



AGENDA

EL SEGUNDO CITY COUNCIL
REGULAR MEETING
TUESDAY, NOVEMBER 15, 2022

4:00 PM CLOSED SESSION
6:00 PM OPEN SESSION

CITY COUNCIL CHAMBER
350 MAIN STREET, EL SEGUNDO, CA 90245

Drew Boyles, Mayor
Chris Pimentel, Mayor Pro Tem
Carol Pirsztuk, Council Member
Scot Nicol, Council Member
Lance Giroux, Council Member

Tracy Weaver, City Clerk
Matthew Robinson, City Treasurer

Executive Team

Darrell George, City Manager
Barbara Voss, Deputy City Manager
Jaime Bermudez, Police Chief
Michael Allen, Community Development Dir.
Jose Calderon, IT Director
Aly Mancini, Recreation, Parks & Library Dir.

Mark Hensley, City Attorney
Joe Lillio, Chief Financial Officer
Deena Lee, Fire Chief
Rebecca Redyk, HR Director
Elias Sassoon, Public Works Dir.

MISSION STATEMENT:

“Provide a great place to live, work, and visit.”

VISION STATEMENT:

“Be a global innovation leader where big ideas take off while maintaining our unique small-town character.”

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

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the City Council and/or items listed on the agenda during the Public Communications portions of the Meeting. Additionally, members of the public can comment on any Public Hearing item on the agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

Those wishing to address the City Council are requested to complete and submit to the City Clerk a "Speaker Card" located at the Council Chamber entrance. You are not required to provide personal information in order to speak, except to the extent necessary for the City Clerk to call upon you, properly record your name in meeting minutes and to provide contact information for later staff follow-up, if appropriate.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 310-524-2305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

4:00 PM CLOSED SESSION – CALL TO ORDER / ROLL CALL

PUBLIC COMMUNICATION – (RELATED TO CITY BUSINESS ONLY – 5-MINUTE LIMIT PER PERSON, 30-MINUTE LIMIT TOTAL) *Individuals who have received value of \$50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing City Council. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow City Council to take action on any item not on the agenda. City Council and/or City Manager will respond to comments after Public Communications is closed.*

SPECIAL ORDERS OF BUSINESS

RECESS INTO CLOSED SESSION: City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for purposes of conferring with City’s Real Property Negotiator; and/or conferring with City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with City’s Labor Negotiators.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code §54956.9(c): -2- matter(s).

CONFERENCE WITH CITY’S LABOR NEGOTIATOR (GOV’T CODE §54957.6): -1-MATTER(S)

Employee Organizations: Police Officers’ Association (POA).

Agency Designated Representative: Irma Moisa Rodriguez, City Manager, Darrell George, and Human Resources Director, Rebecca Redyk

6:00 PM – CONVENE OPEN SESSION – CALL TO ORDER / ROLL CALL

INVOCATION – Pastor Rob McKenna, The Bridge Church

PLEDGE OF ALLEGIANCE – Council Member Giroux

SPECIAL PRESENTATIONS

1. United Against Hate Week

PUBLIC COMMUNICATIONS – (RELATED TO CITY BUSINESS ONLY – 5 MINUTE LIMIT PER PERSON, 30 MINUTE LIMIT TOTAL) *Individuals who have received value of \$50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.*

CITY MANAGER FOLLOW-UP COMMENTS – (Related to Public Communications)

Hyperion Water Reclamation Plant Update

A. PROCEDURAL MOTIONS

Read All Ordinances and Resolutions on the Agenda by Title Only

Recommendation -

Approval

B. CONSENT

2. Warrant Demand Register for October 17, 2022 through October 23, 2022

Recommendation -

1. Ratify payroll and employee benefit checks; checks released early due to contracts or agreements; emergency disbursements and/or adjustments; and, wire transfers.
2. Approve Warrant Demand Register number 8B: warrant numbers 3042923 through 30423031, and 9002698 through 9002699.
3. Alternatively, discuss and take other action related to this item.

