based. This income distribution of households assisted is estimated according to the City's overall income distribution.			
3. Conservation activities consist of Building & Safety inspections and code enforcement activities.			

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## 7. HOUSING PLAN

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### A. HOUSING GOALS AND POLICIES

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This section of the Housing Element includes the housing goals and policies of the City of El Segundo currently in the adopted Housing Element. The City intends to continue to implement these goals to address a number of important housing-related issues. Some policies, however, have been modified from the adopted Housing Element to address current housing issues, the new RHNA, and requirements of State Housing Element Law applicable to the current planning period. These revised policies are presented in this section. With a very limited supply of land and limited public funding sources, El Segundo's housing objectives are primarily to protect and preserve its existing housing stock.

Small amounts of new construction is anticipated on presently underdeveloped residential land, with the City increasing opportunities for private development of new units through revisions of the El Segundo Municipal Code (ESMC) (specifically adding density bonus provisions) as well as facilitating new development on the Imperial School site, and in the Downtown Specific Plan and Neighborhood Commercial Zones.

The following five major issue areas are addressed by the goals and policies of the current Housing Element. These same goals are proposed to be carried over to this Housing Element. Several policies, however, have been changed or updated to reflect current housing issues and these are presented in this section.

- Conserving and improving the condition of the existing affordable housing stock;
- Assisting in the development of affordable housing;
- Providing adequate sites to achieve a diversity of housing;
- Removing governmental constraints, as necessary; and
- Promoting equal housing opportunity.

### CONSERVING EXISTING AFFORDABLE HOUSING STOCK

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According to the 2007-2011 ACS, about 80 percent of El Segundo's housing units are more than 30 years old, the age at which a housing unit will typically begin to require major repairs. This represents a significant proportion of the City's housing stock, and indicates that programs which assist with preventive maintenance may be necessary to avoid housing deterioration.

**GOAL 1: Preserve and protect the existing housing stock by encouraging the rehabilitation of deteriorating dwelling units and the conservation of the currently sound housing stock.**

***Policy 1.1:** Continue to promote the use of rehabilitation assistance programs to encourage property owners to rehabilitate owner-occupied and rental housing where feasible.*

***Policy 1.2:** Encourage investment of public and private resources to foster neighborhood improvement.*

**Policy 1.3:** *Encourage the maintenance of sound owner-occupied and renter-occupied housing.*

**Policy 1.4:** *Continue to promote sound attenuation improvements to the existing housing stock.*

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## ASSISTING IN THE DEVELOPMENT OF AFFORDABLE HOUSING

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There is a range of household types in El Segundo that need housing to fit their particular circumstances. For example, the housing needs assessment indicates there may be a need for additional senior housing in El Segundo. The City seeks to expand the range of housing opportunities, including those for low- and moderate income first-time homebuyers, senior citizens on fixed incomes, extremely low-, very low-, low-, and moderate-income residents, the disabled, military personnel, and the homeless.

**GOAL 2: Provide sufficient new, affordable housing opportunities in the City to meet the needs of groups with special requirements, including the needs of lower and moderate-income households.**

**Policy 2.1:** *Provide regulations, as required by California Law, to facilitate additional senior housing and develop programs to serve related special needs (including persons with developmental disabilities).*

**Policy 2.2:** *Facilitate the creation of affordable home ownership opportunities for extremely low, very low and low-income households.*

**Policy 2.3:** *Provide an allowance in the City's zoning regulations, as required by California Law, to permit transitional/supportive housing facilities in multi-family residential zones and emergency shelters in commercial zones.*

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## PROVIDING ADEQUATE SITES

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As described in the Constraints chapter of the Housing Element, historically, less than 25 percent of the land within the City has been used for residential development. The remaining land has been used primarily for a mixture of light and heavy industrial purposes and is not available for residential use, except for caretaker units. A total of 335 acres are designated for residential/commercial mixed use in El Segundo. Limited land resources thus restrict the amount of residential development that could occur in the City.

**GOAL 3: Provide opportunities for new housing construction in a variety of locations and a variety of densities in accordance with the land use designations and policies in the Land Use Element.**

**Policy 3.1:** *Provide for the construction of 69 new housing units during the 2014-2021 planning period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).*

**Policy 3.2:** *Allow property designated for multi-family use that currently contains single-family development to be redeveloped for multi-family residential development.*

**Policy 3.3:** *Permit vacant and underdeveloped property designated as residential to develop with a diversity of types, prices and tenure.*

**Policy 3.4:** Encourage new housing to be developed within the Smoky Hollow Mixed-Use district, and on the Imperial School site.

**Policy 3.5:** Continue to permit a second dwelling on selected single-family lots when such lots about higher intensity land use designations.

**Policy 3.6:** Continue to permit a second dwelling on the front of select single-family lots that have a small older dwelling at the rear of the lot.

**Policy 3.7:** Continue to permit a third and fourth dwelling on selected two-family lots when such lots about higher intensity land use designations.

## REMOVING GOVERNMENTAL CONSTRAINTS

In addition to the private sector, actions by the City and other governmental regulations can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

### GOAL 4: Remove governmental constraints on housing development.

**Policy 4.1:** Continue to allow second units, condominium conversions, caretaker units and second floor residential use in commercial zones as specified in the El Segundo Municipal Code.

**Policy 4.2:** Continue to allow factory-produced housing according to the El Segundo Municipal Code.

**Policy 4.3:** Facilitate timely development processing for residential construction projects and expedite the project review process.

**Policy 4.4:** Facilitate provision of infrastructure to accommodate residential development.

## PROMOTING EQUAL HOUSING OPPORTUNITIES

In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

### GOAL 5: Provide housing opportunities including ownership and rental, fair-market and assisted, in conformance with open housing policies and free of discriminatory practices.

**Policy 5.1:** Disseminate and provide information on fair housing laws and practices to the community.

**Policy 5.2:** Promote City efforts to provide equal opportunity housing for existing and projected demands in El Segundo.

**Policy 5.3:** Monitor the lending practices of local lending institutions for compliance under the Community Reinvestment Act to evaluate lending activities and goals toward meeting the community's credit needs.

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## B. HOUSING PROGRAMS

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The goals and policies contained in the City's Housing Element address El Segundo's identified housing needs and are being implemented through a series of on-going housing programs and activities. The housing programs introduced on the following pages include past programs that are currently in operation and new programs which have been added to address the City's unmet housing needs and to fulfill the requirements of California Housing Element law.

### CONSERVING AND IMPROVING EXISTING AFFORDABLE HOUSING

#### Program 1: Housing Rehabilitation

##### *Minor Home Repair Program (MHR)*

This program provides grants up to a maximum of \$5,000 for low-income property owners, zero interest deferred loans (due upon sale or transfer of ownership) up to a maximum of \$10,000 for low-income property owners, or a combination of a grant and a loan totaling up to \$15,000 with the grant not to exceed \$5,000. The program was suspended in 2008 due to reduced federal funding; however, the City is committed to reinstating this program should financial support become available.

##### *Residential Sound Insulation Program (RSI)*

This program provides eligible property owners a means of having improvements made to their residential property to reduce the impacts of noise from Los Angeles International Airport (LAX) to the interior habitable portions of the residence(s). There is no cost to the property owner for improvements deemed necessary for reducing interior noise levels, and the City does allow property owners to pay for certain requested improvements in limited circumstances.

The program funded by the Federal Aviation Administration (FAA) and the City of Los Angeles' Department of Airports (LADOA), more commonly referred to as Los Angeles World Airports (LAWA). The City applies for and receives federal grant funding annually from the FAA which can only be used to cover a maximum of 80% of eligible expenses incurred, with remaining expenses being funded by LAWA as part of local grant funding. Since July 1, 2008, 795 homes have received residential sound insulation services.

**2013-2021 Objective:** *Assist approximately 150 households through the RSI program annually. Annually consult with HUD to identify and pursue potential funding opportunities and funding sources that may be available and appropriate to reinstate the MHR program.*

**Funding Source:** *FAA funds, General funds*

**Responsible Agency:** *FAA, LADOA, El Segundo Building and Safety Department*

**Time Frame:** *Ongoing*

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### **Program 2: Code Compliance Inspection Program**

The Building Safety Division of El Segundo maintains statistics pertaining to Code compliance inspections and monitors housing conditions throughout the City. The Building Safety Division responds to violations brought to its attention on a case-by-case basis. Although Code violations in the City are limited (an average of less than 15 per quarter), early detection and resolution are essential in preventing the deterioration of residential neighborhoods. Persons prosecuted for code violations are referred to available programs that provide rehabilitation assistance.

<b>2013-2021 Objective:</b>	<i>Continue to conduct inspections on a complaint basis through the City's Building Safety Division.</i>
<b>Funding Source:</b>	<i>General Fund</i>
<b>Responsible Agency:</b>	<i>Building and Safety Department</i>
<b>Time Frame:</b>	<i>Ongoing</i>

### **ASSIST IN THE PRODUCTION OF AFFORDABLE HOUSING**

The Housing Element includes several new programs aimed at assisting in the production of affordable housing.

#### **Program 3: Second Units on R-1 Zoned Parcels**

The City continues to encourage the development of underutilized sites. This includes providing for second units on R-1 zoned lots in the City with side yards abutting properties zoned R-3, P, C-RS, C-2, CO or MU. Development of these units provides rental housing within a single-family neighborhood setting which is generally affordable to lower-income households.

To ensure greater participation on behalf of El Segundo residents in the program, the City has created and posted a list of eligible properties for second units on the City's website. This list has also been provided to local realtors involved with residential properties.

<b>2013-2021 Objective:</b>	<i>Continue to facilitate the development of second units on R-1 zoned parcels. Maintain a list of eligible properties for second units on the City's website. Monitor and annually evaluate the effectiveness of the second unit ordinance and remove any potential constraints, if any. Facilitate the development of one second unit per year, for a total of 8 second units during the Housing Element planning period.</i>
<b>Funding Source:</b>	<i>General Fund</i>
<b>Responsible Agency:</b>	<i>Planning and Building and Safety Department</i>
<b>Time Frame:</b>	<i>Ongoing</i>

#### **Program 4: Affordable Housing Incentives**

The City seeks to proactively encourage and facilitate the development efforts of non-profit organizations for the construction of affordable housing for lower income households, particularly those with special needs including seniors, large households, extremely low-income (ELI) households, and households with persons who have disabilities (including developmental disabilities). The City will initiate contacts with such organizations on an ongoing basis, provide

technical assistance with Federal and State funding applications, offer streamlined processing of permit applications, waive or defer development fees, consider reducing certain development standards (such as parking requirements), and financially assist these organizations to the extent possible. Examples of reduced parking requirements for residential uses would include allowing tandem parking, allowing compact parking spaces, and reducing the number of enclosed parking spaces. The City will monitor the effectiveness of this program on an ongoing basis.