3. Fire Stations 1 & 2 Floor Replacement Project

Recommendation -

1. Accept the Fire Stations 1 and 2 Floor Replacement Project No. PW 22-03 by Floor Covering Unlimited, Inc. as complete.
2. Authorize the City Clerk to file a Notice of Completion with the County Recorder's Office.
3. Authorize an increase in the construction contingencies by \$5,949 from \$6,321 to \$12,270.
4. Alternatively, discuss and take other action related to this item.

4. Construction Contract Award for the Imperial Sewer Flume and Sand Hill Sewer Flume Rehabilitation Project

Recommendation -

1. Authorize the City Manager to execute a standard public works contract with Downstream Services, Inc. in the amount of \$249,378.00 for the Imperial Sewer Flume and Sand Hill Sewer Flume Rehabilitation Project, Project No. PW 22-16 with an additional \$35,622.00 contingency fund for potential unforeseen conditions and associated work.

2. Alternatively, discuss and take other action related to this item.

5. **Resolution Allowing Continued Teleconferenced Public Meetings**

Recommendation -

1. Approve the proposed resolution to continue the City's utilization of relaxed teleconferencing requirements under the Brown Act.
2. Alternatively, discuss and take other action related to this item.

C. PUBLIC HEARINGS

6. **Adoption of the Revised 2021-2029 Housing Element**

Recommendation -

1. Adopt a resolution adopting the Revised 2021-2029 Housing Element (6th Cycle).
2. Alternatively, discuss and take other action related to this item.

7. **Ordinance Amending El Segundo Municipal Code Title 13 to Adopt by Reference, with Certain Local Amendments, Parts 2, 2.5, 3, 4, 5, 6, 8, 9, 10, and 11 of the 2022 California Building Standards Code; the 2021 International Property Maintenance and Swimming Pool and Spa Codes; and the 2021 Uniform Solar, Hydronics, and Geothermal Code and Resolution Justifying Local Amendments**

Recommendation -

1. Conduct a public hearing to consider an ordinance to amend El Segundo Municipal Code Title 13 to adopt by reference, with certain local amendments, Parts 2, 2.5, 3, 4, 5, 6, 8, 9, 10, and 11 of the 2022 California Building Standards Code; the 2021 International Property Maintenance and Swimming Pool and Spa Codes; and the 2021 Uniform Solar, Hydronics, and Geothermal Code.
2. Adopt a resolution justifying the local amendments to the ordinance.
3. Waive second reading and adopt the ordinance and find that it is exempt from further environmental review under 14 Cal. Code Regs. §§ 15308, 15061(b)(3), and 5060(c)(2).
4. Alternatively, discuss and take other action related to this item.

8. Ordinance to Permanently Allow and Regulate Short-Term Home Sharing

Recommendation -

1. Conduct a public hearing.
2. Waive first reading and introduce an ordinance for Environmental Assessment No. 1180 and Zone Text Amendment No. 22-01 amending Title 4, Chapter 16 (Home Sharing Permit) and Title 15 (Zoning Regulations) of the El Segundo Municipal Code to find the ordinance is exempt from further environmental review pursuant to 14 California Code of Regulations § 15306 and permanently allow short-term home sharing rentals in the City's residential zones through a Short-term Home Sharing Permit.
3. Schedule a second reading and adoption of the ordinance for the next scheduled City Council meeting on December 6, 2022 or as soon thereafter may be heard.
4. Alternatively, discuss and take other action related to this item.

D. STAFF PRESENTATIONS

9. Amendment to City Contributions for CalPERS Medical Premiums

Recommendation -

1. Adopt a resolution amending the City's CalPERS medical premium contributions for the El Segundo City Employees' Association.
2. Adopt a resolution amending the City's CalPERS medical premium contributions for Unrepresented Hourly Employees.
3. Alternatively, discuss and take other action related to this item.

10. Rescission of Notice of Intent to Withdraw from the Independent Cities Risk Management Authority Insurance Risk Pool

Recommendation -

1. Adopt the proposed resolution authorizing rescission of the City's Notice of Intent to withdraw from the Independent Cities Risk Management Authority.
2. Alternatively, discuss and take other action related to this item.

11. Multi-Family Residential (R-3) Zone Potential Redevelopment Study Findings

Recommendation -

1. Receive and file the presentation and memorandum regarding the El Segundo Multi-Family Residential (R-3) Zone redevelopment study findings.

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2. Provide direction and recommend amendments to the R-3 multi-family zone to potentially accommodate increased density.
 3. Alternatively, discuss and take other action related to this item.

E. COMMITTEES, COMMISSIONS AND BOARDS PRESENTATIONS

12. Announce Appointments to the Environmental Committee and Capital Improvement Program Advisory Committee

Recommendation -

1. Announce appointments.
2. Alternatively, discuss and take other action related to this item.

F. REPORTS - CITY CLERK

13. 2023 City Council Meeting Calendar

Recommendation -

1. Approve Option A, B or C for the 2023 City Council Meeting Calendar.
2. Alternatively, discuss and take other action related to this item.

G. REPORTS - CITY TREASURER

H. REPORTS - COUNCIL MEMBERS

COUNCIL MEMBER GIROUX

COUNCIL MEMBER NICOL

COUNCIL MEMBER PIRSZTUK

MAYOR PRO TEM PIMENTEL

MAYOR BOYLES

I. REPORTS - CITY ATTORNEY

J. REPORTS/FOLLOW-UP - CITY MANAGER

CLOSED SESSION

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City's Real Property Negotiator; and/or conferring with the City

Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City's Labor Negotiators.

REPORT OF ACTION TAKEN IN CLOSED SESSION (if required)

MEMORIALS

ADJOURNMENT

POSTED:

DATE: November 10, 2022

TIME: 3:00 PM

BY: Tracy Weaver, City Clerk

Proclamation

City of El Segundo, California

WHEREAS, Los Angeles County is home to a diverse population of more than 10 million residents, including Alaska Natives, American Indians, Asian Pacific Islanders, Black, Latinx, and White. United Against Hate Week, November 13 – November 19, 2022, will celebrate L.A. County’s diverse history, culture, and traditions, while educating residents on the importance of supporting social justice, inclusion and safety for all; and

WHEREAS, The goal of the week is to draw local residents, students, school, civic, faith and business leaders together to raise awareness about how to stop hate and promote inclusion. United Against Hate Week recognizes the County’s diversity, strengthens partnerships to help address hardships faced by victims of hate acts, and elevates every community and the unique ways they make the County a better, more inclusive and welcoming place to live; and

WHEREAS, United Against Hate Week symbolizes El Segundo’s dedication to preventing and opposing hate and intolerance in our community; and educating residents on the importance of compassion, and cooperation as key strategies for unlocking, understanding and embracing differences.

NOW, THEREFORE, the Mayor and Members of the City Council of the City of El Segundo, California, hereby proclaim support for the week of November 13 – November 19, 2022 as “**United Against Hate Week**” and express our dedication in preventing and opposing hate and intolerance in our community.



Mayor Drew Boyles

*Mayor Pro Tem Chris Pimentel
Council Member Scot Nicol*

*Council Member Carol Pirsztuk
Council Member Lance Giroux*



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Consent

Item Number: B.2

TITLE:

Warrant Demand Register for October 17, 2022 through October 23, 2022

RECOMMENDATION:

1. Ratify payroll and employee benefit checks; checks released early due to contracts or agreements; emergency disbursements and/or adjustments; and, wire transfers.
2. Approve Warrant Demand Register number 8B: warrant numbers 3042923 through 30423031, and 9002698 through 9002699.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

The warrants presented were drawn in payment of demands included within the FY 2022-2023 Adopted Budget. The total of \$1,085,684.37 (\$446,254.00 in check warrants and \$639,430.37 in wire warrants) are for demands drawn on the FY 2022-2023 Budget.