<b>2013-2021 Objective:</b>	<i>Proactively encourage and facilitate on an ongoing basis the development efforts of non-profit organizations for the construction of affordable housing for lower income households, particularly those with special needs including large households, seniors, extremely low-income (ELI) households, and households with persons who have disabilities or developmental disabilities. Specifically, facilitate the development of five affordable housing units during the 2013-2021 Housing Element planning period.</i>
<b>Funding Source:</b>	<i>General Funds</i>
<b>Responsible Agency:</b>	<i>Planning and Building and Safety Department</i>
<b>Time Frame:</b>	<i>Ongoing</i>

## PROVIDING ADEQUATE SITES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. Both the general plan and zoning regulations identify where housing may be located, thereby affecting the supply of land available for housing. The Housing Element is required to contain adequate sites under the adopted General Plan, Specific Plans, and zoning regulations to address the City's share of regional housing needs (RHNA), identified as 69 units for El Segundo, including 18 very low income, 11 low income, 12 moderate income, and 28 above moderate income units.

### Program 5: Provision of Adequate Sites

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. The residential sites analysis completed for the 2013-2021 Housing Element indicates the City can accommodate 1,523 additional housing units through pending projects and its inventory of vacant and underutilized land. This capacity is more than adequate to accommodate the City's 2014-2021 RHNA of 69 units. Most of this new housing will be in-fill development constructed on sites currently occupied with housing or in non-residential zones where caretaker units are permitted.

To ensure that adequate sites are available throughout the planning period to meet the RHNA, the City will continue to work with the El Segundo Unified School District to pursue a residential project with an affordable housing component that will satisfy El Segundo's lower-income RHNA. Annually, the City will monitor the progress toward implementation of the 540 East Imperial Avenue Specific Plan to ensure the adequacy of the City's residential sites inventory. Should the implementation of the 540 East Imperial Avenue Specific Plan fall short of the projected affordable units to accommodate the City's lower-income RHNA, the City will identify additional sites for accommodating the shortfall, per Government Code § 65863.

**2013-2021 Objective:** Continue to provide a variety of incentives to facilitate the development of vacant and underutilized properties, including the waiver or deferment of fees, reduced parking requirements and priority processing for affordable housing projects. Maintain an annually updated residential sites inventory on the City’s website. Annually monitor the adequacy of the City’s residential sites inventory, particularly for sites adequate to facilitate lower income housing. Should cumulative development on the City’s vacant and underutilized sites (particularly on the mixed use/nonresidential sites) impact the City’s continued ability to meet its RHNA, identify alternative approaches to replenish the City’s sites capacity. Specifically, continue to collaborate with the El Segundo Unified School District to pursue a residential project with an affordable component that will satisfy El Segundo’s lower-income RHNA, with anticipated entitlement by the end of 2015. Thereupon, annually monitor the implementation of the project to ensure the production of affordable units. Should the final project fall short of affordable units to meet the City’s lower-income RHNA, the City will identify additional sites for accommodating the shortfall, per Government Code § 65863.

**Funding Source:** *General funds*

**Responsible Agency:** *Planning and Building and Safety Department*

**Time Frame:** *Ongoing*

#### **Program 6: Facilitate Development on Underutilized Sites and on Small Lots**

Due to the scarcity of vacant land remaining in El Segundo, the City can play an important role in providing information to prospective developers on sites suitable for residential development. The City will facilitate development on underutilized Two-Family (R-2), Multi-Family Residential (R-3), and Medium Density Residential (MDR) properties. In addition, the City intends to promote a variety of public and private funding sources available for affordable housing development to prospective homebuyers and developers.

The City facilitates the development of new units on small lots in the City either through the consolidation of small lots or through the development of incentives to encourage development of these lots. Consolidation of lots will be encouraged through the on-going identification of those lots in the City’s inventory that offer the best possibility for consolidation to achieve greater building density and affordability. Incentives to encourage development on small lots may include the development of a “package” of incentives (such as modified development standards for small lots including parking, lot coverage, open space, and setback reductions) targeting projects that include very low and extremely low-income units.

**2013-2021 Objective:** *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). Develop strategies to encourage the development and consolidation of small lots, specifically for affordable housing. Facilitate one lot consolidation project for a total of five units during the 2013-2021 Housing Element planning period.*

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<b>Funding Source:</b>	<i>General funds</i>
<b>Responsible Agency:</b>	<i>Planning and Building and Safety Department</i>
<b>Time Frame:</b>	<i>Ongoing</i>

## REMOVING GOVERNMENTAL AND OTHER CONSTRAINTS

Similar to other jurisdictions in California, El Segundo has governmental regulations that affect housing development. These include the charging of permit processing and development fees, adoption of the California Building Code, and the establishing of processing times for tentative tract maps, and conditional use permits or variances. Under present California law, the El Segundo Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. This also includes the removal of constraints to allow for greater accommodation for housing for person with disabilities. The following programs are designed to lessen governmental constraints on housing development.

### Program 7: Zoning Revisions

The City is currently in the process of considering a number of amendments to the zoning regulations, including the following:

**Density Bonus:** The ESMC does not currently include a Density Bonus regulations. The City will consider amending the ESMC to include density bonus provisions, consistent with California law.

**Emergency Shelters:** The City is currently considering amending the ESMC to permit emergency shelters in the Medium Manufacturing (MM) and Light Manufacturing (M1) zones by right without discretionary review. This amendment will be considered not later than October 1, 2014, pursuant to State law.

**Transitional Housing:** The City is in the process of considering amendments to the ESMC to allow transitional housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

**Supportive Housing:** The City of El Segundo is in the process of considering amendments to the ESMC to allow supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

**Single Room Occupancy (SRO) Housing:** The City is currently in the process of considering amendments to the ESMC to conditionally permit SRO units in the Multi-family Residential (R-3) Zone. The City will also consider establishing appropriate development standards in the zoning regulations for SRO units.

**Farmworker/Employee Housing:** While the City has no agriculturally designated land uses or existing agricultural operations, the Open-Space (O-S) Zone does allow agricultural uses by right. This provision in the Open-Space (O-S) Zone is outdated and does not reflect

current or projected land uses in the City. The City will consider amending the ESMC to remove agriculture as a permitted use in the Open-Space (O-S) Zone.

In addition, employee housing for six or fewer employees is required to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City will consider amending the ESMC to comply with State law regarding employee housing. This amendment will be considered within one year of adoption of the Housing Element.

<b>2013-2021 Objective:</b>	<i>Consider proposed amendments to the ESMC. Continue to monitor the ESMC for any potential constraints to the development of housing and process amendments as necessary.</i>
<b>Funding Source:</b>	<i>General funds</i>
<b>Responsible Agency:</b>	<i>Planning and Building and Safety Department</i>
<b>Time Frame:</b>	<i>Consider amendments to the ESMC during the planning period. Monitoring activities will continue on an ongoing basis.</i>

## PROMOTE EQUAL HOUSING OPPORTUNITIES

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons. More generally, this program component entails ways to further fair housing practices.

### Program 8: Fair Housing Program

Fair Housing is a citywide program that provides assistance to El Segundo residents to settle disputes related to violations of local, State, and Federal housing laws. Also, Fair Housing provides an educational program concerning housing issues for tenants and landlords. El Segundo contracts with the Housing Rights Center for fair housing outreach and educational information and landlord/tenant dispute resolution. The City will continue to advertise the program and continue to promote fair housing practices and provide educational information on fair housing at the public counter. Complaints will be referred to the appropriate agencies.

In addition, the City will continue to implement its Reasonable Accommodations regulations and promote its availability to interested parties via information on the City's website and at the Planning and Building Safety Department public counters.

<b>2013-2021 Objective:</b>	<i>Continue providing fair housing services with the Housing Rights Center through participation in the Urban County program coordinated by the Los Angeles County Community Development Commission. Inform public of the availability of fair housing services by distributive fair housing information at Planning and Building Safety Department public counters and City website. Continue to implement the City's Reasonable Accommodations regulations and promote its availability to interested parties on an ongoing basis.</i>
<b>Funding Source:</b>	<i>CDBG</i>
<b>Responsible Agency:</b>	<i>Planning and Building and Safety Department</i>
<b>Time Frame:</b>	<i>Ongoing</i>

## C. SUMMARY OF QUANTIFIED OBJECTIVES

The following summarizes the City's quantified objectives for the 2013-2021 Housing Element planning period.

<b>Table 7-1 2013-2021 Quantified Objectives</b>	
	<b>Units/Households Assisted</b>
<b>Housing Production</b>	
Extremely Low Income	9
Very Low Income	9
Low Income	11
Moderate Income	12
Above Moderate Income	28
<b>Total Units to be Constructed</b>	<b>69</b>
<b>Rehabilitation</b>	
Extremely Low Income	58
Very Low Income	40
Low Income	88
Moderate Income	297
Above Moderate Income	297
<b>Total Households to be Assisted</b>	<b>750</b>
<b>Conservation</b>	
Extremely Low Income	48
Very Low Income	49
Low Income	0
Moderate Income	0
Above Moderate Income	0
<b>Total Units to be Conserved</b>	<b>97</b>
Notes:	
1. Objective is based on the Imperial School Specific Plan.	
2. Residential Sound Insulation program is not based on income qualifications. Therefore, overall objective is distributed according to the City's overall income distribution.	
3. Affordable housing units to be conserved (Park Vista).	

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# APPENDIX A: PUBLIC PARTICIPATION

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## A. OUTREACH MATERIALS

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Lori Gangemi, President & CEO  
Ability First  
1300 E. Green Street  
Pasadena, CA 91106

Ruth Schwartz, Executive Director  
Shelter Partnership, Inc.  
523 West Sixth Street, Suite 616  
Los Angeles, CA 90014

Jerry Rilling, Executive Director  
Beacon Light Mission  
525 North Broad Avenue  
Wilmington, CA 90744

Marsha Hansen, Executive Director  
El Segundo Chamber of Commerce  
427 Main Street  
El Segundo, CA 90245

Chancela Al-Mansour, Executive  
Director  
Housing Rights Center  
3255 Wilshire Blvd., Suite 1150  
Los Angeles, CA 90010

Tina Harris, Executive Director  
South Bay Children's Health Center  
410 Camino Real  
Redondo, Beach, CA 90277

Mary Agnes Erlandson, Director  
St. Margaret's Center  
10217 Inglewood Avenue  
Lennox, CA 90304

Joel John Roberts, CEO  
P.A.T.H.  
340 N. Madison Avenue  
Los Angeles, CA 90004

Geoff Yantz, Ed.D., Superintendent  
El Segundo Unified School District  
641 Sheldon Ave.  
El Segundo, CA 90245

Jose A. Fernandez Superintendent  
Centinela Valley Union High School  
Dist.  
14901 Inglewood Avenue  
Lawndale, CA 90260

Dr. Tom Johnstone, Superintendent  
Wiseburn School District  
13530 Aviation Boulevard,  
Hawthorne, CA 90250

Jan Vogel, Executive Director  
South Bay Workforce Incentive  
Board  
11539 Hawthorne Blvd  
Hawthorne, CA 90250

Boys & Girls Clubs of the South Bay  
1220 West 256th Street  
Harbor City, CA 90710

Monsignor Gregory Cox, Executive  
Direct.  
Catholic Charities of Los Angeles,  
Inc.  
P.O. Box 15095  
Los Angeles, CA 90015-0095

Crown Jewel Club  
531 Main Street #1000  
El Segundo, CA 90245

John F. Knapp, President/Executive  
Direct.  
Foodbank of Southern California  
1444 San Francisco Avenue  
Long Beach, CA 90813

Erick Verduzco-Vega, President/CEO  
South Bay Latino Chamber of  
Commerce  
13545 Hawthorne Blvd., # 201  
Hawthorne, CA 90250

The Salvation Army  
125 W. Beryl St.  
Redondo Beach, CA 90277

David Fields, Executive Director  
The Society of St. Vincent De Paul,  
Council of Los Angeles  
210 North Avenue 21  
Los Angeles CA 90031

Jacki Bacharach, Executive Director  
South Bay Cities Council of  
Governments  
20285 S. Western Ave., #100  
Torrance, CA 90501

Bank of America  
835 N Sepulveda Blvd  
El Segundo, CA 90245

Benjamin Pruett, Mortgage Banker  
CHASE  
130 E Grand Ave  
El Segundo, CA 90245

Jullian Liu, Mortgage Banker  
CHASE  
780-a S Sepulveda Blvd  
El Segundo, CA 90245

Saddiyah F. Randle, Mortgage  
Banker  
CHASE  
2221 Rosecrans  
El Segundo, CA 90245

Jullian Liu, Mortgage Banker  
CHASE  
550 N Sepulveda Blvd  
El Segundo, CA 90245

Kinecta FCU - Home Loans  
1440 Rosecrans Avenue  
Manhattan Beach, CA. 90266

Cyrus F. Shargh, Branch Manager  
Wells Fargo Home Mortgage  
2141 Rosecrans Avenue, Suite 4100  
El Segundo, CA 90245

Kathy Kelly, Association Executive  
South Bay Association of Realtors  
22833 Arlington Ave.  
Torrance, California 90501

Sister Anne Tran, Center Director  
Good Sheperd Center  
1671 Beverly Blvd.  
Los Angeles, CA 90026

Jim Tehan, Director  
Little Company of Mary Community  
Health  
2601 Airport Drive, Suite 220  
Torrance, CA 90505

Planned Parenthood So. Bay  
Center  
14623 Hawthorne Blvd. #300  
Lawndale, CA 90260

B. Bennett Schirmer, Executive  
Director  
Rainbow Services  
453 West 7th Street  
San Pedro, CA 90731

Social Vocational Services, Inc.  
15342 Hawthorne Blvd., Suite 403  
Lawndale, CA 90260

Elise Buik, President /CEO  
United Way of Greater Los  
Angeles  
1150 S. Olive St., Suite T500  
Los Angeles, CA 90015

Michael Danneker, Director  
Westside Regional Center  
5901 Green Valley Circle, Suite  
320  
Culver City, CA 90230

Jerry Rodin  
TG Construction Co., Inc.  
139 Nevada Street  
El Segundo, CA 90245

Ronaldo Oliveira  
JRO Construction  
952 Manhattan Beach Blvd., Suite  
220  
Manhattan Beach, CA 90266

Tom Moore  
Olson Company  
3010 Old Ranch Parkway  
Seal Beach, CA 90740

Anthony Hedayat  
C.A.M. Construction  
310 East Imperial Avenue  
El Segundo, CA 90245

Brad Wiblin  
Bridge Housing  
2202 30th St.  
San Diego, CA 92104

Veronica Garcia, VP of Advocacy  
and Community Engagement  
Habitat for Humanity  
17700 S Figueroa St  
Gardena, CA 90248

Laura Archuleta  
Jamboree Housing Corporation  
17701 Cowan Ave., Suite 200  
Irvine, CA 92614

Robin Hughes  
Los Angeles Community Design  
Center  
450 N Wilmington Blvd  
Wilmington, CA 90744

Steve PonTell  
National CORE  
9065 Haven Ave., Suite 100  
Rancho Cucamonga, CA 91730

Mr. Jery Saunders  
Air Force Association  
P.O. Box 916  
El Segundo, CA 90245

Father Alexei Smith  
C.A.S.E.  
P.O. Box 248 Main Street  
El Segundo, CA 90245

Liz Cook, President  
Friends of El Segundo Public  
Library  
111 W. Mariposa Ave.  
El Segundo, CA 90245

El Segundo Rotary Club  
525 N. Sepulveda Boulevard  
El Segundo, CA 90245

Pastor John N. Svendsen  
First Baptist Church  
591 East Palm Avenue  
El Segundo, CA 90245

Dr. Matthew and Melodee Smith  
Pacific Baptist Church  
859 Main St  
El Segundo, CA 90245

Father Alexei Smith  
S.t Andrew Russian Greek  
Catholic Church  
538 Concord Street  
El Segundo, CA 90245

Rev. Robert S. Victoria, Pastor  
Saint Anthony's Church  
720 East Grand Avenue  
El Segundo, CA 90245

Jon Reed, Minister  
Hilltop Community Church of  
Christ  
717 East Grand Avenue  
El Segundo, CA 90245

El Segundo Christian Church  
223 W. Franklin St.  
El Segundo, CA 90245

Brandon Cash, Pastor  
Oceanside Christian Fellowship  
343 Coral Circle  
El Segundo, CA 90245

Church of Jesus Christ of Latter-  
day Saints  
1215 East Mariposa Avenue  
El Segundo, CA 90245

Rev. Bonnie Wulff, Minister  
Living The Inner Light Foundation  
Church  
P.O. Box 3056  
El Segundo, CA 90245

Rev. Marilyn Omernick  
St. Michael the Archangel Church  
361 Richmond Street  
El Segundo, CA 90245

Rob McKenna, Lead Pastor  
El Segundo Foursquare Church  
429 Richmond Street  
El Segundo, CA 90245

Jehovah's Witnesses  
608 East Grand Avenue  
El Segundo, CA 90245

St. John's Church  
1611 East Sycamore Avenue  
El Segundo, CA 90245

Lee Carlile, Pastor  
United Methodist Church  
540 Main Street  
El Segundo, CA 90245

The Bible Church of His Will  
1985 E. Grand Ave.  
El Segundo, CA 90245

Tierra Vista at Los Angeles AFB  
31 Patton Quadrangle  
San Pedro, CA 90731

Los Angeles Air Force Base  
483 N Aviation Blvd  
El Segundo, CA 90245

Housing Authority of the County  
of LA  
700 W Main Street  
Alhambra, CA 91801

Los Angeles Homeless Services  
Authority  
811 Wilshire Boulevard #600  
Los Angeles, CA 90017

El Segundo Residents Association  
425 Lomita Street  
El Segundo, CA 90245

Jim Maynard  
Park Vista  
615 E. Holly Avenue  
El Segundo, CA 90245

El Segundo Hearld  
312 E. Imperial Ave.  
El Segundo, CA 90245

Beth Muraida, President  
El Segundo Council Of Ptas  
641 Sheldon Street  
El Segundo, CA 90245

Fran Richmond, Treasurer  
El Segundo Woman's Club  
541 Standard Street  
El Segundo, CA 90245

Ralph Lanphere  
Kiwanis Club  
Po Box 392  
El Segundo, CA 90245

Knights Of Columbus  
224-1/2 S. Sepulveda Blvd.  
Manhattan Beach CA 90266

Jenny Davies, President  
Road - Reach Out Against Drugs  
Po Box 2401  
El Segundo, CA 90245

Gail Church  
Tree Musketeers  
305 Richmond St  
El Segundo, CA 90245

Sister Alice Marie, Executive  
Director  
St. Vincent Meals On Wheels  
2131 West Third Street  
Los Angeles, CA 90057

American Red Cross  
9800 La Cienega Blvd.  
Inglewood, CA 90301

Vistamar School  
737 Hawaii St.  
El Segundo, CA 90245

## Join us for a **Community Meeting** to discuss the Update of the City's Housing Element



The City will be discussing the update of the **Housing Element**, a key component of the City's General Plan, and would like your input!

**Where:**

**City Hall Council Chambers  
350 Main Street  
El Segundo, CA 90245**

**When:**

**November 21, 2013  
6:00 PM**



The City encourages the participation of persons with disabilities in all services, activities and programs provided by the City. For questions or additional information on the meeting, or for those individuals who require a reasonable accommodation in order to participate in the meeting, please contact Tina Gall (310) 524-2354 or Venus Wesson (310) 524-2344.