BACKGROUND:

California Government Code Section 37208 provides General Law cities flexibility in how budgeted warrants, demands, and payroll are audited and ratified by their legislative body. Pursuant to Section 37208 of the California Government Code, warrants drawn in payments of demands are certified by the City's Chief Financial Officer and City Manager as conforming to the authorized expenditures set forth in the City Council adopted budget need not be audited by the City Council prior to payment, but may be presented to the City Council at the first meeting after delivery.

In government finance, a warrant is a written order to pay that instructs a federal, state, county, or city government treasurer to pay the warrant holder on demand or after a specific date. Such warrants look like checks and clear through the banking system like

Warrant Demand Register

November 15, 2022

Page 2 of 2

checks. Warrants are issued for payroll to individual employees, accounts payable to vendors, to local governments, and to companies or individual taxpayers receiving a refund.

DISCUSSION:

The attached Warrants Listing delineates the warrants that have been paid for the period identified above. The Chief Financial Officer certifies that the listed warrants were drawn in payment of demands conforming to the adopted budget and that these demands are being presented to the City Council at its first meeting after the delivery of the warrants.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5B: El Segundo approaches its work in a financially strategic and responsible way.

PREPARED BY:

Liz Lydic, Management Analyst

REVIEWED BY:

Joseph Lillio, Chief Financial Officer

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Register 8b summary

CITY OF EL SEGUNDO
WARRANTS TOTALS BY FUND

3042923 - 30423031
9002698 - 9002699

DATE OF APPROVAL: AS OF 11/1/2022

REGISTER # 88

001	GENERAL FUND	276,122.65
003	EXPENDABLE TRUST FUND - OTHER	4,000.00
104	TRAFFIC SAFETY FUND	-
106	STATE GAS TAX FUND	(44.24)
108	ASSOCIATED RECREATION ACTIVITIES FUND	-
109	ASSET FORFEITURE FUND	236.36
110	MEASURE "R"	-
111	COMM DEVEL BLOCK GRANT	-
112	PROP "A" TRANSPORTATION	4,552.33
114	PROP "C" TRANSPORTATION	-
115	AIR QUALITY INVESTMENT PROGRAM	-
116	HOME SOUND INSTALLATION FUND	-
117	HYPERION MITIGATION FUND	-
118	TDA ARTICLE 3 - SB 821 BIKEWAY FUND	-
119	MTA GRANT	-
120	C.O.P.S FUND	-
121	FEMA	-
122	L.A.W.A FUND	-
123	PSAF PROPERTY TAX PUBLIC SAFETY	-
124	FEDERAL GRANTS	-
125	STATE GRANT	2.88
126	AP CUPA PROGRAM OVERSIGHT SURCHARGE	55,540.00
127	MEASURE "M"	-
128	SB-1	-
129	CERTIFIED ACCESS SPECIALIST PROGRAM	-
130	AFFORDABLE HOUSING	-
131	COUNTY STORM WATER PROGRAM	11,272.65
202	ASSESSMENT DISTRICT #73	-
301	CAPITAL IMPROVEMENT FUND	-
302	INFRASTRUCTURE REPLACEMENT FUND	-
405	FACILITIES MAINTENANCE	-
501	WATER UTILITY FUND	12,611.13
502	WASTEWATER FUND	83,529.13
503	GOLF COURSE FUND	(3,923.57)
505	SOLID WASTE FUND	-
601	EQUIPMENT REPLACEMENT	-
602	LIABILITY INSURANCE	196.95
603	WORKERS COMP RESERVE/INSURANCE	441.72
701	RETIRED EMP. INSURANCE	-
702	EXPENDABLE TRUST FUND - DEVELOPER FEES	312.38
704	CULTURAL DEVELOPMENT	1,403.63
706	OUTSIDE SERVICES TRUST	-
	TOTAL WARRANTS	<u>\$ 446,254.00</u>

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Information on actual expenditures is available in the Director of Finance's office in the City of El Segundo.