## APPENDIX B: SITES INVENTORY

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
<b>R-1 Properties</b>										
110 W. Maple Street	4132-011-025	R-1	1	0	6,700	0.15	8.7	1	1	Small house and out house on R-3 Lot /partially vacant
315 E. Acacia	4132-032-008	R-1	1	0	6,300	0.14	8.7	1	0	
840 Sheldon	4133-012-018	R-1	1	0	6,031	0.14	8.7	1	1	
1435 Maple	4139-016-009	R-1	1	0	18,710	0.43	8.7	2	1	Through lot with house on Maple and vacant on Sycamore
849-59 Bungalow Drive	4133-028-024	R-1	1	0	6,100	0.14	8.7	1	0	Vacant lot
837-847 Bungalow Drive	4133-028-025	R-1	1	0	6,100	0.14	8.7	1	0	Vacant lot
No Address Main Street	4132-015-901	R-1	1	0	9,702	0.22	8.7	1	1	Land locked government property between Sycamore & Walnut
<b>Subtotal</b>			<b>7</b>	<b>0</b>		<b>1.37</b>		<b>8</b>	<b>4</b>	
<b>R-1 Properties (where a Second Dwelling Unit is Permitted)</b>										
715 W. Acacia Street	4131-022-023	R-1	0	0	6,500	0.15	17.0	1	0	
943, 945 Hillcrest Street	4131-022-002	R-1	0	0	6,298	0.14	17.0	2	0	2 units built out
940 Hillcrest	4131-001-004	R-1	0	0	10,720	0.25	17.0	4	0	2 units each lot built out
951 Loma Vista Street	4131-001-012	R-1	0	0	5,360	0.12	17.0	2	0	2 units built out
942, 944 Loma Vista Street	4132-001-022	R-1	0	0	4,712	0.11	17.0	2	0	2 units built out
947 Virginia Street	4132-001-004	R-1	0	0	6,030	0.14	17.0	2	0	2 units built out
950 Pepper Street	4132-020-012	R-1	0	0	5,702	0.13	17.0	2	2	1 Unit
949 Eucalyptus Street	4132-020-003	R-1	0	0	5,575	0.13	17.0	1	0	1 Unit
948 Eucalyptus Street	4132-032-013	R-1	0	1	5,361	0.12	17.0	2	1	2 Units
741, 743 Eucalyptus Street	4132-025-004	R-1	0	0	4,335	0.10	17.0	2	0	2 Unit
943 Cypress Street	4132-032-003	R-1	0	1	6,843	0.16	17.0	2	1	1 Unit

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
944, 944-1/2 Cypress Street	4132-033-011	R-1	0	0	5,701	0.13	17.0	2	0	2 Unit
945 Shelton Street	4132-033-004	R-1	0	0	5,238	0.12	17.0	2	0	1 Unit
944 Sheldon Street	4133-013-002	R-1	0	1	5,361	0.12	17.0	2	0	1 Unit
912 Sheldon Street	4133-013-009	R-1	0	1	6,031	0.14	17.0	2	1	1 Unit
1225 E. Acacia Street	4139-010-030	R-1	0	1	6,267	0.14	17.0	2	1	1 Unit
1224 E. Acacia Street	4139-010-013	R-1	0	1	6,253	0.14	17.0	2	1	1 Unit
120, 122 W. Walnut Street	4132-015-013	R-1	0	0	5,500	0.13	17.0	2	0	1 Unit
609 E. Maple Avenue	4133-015-018	R-1	0	0	6,611	0.15	17.0	2	0	1 Unit
113 E. Maple Avenue	4132-022-028	R-1	0	0	5,700	0.13	17.0	2	0	1 Unit
114, 114-1/2 E. Maple Avenue	4132-025-021	R-1	0	0	6,000	0.14	17.0	2	0	1 unit
115 W. Maple Avenue	4132-013-019	R-1	0	0	6,000	0.14	17.0	2	0	1 unit
116, 118 W. Maple Avenue	4132-011-007	R-1	0	0	6,750	0.15	17.0	2	0	2 units
117, 119 W. Sycamore	4132-015-012	R-1	0	0	5,753	0.13	17.0	2	0	1 unit
117 W. Oak Street	4132-011-010	R-1	0	1	6,752	0.16	17.0	2	0	1 unit
535 Virginia Street	4136-009-017	R-1	0	1	7,150	0.16	17.0	2	1	1 unit
536, 540 Virginia Street	4136-008-002	R-1	0	0	7,150	0.16	17.0	2	0	2 units
535 Lomita Street	4133-020-021	R-1	0	0	6,470	0.15	17.0	2	0	1 unit
540 Maryland Street	4133-021-041	R-1	0	0	5,450	0.13	17.0	2	0	1 unit
535 Bungalow Drive	4133-021-043	R-1	0	0	6,674	0.15	17.0	2	0	1 unit
1180 E. Mariposa Street	4139-026-070	R-1	0	0	5,742	0.13	17.0	2	0	2 units
1125 E. Pine Avenue	4139-026-097	R-1	0	0	5,389	0.12	17.0	2	0	1 unit
308 Loma Vista Street	4136-020-013	R-1	0	1	6,240	0.14	17.0	2	1	1 unit
312 Loma Vista Street	4136-020-012	R-1	0	0	6,240	0.14	17.0	2	1	1 unit
311 Loma Vista Street	4131-011-011	R-1	0	0	6,421	0.15	17.0	2	0	2 units
116 W. Oak Avenue	4132-009-015	R-1	0	1	6,705	0.15	17.0	2	1	1 unit

<b>Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acreage</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
1505 W. Walnut Street	4139-010-027	R-1	0	0	6,250	0.14	17.0	2	0	1 unit
311 Whiting Street	4136-018-034	R-1	0	0	7,300	0.17	17.0	2	0	2 unit
312, 312-1/2 Whiting Street	4136-018-034	R-1	0	0	5,700	0.13	17.0	2	0	2 unit
116 Sycamore Avenue	4132-013-024	R-1	0	0	3,117	0.07	17.0	1	0	1 unit
714 Virginia Street	4132-008-009	R-1	0	1	7,500	0.17	17.0	2	1	1 unit
939? McCarthy Court	4133-014-012	R-1	0	0	6,388	0.15	17.0	2	0	1 unit
536, 538 Concord Street	4136-007-030	R-1	0	1	11,760	0.27	17.0	2	1	1 unit
539 Concord Street	4136-008-018	R-1	0	1	7,250	0.17	17.0	2	1	1 unit
534 Sierra Street	4133-019-035	R-1	0	0	5,100	0.12	17.0	2	0	1 unit
535 Lomita Street	4133-020-023	R-1	0	0	6,470	0.15	17.0	2	0	1 unit
<b>Subtotal</b>			<b>0</b>	<b>13</b>		<b>6.61</b>		<b>91</b>	<b>14</b>	
<b>R-2 Properties</b>										
428 W. Palm	4136-002-008	R-2	0	1	8,345	0.19	17.0	2	1	SFR
422 W. Palm	4136-002-007	R-2	0	1	8,652	0.20	17.0	2	1	SFR
418 W. Palm	4136-002-006	R-2	0	1	8,355	0.19	17.0	2	1	SFR
412 W. Palm	4136-002-005	R-2	0	1	8,358	0.19	17.0	2	1	SFR
637 Virginia Street	4136-002-003	R-2	0	1	8,000	0.18	17.0	2	1	SFR
641 Virginia Street	4136-002-002	R-2	0	1	4,000	0.09	17.0	2	1	SFR
535 Richmond Street	4136-007-024	R-2	0	1	7,000	0.16	17.0	2	1	SFR
539 Richmond Street	4136-007-025	R-2	0	1	3,500	0.08	17.0	2	1	SFR
531 Richmond Street	4136-007-023	R-2	0	1	3,525	0.08	17.0	2	1	SFR
529 Richmond Street	4136-007-022	R-2	0	1	3,500	0.08	17.0	2	1	SFR
527 Richmond Street	4136-007-021	R-2	0	1	3,500	0.08	17.0	2	1	SFR
525 Richmond Street	4136-007-020	R-2	0	1	3,500	0.08	17.0	2	1	SFR
513 Richmond Street	4136-007-017	R-2	0	1	3,500	0.08	17.0	2	1	SFR
509 Richmond Street	4136-007-015	R-2	0	1	3,500	0.08	17.0	2	1	SFR
507 Richmond Street	4136-007-014	R-2	0	1	3,500	0.08	17.0	2	1	SFR

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
502 Richmond Street	4136-006-010	R-2	0	1	7,000	0.16	17.0	2	1	SFR
508 Richmond Street	4136-006-009	R-2	0	1	7,000	0.16	17.0	2	1	SFR
512 Richmond Street	4136-006-008	R-2	0	1	7,000	0.16	17.0	2	1	SFR
516 Richmond Street	4136-006-007	R-2	0	1	3,500	0.08	17.0	2	1	SFR
518 Richmond Street	4136-006-006	R-2	0	1	7,000	0.16	17.0	2	1	SFR
522 Richmond Street	4136-006-005	R-2	0	1	3,500	0.08	17.0	2	1	SFR
528 Richmond Street	4136-006-004	R-2	0	1	10,500	0.24	17.0	2	1	SFR
536 Richmond Street	4136-006-002	R-2	0	1	3,500	0.08	17.0	2	1	SFR
538 Richmond Street	4136-006-019	R-2	0	1	3,500	0.08	17.0	2	1	SFR
540 Richmond Street	4136-006-018	R-2	0	1	3,500	0.08	17.0	2	1	SFR
519 Richmond Street	4136-007-019	R-2	0	1	7,000	0.16	17.0	2	1	SFR
357 Whiting Street	4136-020-028	R-2	0	1	5,840	0.13	17.0	2	1	SFR
355 Whiting Street	4136-020-029	R-2	0	1	6,570	0.15	17.0	2	1	SFR
351 Whiting Street	4136-020-025	R-2	0	1	6,570	0.15	17.0	2	1	SFR
347 Whiting Street	4136-020-024	R-2	0	1	6,570	0.15	17.0	2	1	SFR
341 Whiting Street	4136-020-023	R-2	0	1	6,570	0.15	17.0	2	1	SFR
333 Whiting Street	4136-020-021	R-2	0	1	6,570	0.15	17.0	2	1	SFR
327 Whiting Street	4136-020-020	R-2	0	1	6,570	0.15	17.0	2	1	SFR
317 Whiting Street	4136-020-018	R-2	0	1	7,300	0.17	17.0	2	1	SFR
311 Whiting Street	4136-020-017	R-2	0	1	7,300	0.17	17.0	2	1	SFR
324 Whiting Street	4136-018-031	R-2	0	1	5,720	0.13	17.0	2	1	SFR
328 Whiting Street	4136-018-030	R-2	0	1	5,720	0.13	17.0	2	1	SFR
342 Whiting Street	4136-018-047	R-2	0	1	7,150	0.16	17.0	2	1	SFR
346 Whiting Street	4136-018-046	R-2	0	1	7,150	0.16	17.0	2	1	SFR
352 Whiting Street	4136-018-045	R-2	0	1	7,150	0.16	17.0	2	1	SFR
356 Whiting Street	4136-018-044	R-2	0	1	7,150	0.16	17.0	2	1	SFR
733 Loma Vista Drive	4131-005-037	R-2	0	1	4,021	0.09	17.0	2	1	SFR

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
735 Loma Vista Drive	4131-005-007	R-2	0	1	4,021	0.09	17.0	2	1	SFR
741 Loma Vista Drive	4131-005-006	R-2	0	1	4,021	0.09	17.0	2	1	SFR
745 Loma Vista Drive	4131-005-005	R-2	0	1	4,021	0.09	17.0	2	1	SFR
749 Loma Vista Drive	4131-005-004	R-2	0	1	4,021	0.09	17.0	2	1	SFR
755 Loma Vista Drive	4131-005-002	R-2	0	1	4,021	0.09	17.0	2	1	SFR
746 Loma Vista Drive	4131-005-017	R-2	0	1	4,021	0.09	17.0	2	1	SFR
750 Loma Vista Drive	4131-005-016	R-2	0	1	4,021	0.09	17.0	2	1	SFR
754 Loma Vista Drive	4131-005-015	R-2	0	1	4,021	0.09	17.0	2	1	SFR
541 Standard Street	4133-001-020	R-2	0	1	14,000	0.32	17.0	2	1	SFR
523 Standard Street	4131-001-017	R-2	0	1	3,500	0.08	17.0	2	1	SFR
521 Standard Street	4133-001-016	R-2	0	1	3,500	0.08	17.0	2	1	SFR
519 Standard Street	4131-001-015	R-2	0	1	7,000	0.16	17.0	2	1	SFR
515 Standard Street	4131-001-014	R-2	0	1	3,500	0.08	17.0	2	1	SFR
538 Standard Street	4133-002-002	R-2	0	1	3,500	0.08	17.0	2	1	SFR
528 Standard Street	4133-002-005	R-2	0	1	7,000	0.16	17.0	2	1	SFR
524 Standard Street	4131-002-024	R-2	0	1	3,500	0.08	17.0	2	1	SFR
520 Standard Street	4133-002-007	R-2	0	1	3,500	0.08	17.0	2	1	SFR
510 Standard Street	4131-002-009	R-2	0	1	7,000	0.16	17.0	2	1	SFR
502 Standard Street	4131-002-030	R-2	0	1	3,500	0.08	17.0	2	1	SFR
500 Standard Street	4131-002-031	R-2	0	1	3,500	0.08	17.0	2	1	SFR
407 Standard Street	4135-004-030	R-2	0	1	3,500	0.08	17.0	2	1	SFR
405 Standard Street	4136-015-011	R-2	0	1	3,500	0.08	17.0	2	1	SFR
406 Standard Street	4131-004-028	R-2	0	1	3,500	0.08	17.0	2	1	SFR
408 Standard Street	4131-005-027	R-2	0	1	3,500	0.08	17.0	2	1	SFR
424 Standard Street	4131-005-024	R-2	0	1	7,000	0.16	17.0	2	1	SFR
430 Standard Street	4131-005-003	R-2	0	1	5,500	0.13	17.0	2	1	SFR
514 Sheldon	4131-007-007	R-2	0	1	6,000	0.14	17.0	2	1	SFR

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
529 Sierra Place	4133-019-017	R-2	0	1	7,500	0.17	17.0	2	1	SFR
505 E. Palm	4132-007-028	R-2	0	1	5,963	0.14	17.0	2	1	SFR
509 E. Palm	4133-009-005	R-2	0	1	5,833	0.13	17.0	2	1	SFR
506 E. Oak Avenue	4133-009-002	R-2	0	1	5,963	0.14	17.0	2	1	SFR
508 E. Oak Avenue	4133-009-006	R-2	0	1	7,291	0.17	17.0	2	1	SFR
512 E. Oak Avenue	4133-009-008	R-2	0	1	5,300	0.12	17.0	2	1	SFR
514 E. Oak Avenue	4133-009-009	R-2	0	1	5,303	0.12	17.0	2	1	SFR
518 E. Oak Avenue	4133-009-015	R-2	0	1	10,545	0.24	17.0	2	1	SFR
417 E. Oak Avenue	4132-010-012	R-2	0	1	7,259	0.17	17.0	2	1	SFR
413 E Oak Avenue	4132-028-011	R-2	0	1	7,262	0.17	17.0	2	1	SFR
405 E. Oak Avenue	4132-028-008	R-2	0	1	8,995	0.21	17.0	2	1	SFR
747 Sheldon	4132-005-003	R-2	0	1	4,555	0.10	17.0	2	1	SFR
743 Sheldon	4132-005-007	R-2	0	1	4,555	0.10	17.0	2	1	SFR
738 Eucalyptus Drive	4132-028-046	R-2	0	1	5,389	0.12	17.0	2	1	SFR
947 Cypress Street	4132-032-002	R-2	0	1	5,702	0.13	17.0	2	1	SFR
508 E. Walnut	4132-033-010	R-2	0	1	6,433	0.15	17.0	2	1	SFR
848 Sheldon	4132-012-014	R-2	0	1	6,702	0.15	17.0	2	1	SFR
853 Penn	4133-012-003	R-2	0	1	5,400	0.12	17.0	2	1	SFR
845 Penn	4133-012-005	R-2	0	1	5,400	0.12	17.0	2	1	SFR
831 Penn	4133-011-011	R-2	0	1	5,400	0.12	17.0	2	1	SFR
537 E. Maple	4132-004-013	R-2	0	1	7,250	0.17	17.0	2	1	SFR
802 Penn	4133-015-001	R-2	0	1	6,098	0.14	17.0	2	1	SFR
812 Penn	4133-015-003	R-2	0	1	5,419	0.12	17.0	2	1	SFR
818 Penn	4133-015-005	R-2	0	1	5,498	0.13	17.0	2	1	SFR
826 Penn	4133-015-006	R-2	0	1	5,417	0.12	17.0	2	1	SFR
828 Penn	4133-015-007	R-2	0	1	5,416	0.12	17.0	2	1	SFR
830 Penn	4133-015-008	R-2	0	1	5,416	0.12	17.0	2	1	SFR

<b>Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acreage</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
840 Penn	4133-015-011	R-2	0	1	5,416	0.12	17.0	2	1	SFR
841 Penn	4133-012-006	R-2	0	1	5,941	0.14	17.0	2	1	SFR
1505 E. Sycamore	4139-015-024	R-2	0	1	5,289	0.12	17.0	2	1	SFR
1507 E. Sycamore	4139-015-026	R-2	0	1	5,288	0.12	17.0	2	1	SFR
1511 E. Sycamore	4139-015-031	R-2	0	1	5,188	0.12	17.0	2	1	SFR
1515 E. Sycamore	4139-015-032	R-2	0	1	5,288	0.12	17.0	2	1	SFR
1506 E. Sycamore	4139-016-017	R-2	0	1	8,710	0.20	17.0	2	1	SFR
827 Washington	4139-016-019	R-2	0	1	5,421	0.12	17.0	2	1	SFR
823 Washington	4139-016-020	R-2	0	1	5,417	0.12	17.0	2	1	SFR
819 Washington	4139-016-021	R-2	0	1	5,421	0.12	17.0	2	1	SFR
1511 E. Maple	4139-016-025	R-2	0	1	4,750	0.11	17.0	2	1	SFR
1507 E. Maple	4139-016-026	R-2	0	1	4,750	0.11	17.0	2	1	SFR
501 Grand Avenue	4135-016-044	R-2	0	1	7,000	0.16	17.0	2	1	SFR
507 Grand Avenue	4135-016-027	R-2	0	1	7,000	0.16	17.0	2	1	SFR
517 Grand Avenue	4135-016-030	R-2	0	1	7,000	0.16	17.0	2	1	SFR
613 Grand Avenue	4135-016-011	R-2	0	1	7,000	0.16	17.0	2	1	SFR
618 Grand Avenue	4135-017-024	R-2	0	1	7,000	0.16	17.0	2	1	SFR
<b>Subtotal</b>			<b>0</b>	<b>113</b>		<b>14.79</b>		<b>226</b>	<b>113</b>	
<b>R-3 Properties (Smaller Parcels)</b>										
1320 Imperial Avenue	4139-011-038	R-3	0	1	7,000	0.16	27.0	4	4	Industrial
1306/1308 Imperial Highway	4139-011-037	R-3	0	1	16,000	0.37	27.0	6	6	Industrial
1220 Imperial Avenue	4139-011-035	R-3	0	1	16,000	0.37	27.0	6	6	Industrial
1212 Imperial Avenue	4139-011-027	R-3	0	1	8,000	0.18	27.0	5	5	Industrial
1208 Imperial Avenue	4139-011-022	R-3	0	1	16,000	0.37	27.0	6	6	Industrial
1204 Imperial Avenue	4139-011-021	R-3	0	1	8,000	0.18	27.0	5	5	Industrial
1200 Imperial Avenue	4139-011-023	R-3	0	1	8,000	0.18	27.0	5	5	Industrial
1120 Imperial Avenue	4139-011-020	R-3	0	1	8,000	0.18	27.0	5	5	Industrial

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
1116 Imperial Avenue	4139-011-025	R-3	0	1	8,000	0.18	27.0	5	5	Industrial
1112 Imperial Avenue	4139-011-024	R-3	0	1	8,000	0.18	27.0	5	5	Industrial
1108 Imperial Avenue	4139-011-034	R-3	0	1	8,000	0.18	27.0	5	5	Industrial
1104 Imperial Avenue	4139-011-033	R-3	0	1	8,000	0.18	27.0	5	5	Industrial
1100 Imperial Avenue	4139-011-029	R-3	0	1	8,000	0.18	27.0	5	5	Industrial
1038 Imperial Avenue	4133-032-016	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
1034 Imperial Avenue	4133-032-017	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
1026 Imperial Avenue	4133-032-019	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
1022 Imperial Avenue	4133-032-020	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
1018 Imperial Avenue	4133-032-021	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
1014 Imperial Avenue	4133-032-022	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
1010 Imperial Avenue	4133-032-023	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
1002 Imperial Avenue	4133-032-025	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
926 Imperial Avenue	4133-032-026	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
922 Imperial Avenue	4133-032-027	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
918 Imperial Avenue	4133-032-028	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
914 Imperial Avenue	4133-032-029	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
910 Imperial Avenue	4133-032-030	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
906 Imperial Avenue	4133-032-031	R-3	0	1	6,168	0.14	27.0	3	1	Apartments
900 Imperial Avenue	4133-032-032	R-3	0	1	7,200	0.17	27.0	3	1	Apartments
422 Imperial Avenue	4132-033-007	R-3	0	1	5,016	0.12	27.0	3	2	SFR
418 Imperial Avenue	4132-033-008	R-3	0	1	5,503	0.13	27.0	3	2	SFR
312 Imperial Avenue	4132-033-021	R-3	0	1	2,000	0.05	27.0	1	1	Industrial
314 Imperial Avenue	4132-032-017	R-3	0	1	2,000	0.05	27.0	1	1	SFR
316 Imperial Avenue	4132-016-016	R-3	0	1	2,000	0.05	27.0	1	0	SFR
228 Imperial Avenue	4132-017-011	R-3	0	1	12,388	0.28	27.0	7	1	6 Units
548, 604 Imperial Avenue	4132-001-034	R-3	0	1	4,999	0.11	27.0	3	1	Duplex