I certify as to the accuracy of the Demands and the availability of fund for payment thereof.

For Approval: Regular checks held for City council authorization to release.

CODES:

R = Computer generated checks for all non-emergency/urgency payments for materials, supplies and services in support of City Operations

For Ratification:

A = Payroll and Employee Benefit checks

AP - U = Computer generated Early Release disbursements and/or adjustments approved by the City Manager. Such as: payments for utility services, petty cash and employee travel expense reimbursements, various refunds, contract employee services consistent with current contractual agreements, instances where prompt payment discounts can be obtained or late payment penalties can be avoided or when a situation arises that the City Manager approves.

H = Handwritten Early Release disbursements and/or adjustments approved by the City Manager.

CHIEF FINANCIAL OFFICER

[Signature]
10/24/22

CITY MANAGER

[Signature]
DATE: 10-25-22

VOID CHECKS DUE TO ALIGNMENT: _____
N/A

VOID CHECKS DUE TO INCORRECT CHECK DATE: _____

VOID CHECKS DUE TO COMPUTER SOFTWARE ERROR: _____

NOTES _____

CITY OF EL SEGUNDO
WARRANTS TOTALS BY DEPARTMENT
AS OF 11/1/2022
REGISTER # 8B

DEPT#	NAME	TOTAL
GENERAL FUND DEPARTMENTAL EXPENDITURES		
GENERAL GOVERNMENT		
1101	City Council	(180.92)
1201	City Treasurer	(209.52)
1300	City Clerk	1,521.74
2101	City Manager	665.51
2102	Communications	4,443.78
2103	El Segundo Media	
2201	City Attorney	
2401	Economic Development	3,022.90
2402	Planning	800.00
2500	Administrative Services	42,798.05
2601	Government Buildings	11,405.62
2700	Community Outreach/Planning	
2900	Nondepartmental	13,520.90
6100	Library	2,768.53
		<hr/> 80,556.59
PUBLIC SAFETY		
3100	Police	25,425.47
3200	Fire	4,006.35
2403	Building Safety	4,155.79
2404	Ping/Bldg Sfty Administration	172.27
		<hr/> 33,759.88
PUBLIC WORKS		
4101	Engineering	3,790.28
4200	Streets/Park Maintenance	24,566.88
4300	Wastewater	31.64
4601	Equipment Maintenance	14,450.27
4801	Administration	(0.60)
		<hr/> 42,838.47
COMMUNITY SERVICES		
5100,5200	Recreation & Parks	16,853.25
5400	Centennial	
		<hr/> 16,853.25
EXPENDITURES		
	CAPITAL IMPROVEMENT	100,199.51
	ALL OTHER ACCOUNTS	172,046.30
	TOTAL WARRANTS	<hr/> <hr/> 446,254.00