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
1300 1302 Imperial Avenue	4139-011-036	R-3	0	1	16,000	0.37	27.0	6	6	Commercial
1216 Imperial Avenue	4139-011-031	R-3	0	1	8,000	0.18	27.0	4	4	Commercial
936 Cedar	4132-008-024	R-3	0	1	5,017	0.12	27.0	3	2	SFR
944 Cedar	4132-018-016	R-3	0	1	5,131	0.12	27.0	3	2	SFR
904 Main Street	4132-019-016	R-3	0	1	4,020	0.09	27.0	2	0	2 SFR
825 Main Street	4132-013-026	R-3	0	1	6,030	0.14	27.0	3	2	SFH
807 Main Street	4132-013-030	R-3	0	1	6,030	0.14	27.0	3	0	Triplex
101 Maple	4132-013-031	R-3	0	1	6,030	0.14	27.0	3	0	Triplex
110 Maple Street	4132-011-025	R-3	0	1	6,700	0.15	27.0	4	1	Triplex
711 Main Street	4132-011-021	R-3	0	1	6,700	0.15	27.0	4	1	SFR & duplex
115 W. Palm Street	4132-009-018	R-3	0	1	6,705	0.15	27.0	4	3	SFR
129 W. Palm Street	4132-009-006	R-3	0	1	5,850	0.13	27.0	3	2	SFR
301 W. Palm Street	4132-008-006	R-3	0	1	6,612	0.15	27.0	4	1	3 SFR
305 W. Palm Street	4132-008-005	R-3	0	1	6,702	0.15	27.0	4	1	SFR & Duplex
315, 317 W. Palm Street	4132-008-013	R-3	0	1	2,500	0.06	27.0	1	0	2 SFR
530 Illinois Street	4139-025-049	R-3	0	1	6,962	0.16	27.0	3	0	Triplex
522 Illinois Street	4139-025-051	R-3	0	1	6,266	0.14	27.0	2	0	Duplex
400 Illinois Street	4139-025-059	R-3	0	1	9,240	0.21	27.0	5	0	5-plex
1712 E. Pine	4139-025-056	R-3	0	1	8,304	0.19	27.0	5	1	4-plex
1718 E. Pine	4139-025-057	R-3	0	1	7,890	0.18	27.0	4	0	4-plex
1725 E. Pine	4139-025-066	R-3	0	1	7,890	0.18	27.0	4	0	4-plex
1637 E. Palm	4139-018-028	R-3	0	1	8,304	0.19	27.0	5	1	4-plex
1635 E. Palm	4139-018-033	R-3	0	1	7,890	0.18	27.0	4	0	4-plex
1633 E. Palm	4139-018-031	R-3	0	1	7,883	0.18	27.0	4	0	4-plex
1625 E. Palm	4139-018-027	R-3	0	1	8,250	0.19	27.0	5	1	4-plex
521 E. Walnut	4133-013-015	R-3	0	1	5,400	0.12	27.0	3	2	SFR
517 E. Walnut	4133-013-013	R-3	0	1	5,280	0.12	27.0	3	2	SFR

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
908 Sheldon	4133-013-010	R-3	0	1	3,691	0.08	27.0	1	0	SFR
332 Maryland	4135-026-001	R-3	0	1	3,304	0.08	27.0	2	0	Duplex
613 Virginia	4136-002-019	R-3	0	1	7,150	0.16	27.0	4	3	SFR
414/417 Mariposa	4136-002-017	R-3	0	1	4,000	0.09	27.0	2	1	SFR
1025 Grand	4135-031-022	R-3	0	1	3,010	0.07	27.0	1	0	SFR
301 Center	4135-031-023	R-3	0	1	3,080	0.07	27.0	1	0	SFR
315 Center	4135-031-015	R-3	0	1	4,245	0.10	27.0	2	1	SFR
331 Center	4135-031-019	R-3	0	1	4,255	0.10	27.0	2	0	SFR & Duplex
437 Richmond	4136-014-024	R-3	0	1	7,000	0.16	27.0	4	0	SFR & 4 Units in rear
429 Richmond	4136-014-029	R-3	0	1	7,000	0.16	27.0	4	3	Church & SFR
419 Richmond	4136-014-030	R-3	0	1	7,000	0.16	27.0	4	2	Duplex
411 Richmond	4136-014-017	R-3	0	1	3,500	0.08	27.0	1	0	SFR
407 Richmond	4136-014-016	R-3	0	1	7,000	0.16	27.0	4	0	4-plexes
401 Richmond	4136-014-026	R-3	0	1	7,000	0.16	27.0	4	1	Triplex
412 Richmond	4136-015-008	R-3	0	1	7,000	0.16	27.0	4	1	Triplex
416 Richmond	4136-015-007	R-3	0	1	7,000	0.16	27.0	4	3	SFR
420 Richmond	4136-015-006	R-3	0	1	7,000	0.16	27.0	4	2	2 SFR
424, 426 Richmond	4136-015-003	R-3	0	1	7,000	0.16	27.0	4	1	Triplex
432 Richmond	4136-015-027	R-3	0	1	5,250	0.12	27.0	3	0	Triplex
436 Richmond	4136-015-026	R-3	0	1	5,250	0.12	27.0	3	0	Triplex
442 Richmond	4136-015-001	R-3	0	1	7,000	0.16	27.0	4	3	SFR
335 Concord	4136-018-009	R-3	0	1	5,720	0.13	27.0	3	0	Triplex
226 Concord	4136-024-002	R-3	0	1	6,203	0.14	27.0	3	1	2 SFR
218 Concord	4136-024-004	R-3	0	1	5,600	0.13	27.0	3	0	Triplex
207 Concord	4136-023-009	R-3	0	1	6,435	0.15	27.0	3	0	3 to 4 Plex
147 Concord	4136-028-021	R-3	0	1	6,435	0.15	27.0	3	0	4-plex
135 Concord	4136-028-024	R-3	0	1	6,435	0.15	27.0	3	0	4-plex

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
139 Concord	4136-028-025	R-3	0	1	5,720	0.13	27.0	3	0	4-plex
133 Concord	4136-028-018	R-3	0	1	5,720	0.13	27.0	3	0	4-plex
131 Concord	4136-028-017	R-3	0	1	5,720	0.13	27.0	3	0	Triplex
122 Virginia	4136-028-009	R-3	0	1	5,720	0.13	27.0	3	0	4-plex
128 Virginia	4136-028-007	R-3	0	1	5,720	0.13	27.0	3	0	4-plex
140 Virginia	4136-028-022	R-3	0	1	5,720	0.13	27.0	3	0	4-plex
231 Virginia	4136-022-017	R-3	0	1	6,228	0.14	27.0	3	2	SFR
406 W. Grand Avenue	4135-011-005	R-3	0	1	6,483	0.15	27.0	4	2	2 SFR
225 Virginia	4136-022-016	R-3	0	1	5,720	0.13	27.0	3	0	4-plex
223 Virginia	4136-022-015	R-3	0	1	5,720	0.13	27.0	3	0	4-plex
219 Virginia	4136-022-014	R-3	0	1	5,720	0.13	27.0	3	0	4-plex
215 Virginia	4136-022-013	R-3	0	1	5,720	0.13	27.0	3	1	Duplex
211 Virginia	4136-022-012	R-3	0	1	5,720	0.13	27.0	3	2	SFR
118 Whiting	4136-029-008	R-3	0	1	7,150	0.16	27.0	4	0	3-plex
122 Whiting	4136-029-007	R-3	0	1	5,720	0.13	27.0	3	0	3-plex
202 Whiting	4136-022-008	R-3	0	1	4,410	0.10	27.0	2	1	SFR
211 Whiting	4136-021-012	R-3	0	1	6,570	0.15	27.0	4	2	2 SFR
224 Whiting	4136-021-003	R-3	0	1	5,720	0.13	27.0	3	2	SFR
229 Whiting	4136-021-017	R-3	0	1	6,317	0.15	27.0	3	2	SFR
225 Whiting	4136-021-016	R-3	0	1	5,850	0.13	27.0	3	0	3 SFR
133,135 Whiting	4136-030-018	R-3	0	1	5,840	0.13	27.0	3	1	2 SFR
527 Franklin	4136-021-007	R-3	0	1	3,600	0.08	27.0	2	1	SFR
622 Franklin	4131-013-001	R-3	0	1	3,600	0.08	27.0	2	1	SFR
207 Loma Vista	4131-012-008	R-3	0	1	5,149	0.12	27.0	3	2	SFR
135 Loma Vista	4131-013-004	R-3	0	1	5,149	0.12	27.0	1	0	SFR
702 Pine	4135-024-033	R-3	0	1	3,218	0.07	27.0	1	0	SFR
710 Pine	4135-024-039	R-3	0	1	3,218	0.07	27.0	1	0	SFR

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
436, 450 Sierra	4135-024-002	R-3	0	1	11,452	0.26	27.0	7	5	2 SFR
424 Sierra	4135-024-006	R-3	0	1	5,720	0.13	27.0	3	0	4-plex
426 Sierra	4135-024-005	R-3	0	1	5,720	0.13	27.0	3	0	SFR, Duplex
326 Sierra	4135-023-006	R-3	0	1	5,720	0.13	27.0	3	0	Triplex
230, 232 Arena	4135-011-006	R-3	0	1	7,150	0.16	27.0	4	0	Triplex
226 Arena	4135-011-007	R-3	0	1	7,150	0.16	27.0	4	0	Triplex
417 Franklin	4135-011-013	R-3	0	1	2,700	0.06	27.0	1	0	SFR
427, 427-1/2 Franklin	4135-011-014	R-3	0	1	3,735	0.09	27.0	2	0	SFR, Duplex
212 Sheldon	4135-017-011	R-3	0	1	7,150	0.16	27.0	4	3	SFR
211, 213 Sheldon	4135-011-016	R-3	0	1	7,150	0.16	27.0	4	3	SFR
220 Sheldon	4135-017-009	R-3	0	1	7,150	0.16	27.0	4	3	SFR
231 Sheldon	4135-017-021	R-3	0	1	7,150	0.16	27.0	4	3	SFH
207 Sheldon	4135-011-015	R-3	0	1	7,150	0.16	27.0	4	0	Apartments -4 units
223 Sierra	4135-017-034	R-3	0	1	7,150	0.16	27.0	4	2	Duplex
227 Sierra	4135-017-035	R-3	0	1	7,150	0.16	27.0	4	2	Duplex
228 Penn	4135-017-028	R-3	0	1	7,000	0.16	27.0	3	0	3 SFR
322, 324 Penn	4135-016-007	R-3	0	1	5,720	0.13	27.0	3	1	Duplex
335 Penn	4135-016-036	R-3	0	1	5,720	0.13	27.0	3	2	SFR
340 Penn	4135-016-003	R-3	0	1	5,720	0.13	27.0	3	0	4-Plex
309 Eucalyptus	4135-006-017	R-3	0	1	5,600	0.13	27.0	3	0	Triplex
335 Eucalyptus	4135-006-009	R-3	0	1	7,000	0.16	27.0	4	0	4-Plex
312 Standard	4135-006-007	R-3	0	1	14,000	0.32	27.0	4	0	4-Plex
308 Standard	4135-006-008	R-3	0	1	7,000	0.16	27.0	2	0	4-Plex
759 Main Street	4132-011-026	R-3	0	1	6,700	0.15	27.0	4	3	SFH
<b>Subtotal</b>			<b>0</b>	<b>140</b>		<b>20.81</b>		<b>468</b>	<b>190</b>	
<b>R-3 Properties (Larger Parcels)</b>										
717 Grand	4135-023-023	R-3	0	1	21,000	0.48	27.0	13	13	Church/School

Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
213 Arena	4135-012-013	R-3	0	1	27,885	0.64	27.0	11	8	Triplex
321, 323 Penn	4135-016-003	R-3	0	1	27,885	0.64	27.0	11	8	Duplex
<b>Subtotal</b>			<b>0</b>	<b>3</b>	<b>N/A</b>	<b>1.76</b>		<b>35</b>	<b>29</b>	
<b>Residential Total</b>			<b>7</b>	<b>269</b>	<b>N/A</b>	<b>45.4</b>		<b>828</b>	<b>350</b>	

Non-Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
<b>SB Properties</b>										
119 Standard Street	4135-001-036	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
131 Standard Street	4135-001-028	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
139 Standard Street	4135-001-032	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
201, 207 Standard Street	4135-002-008	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
108 Standard Street	4135-008-008	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
106 Standard Street	4135-008-009	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
110 Standard Street	4135-008-025	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
114 Standard Street	4135-008-024	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
140, 180 Standard Street	4135-008-003	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
149 Eucalyptus	4135-008-023	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
141 Eucalyptus	4135-008-022	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
137 Eucalyptus	4135-008-021	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
135 Eucalyptus	4135-008-020	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
131 Eucalyptus	4135-008-019	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
125 Eucalyptus	4135-008-018	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
123 Eucalyptus	4135-008-017	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
119 Eucalyptus	4135-008-016	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
115 Eucalyptus	4135-008-015	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
111 Eucalyptus	4135-008-014	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial

<b>Non-Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acres</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
105 Eucalyptus	4135-008-013	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
134 Eucalyptus	4135-009-002	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
308 E. Franklin	4135-009-001	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
340 E. Franklin	4135-009-019	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
141 Arena	4135-009-018	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
137 Arena	4135-009-017	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
133 Arena	4135-009-016	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
129 Arena	4135-009-015	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
127 Arena	4135-009-014	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
123 Arena	4135-009-021	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
401 El Segundo Boulevard	4135-010-030	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
106, 108 Arena	4135-010-023	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
112 Arena	4135-010-009	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
126 Arena	4135-010-006	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
134, 138 Arena	4135-010-004	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
142 Arena	4135-010-034	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
149 Sheldon	4135-010-021	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
145 Sheldon	4135-010-032	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
139 Sheldon	4135-010-031	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
135 Sheldon	4135-010-018	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
129 Sheldon	4135-010-017	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
125 Sheldon	4135-010-016	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
121 Sheldon	4135-010-015	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
115 Sheldon	4135-010-014	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
113 Sheldon	4135-010-013	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
109 Sheldon	4135-010-012	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
105 Sheldon	4135-010-011	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial

<b>Non-Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acresage</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
108 Sheldon	4135-018-011	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
110, 114 Sheldon	4135-018-010	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
116 Sheldon	4135-018-008	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
118 Sheldon	4135-018-007	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
120 Sheldon	4135-018-006	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
122 Sheldon	4135-018-005	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
126 Sheldon	4135-018-004	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
138 Sheldon	4135-018-003	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
140, 142 Sheldon	4135-018-002	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
500 E. Franklin	4135-018-001	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
149 Penn Street	4135-018-024	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
141 Penn Street	4135-018-023	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
137 Penn Street	4135-018-022	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
133 Penn Street	4135-018-021	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
127 Penn Street	4135-018-020	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
125 Penn Street	4135-018-019	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
121 Penn Street	4135-018-018	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
119 Penn Street	4135-018-017	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
115 Penn Street	4135-018-016	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
111 Penn Street	4135-018-025	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
101 Penn Street	4135-018-013	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
612 E. Franklin	4135-019-022	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
130 Penn Street	4135-019-019	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
126 Penn Street	4135-019-007	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
122 Penn Street	4135-019-008	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
120 Penn Street	4135-019-009	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
112 Penn Street	4135-019-010	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial

<b>Non-Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acreage</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
601 E. El Segundo Boulevard	4135-019-011	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
607 E. El Segundo Boulevard	4135-019-012	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
616, 618 Franklin Avenue	4135-019-018	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
141 Sierra	4135-019-017	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
137 Sierra	4135-019-016	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
107, 109, 111 Sierra	4135-019-020	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
701 El Segundo Boulevard	4135-020-022	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
713 El Segundo Boulevard	4135-020-021	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
114 Sierra	4135-020-008	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
118 Sierra	4135-020-007	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
128, 134 Sierra	4135-020-023	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
138 Sierra	4135-020-003	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
142 Sierra	4135-020-002	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
150 Sierra	4135-020-001	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
149 Lomita	4135-020-018	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
130 Lomita	4135-021-022	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
129 Lomita	4135-020-016	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
123, 125, 129 Lomita	4135-020-015	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
119 Lomita	4135-020-014	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
117 Lomita	4135-020-013	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
115 Lomita	4135-020-012	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
111 Lomita	4135-020-011	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
717, 721 E. El Segundo Boulevard	4135-020-009	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
142 Lomita	4135-021-019	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
138 Lomita	4135-021-003	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
130 Lomita	4135-021-023	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
122 Lomita	4135-021-005	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial

<b>Non-Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acresage</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
118 Lomita	4135-021-006	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
114 Lomita	4135-021-007	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
110 Lomita	4135-021-008	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
106 Lomita	4135-021-009	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
129, 139 Maryland Street	4135-021-015	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
111 Maryland Street	4135-021-020	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
805 E. El Segundo Boulevard	4135-021-010	SB	0	1	N/A	N/A	1 du/parcel	1	1	Business/Industrial
<b>Subtotal</b>			<b>0</b>	<b>107</b>				<b>107</b>	<b>107</b>	
<b>C-2 Properties</b>										
122 W. Imperial	4132-018-013	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
952-964 Main Street	4132-019-024	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
118 E. Imperial	4132-019-004	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
200 - 204 E. Imperial	4132-020-017	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
1440 E. Imperial	4139-010-043	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
500 E. Imperial	4133-013-001	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
1170 Mariposa Street	4139-026-061	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
1160 Mariposa Street	4139-026-060	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
500 - 508 Center Street	4139-026-062	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
315 - 321W. Grand	4136-018-016	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
301 - 303W. Grand	4136-018-037	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
302 W. Grand	4136-023-017	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
418 E. Grand	4135-011-003	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
430 E. Grand	4135-011-023	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
409 E. Grand	4135-013-011	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
412-416 E. Grand	4135-011-024	C-2	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
<b>Subtotal</b>			<b>0</b>	<b>16</b>				<b>16</b>	<b>16</b>	

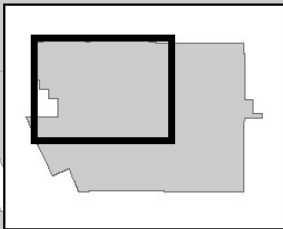
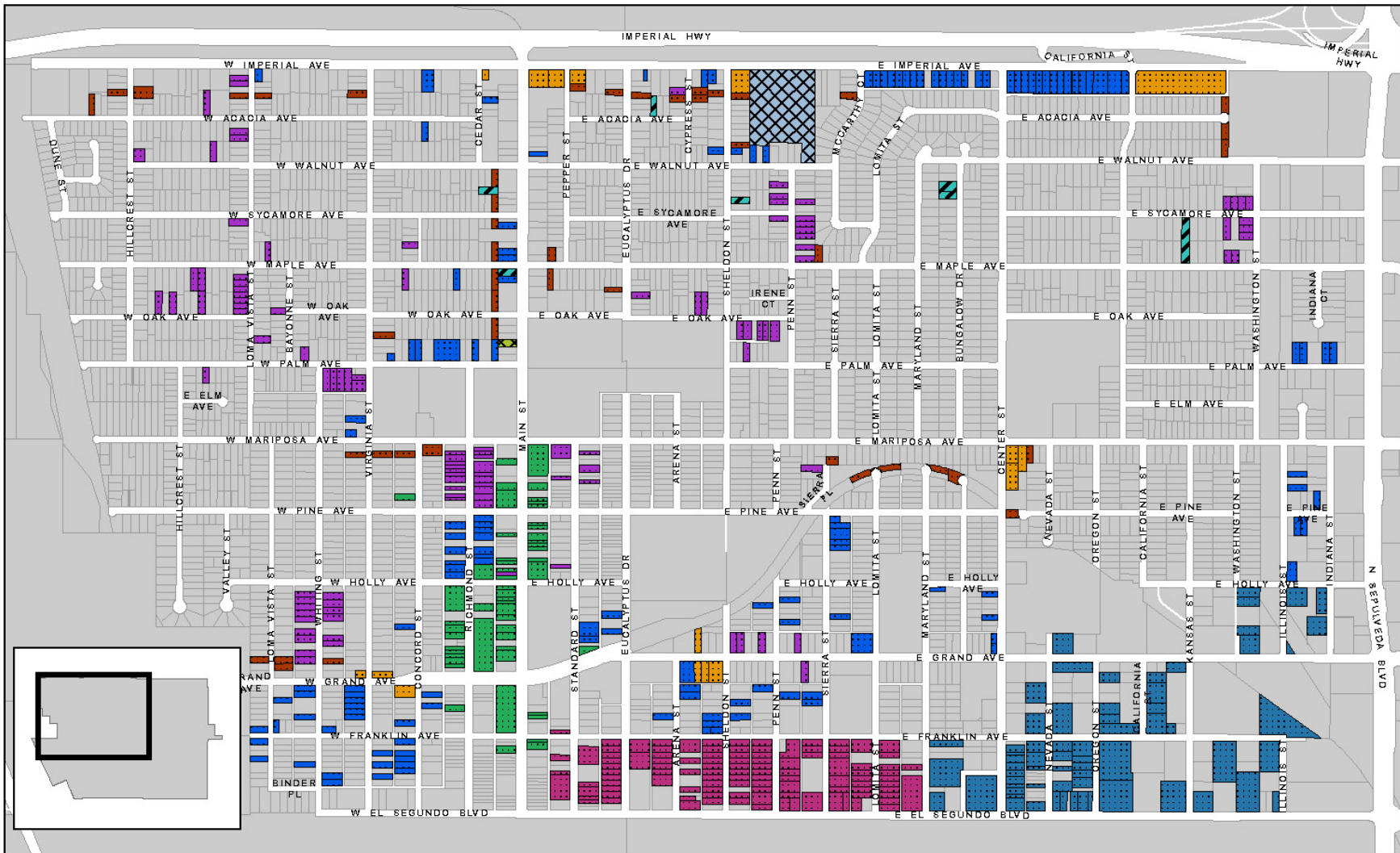
Non-Residential Properties										
Address	APN	Zone	Vacant	Under-utilized	Sq. Ft	Acreage	Density (du/ac)	Gross Units	Net Units	Existing Use
<b>Downtown Specific Plan Properties</b>										
140 Main Street	4135-001-035	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
143 Main Street	4136-026-038	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
150 Main Street	4135-001-001	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
215 - 275 Main Street	4136-025-019	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
210 Main Street	4135-002-006	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
214 Main Street	4135-002-005	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
309-313 Main Street	4136-016-021	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
315-319 Main Street	4136-016-022	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
321 Main Street	4136-016-026	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
327 Main Street	4136-016-037	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
333 Main Street	4136-016-039	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
343 Main Street	4136-016-031	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
347, 349 Main Street	4136-016-032	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
351 Main Street	4136-016-033	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
353-359 Main Street	4136-016-034	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
361 Main Street	4136-016-035	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
401 Main Street	4136-015-010	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
405, 407 Main Street	4136-015-012	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
411 Main Street	4136-015-014	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
413 Main Street	4136-015-015	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
433 Main Street	4136-015-021	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
439 Main Street	4136-016-030	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
455 Main Street	4136-015-033	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
400 Main Street	4135-004-028	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
410 Main Street	4135-004-009	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial

<b>Non-Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acreage</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
418-422 Main Street	4135-004-008	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
424 Main Street	4135-004-007	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
426 Main Street	4135-004-006	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
428, 430 Main Street	4135-004-005	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
444 Main Street	4135-004-003	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
446 Main Street	4135-004-002	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
500 Main Street	4133-001-009	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
502, 504 Main Street	4133-001-008	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
506-1/2, 508 Main Street	4133-001-007	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
520 Main Street	4133-001-004	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
540 Main Street	4133-001-001	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
501, 503 Main Street	4136-006-020	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
513 Main Street	4136-006-011	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
515 Main Street	4136-008-012	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
529-533 Main Street	4136-006-015	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
361 Richmond	4136-017-046	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
343 Richmond	4136-017-027	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
337, 339 Richmond	4136-017-047	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
331, 333 Richmond	4136-017-052	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
321 Richmond	4136-017-020	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
319 Richmond	4136-017-019	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
315, 317 Richmond	4136-017-018	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
311 Richmond	4136-017-017	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
305 Richmond	4136-017-016	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
201-209 Grand Avenue	4135-006-015	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
215 Richmond	4136-024-011	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial

<b>Non-Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acresage</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
350 Richmond	4136-016-006	DTSP	0	1	N/A	N/A	1 du/parcel	1	1	Retail Commercial
<b>Subtotal</b>			<b>0</b>	<b>52</b>		<b>N/A</b>		<b>52</b>	<b>52</b>	
<b>MM Properties</b>										
134 Maryland	4135-028-008	MM	0	1	N/A	N/A	1 du/parcel	1	1	
128 Maryland	4135-028-005	MM	0	1	N/A	N/A	1 du/parcel	1	1	
110 Maryland	4135-028-003	MM	0	1	N/A	N/A	1 du/parcel	1	1	
110 E. El Segundo	4139-004-050	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1111 E. El Segundo	4139-004-038	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1201 E. El Segundo	4139-003-005	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1205 E. El Segundo	4139-003-006	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1209 E. El Segundo	4139-003-008	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1215 E. El Segundo	4139-003-009	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1217 E. El Segundo	4139-003-010	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1301 E. El Segundo	4139-002-023	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1475 E. El Segundo	4139-002-025	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1501 E. El Segundo	4139-001-011	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1,601 E. El Segundo	4139-001-018	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1,617 E. El Segundo	4139-001-904	MM	0	1	N/A	N/A	1 du/parcel	1	1	
140/146 Center Street	4139-004-052	MM	0	1	N/A	N/A	1 du/parcel	1	1	
138 Center Street	4139-004-030	MM	0	1	N/A	N/A	1 du/parcel	1	1	
134 Center Street	4139-004-031	MM	0	1	N/A	N/A	1 du/parcel	1	1	
132 Center Street	4139-004-032	MM	0	1	N/A	N/A	1 du/parcel	1	1	
128 Center Street	4139-004-033	MM	0	1	N/A	N/A	1 du/parcel	1	1	
124 Center Street	4139-004-034	MM	0	1	N/A	N/A	1 du/parcel	1	1	
120 Center Street	4139-004-035	MM	0	1	N/A	N/A	1 du/parcel	1	1	
118 Center Street	4139-004-036	MM	0	1	N/A	N/A	1 du/parcel	1	1	

<b>Non-Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acresage</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
114 Center Street	4139-004-037	MM	0	1	N/A	N/A	1 du/parcel	1	1	
124 Bungalow	4135-029-016	MM	0	1	N/A	N/A	1 du/parcel	1	1	
115 Nevada	4139-004-046	MM	0	1	N/A	N/A	1 du/parcel	1	1	
123 Nevada	4139-004-041	MM	0	1	N/A	N/A	1 du/parcel	1	1	
137 Nevada	4139-004-040	MM	0	1	N/A	N/A	1 du/parcel	1	1	
141 Nevada	4139-004-039	MM	0	1	N/A	N/A	1 du/parcel	1	1	
201, 205 Nevada	4139-005-036	MM	0	1	N/A	N/A	1 du/parcel	1	1	
211 Nevada	4139-005-038	MM	0	1	N/A	N/A	1 du/parcel	1	1	
200 Nevada	4139-005-043	MM	0	1	N/A	N/A	1 du/parcel	1	1	
118 Nevada	4139-003-004	MM	0	1	N/A	N/A	1 du/parcel	1	1	
130 Nevada	4139-003-020	MM	0	1	N/A	N/A	1 du/parcel	1	1	
138 Nevada	4139-003-002	MM	0	1	N/A	N/A	1 du/parcel	1	1	
142 Nevada	4139-003-021	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1201 & 1205 E. Grand Avenue	4139-027-039	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1222 E. Grand Avenue	4139-005-047	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1310 E. Grand Avenue	4139-005-049	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1420 E. Grand Avenue	4139-006-064	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1601 E. Grand Avenue	4139-008-023	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1771 E. Grand Avenue	4139-008-041	MM	0	1	N/A	N/A	1 du/parcel	1	1	
224 Oregon Street	4139-005-052	MM	0	1	N/A	N/A	1 du/parcel	1	1	
212 Oregon Street	4139-005-053	MM	0	1	N/A	N/A	1 du/parcel	1	1	
140 Oregon Street	4139-002-021	MM	0	1	N/A	N/A	1 du/parcel	1	1	
143 Oregon Street	4139-003-018	MM	0	1	N/A	N/A	1 du/parcel	1	1	
137 Oregon Street	4139-003-017	MM	0	1	N/A	N/A	1 du/parcel	1	1	
133 Oregon Street	4139-003-023	MM	0	1	N/A	N/A	1 du/parcel	1	1	
129 Oregon Street	4139-003-022	MM	0	1	N/A	N/A	1 du/parcel	1	1	

<b>Non-Residential Properties</b>										
<b>Address</b>	<b>APN</b>	<b>Zone</b>	<b>Vacant</b>	<b>Under-utilized</b>	<b>Sq. Ft</b>	<b>Acresage</b>	<b>Density (du/ac)</b>	<b>Gross Units</b>	<b>Net Units</b>	<b>Existing Use</b>
125 Oregon Street	4139-003-012	MM	0	1	N/A	N/A	1 du/parcel	1	1	
211 California Street	4139-005-054	MM	0	1	N/A	N/A	1 du/parcel	1	1	
232 California Street	4139-006-059	MM	0	1	N/A	N/A	1 du/parcel	1	1	
236 California Street	4139-006-058	MM	0	1	N/A	N/A	1 du/parcel	1	1	
270 California Street	4139-006-057	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1401 E. Franklin	4139-006-060	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1413 E. Franklin	4139-006-061	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1661 E. Franklin	4139-006-079	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1550 E. Franklin	4139-001-040	MM	0	1	N/A	N/A	1 du/parcel	1	1	
348 Washington	4139-008-019	MM	0	1	N/A	N/A	1 du/parcel	1	1	
332, 342 Washington	4139-008-020	MM	0	1	N/A	N/A	1 du/parcel	1	1	
316 Washington	4139-008-022	MM	0	1	N/A	N/A	1 du/parcel	1	1	
139, 140 Illinois Street	4139-001-047	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1700, 1720 Holly	4139-008-026	MM	0	1	N/A	N/A	1 du/parcel	1	1	
1750 Holly	4139-008-030	MM	0	1	N/A	N/A	1 du/parcel	1	1	
333 Indiana Street	4139-008-028	MM	0	1	N/A	N/A	1 du/parcel	1	1	
<b>Subtotal</b>			<b>0</b>	<b>65</b>	<b>N/A</b>	<b>N/A</b>		<b>65</b>	<b>65</b>	
<b>Non-Residential Total</b>			<b>0</b>	<b>240</b>	<b>N/A</b>	<b>N/A</b>		<b>240</b>	<b>240</b>	
<b>Residential and Non-Residential Total</b>			<b>7</b>	<b>509</b>	<b>N/A</b>	<b>N/A</b>		<b>1,068</b>	<b>590</b>	



# CITY OF EL SEGUNDO

## SITES INVENTORY

Land Use Type		Status
	540 East Imperial Avenue	 Pending Project
	711 Main Street	 Underutilized
	Business/Industrial	 Vacant
	Downtown Specific Plan - Ret	
	Medium Manufacturing (MM)	
	Retail Commercial	
	R-1	
	R-1S	
	R-2	
	R-3	