**CITY OF EL SEGUNDO
 PAYMENTS BY WIRE TRANSFER
 10/17/22 THROUGH 10/23/22**

<u>Date</u>	<u>Payee</u>		<u>Description</u>
10/17/2022	IRS	284,021.01	Federal 941 Deposit
10/17/2022	Employment Development	5,037.03	State SDI payment
10/17/2022	Employment Development	68,143.66	State PIT Withholding
10/19/2022	Cal Pers	65,525.16	EFT Retirement Safety Police Classic - 1st Tier 28
10/19/2022	Cal Pers	47,827.31	EFT Retirement Safety Fire- Classic 30168
10/19/2022	Cal Pers	49,792.60	EFT Retirement Misc - PEPRA New 26013
10/19/2022	Cal Pers	36,762.73	EFT Retirement Misc - Classic 27
10/19/2022	Cal Pers	28,106.16	EFT Retirement Safety-Police-PEPRA New 25021
10/19/2022	Cal Pers	14,490.93	EFT Retirement Safety-Fire-PEPRA New 25020
10/19/2022	Cal Pers	8,060.03	EFT Retirement Sfty Police Classic-2nd Tier 30169
10/21/2022	Unum	211.30	Long Term Care Premium - November 2022
10/10/22-10/16/22	Workers Comp Activity	31,452.45	SCRMA checks issued
10/10/22-10/16/22	Liability Trust - Claims	-	Claim checks issued/(voided)
10/10/22-10/16/22	Retiree Health Insurance	-	Health Reimbursement checks issued
		<u>639,430.37</u>	

**DATE OF RATIFICATION: 10/24/22
 TOTAL PAYMENTS BY WIRE:**

639,430.37

Certified as to the accuracy of the wire transfers by:

10/24/22
 Treasury & Customer Services Manager Date

10/24/22
 Chief Financial Officer Date

10-25-22
 City Manager Date

Information on actual expenditures is available in the City Treasurer's Office of the City of El Segundo.



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Consent

Item Number: B.3

TITLE:

Fire Stations 1 & 2 Floor Replacement Project

RECOMMENDATION:

1. Accept the Fire Stations 1 and 2 Floor Replacement Project No. PW 22-03 by Floor Covering Unlimited, Inc. as complete.
2. Authorize the City Clerk to file a Notice of Completion with the County Recorder's Office.
3. Authorize an increase in the construction contingencies by \$5,949 from \$6,321 to \$12,270.
4. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

Included in the Adopted FY 2021-22 and FY2022-23 Budget
The project cost is \$90,949 in Fire Dept. Development Fee.

Amount Budgeted: \$85,000 from FY2021-22, \$5,949 from FY2022-23

Additional Appropriation: No.

Account Number(s): 301-400-8201-8103 (Capital Improvement Program Fund)

BACKGROUND:

On March 15, 2022, City Council awarded a standard Public Works Contract to Floor Covering Unlimited, Inc. in the amount of \$78,679 and approved a construction contingency amount of \$6,321.00 to demolish and replace the existing floor coverings at Fire Stations 1 and 2.

Fire Station 1 & 2 Floor Replacement Project Completion

November 15, 2022

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DISCUSSION:

The floor replacement began on May 31, 2022 and was completed by Floor Covering Unlimited, Inc. on October 7, 2022. The inspection work was performed by city staff and it was determined that the project was completed in accordance with the plans and specifications to the satisfaction of the City Staff. During construction, additional floor areas and floor moisture proofing had to be included as part of this project, which necessitated a change order for a total of \$12,270. An additional \$5,949 was needed (in addition to the \$6,321 contingency) to complete these necessary changes.

Staff recommends that the City Council approve the recommended actions as noted.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service, Diversity, Equity, Inclusion and Communication

Objective 1A: El Segundo provides unparalleled service to all customers.

Goal 4: Develop and Maintain Quality Infrastructure and Technology

Objective 4A: El Segundo's physical infrastructure supports an inviting and safe community.

PREPARED BY:

Arianne Bola, Sr. Engineer Associate

REVIEWED BY:

Elias Sassoon, Public Works Director

APPROVED BY:

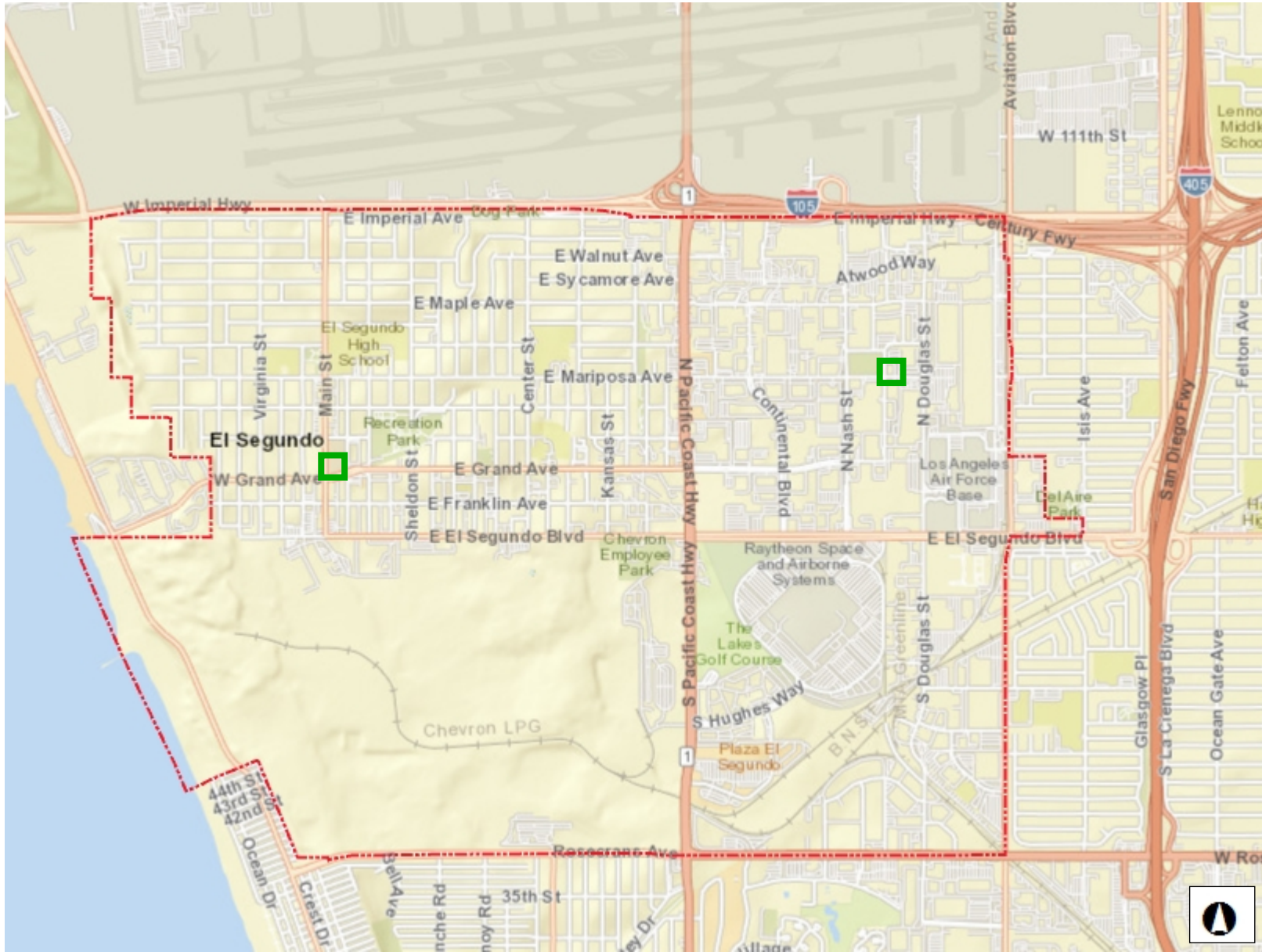
Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Vicinity Map
2. Location Map
3. Notice of Completion



PW 22-03 Fire Stations 1 & 2 Floor Replacement Project Vicinity Map



6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. The City of El Segundo will not be held responsible for any claims, losses or damages resulting from the use of this map.



PW 22-03 Fire Stations 1 & 2 Floor Replacement Project Location Map



376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. The City of El Segundo will not be held responsible for any claims, losses or damages resulting from the use of this map.



PW 22-03 Fire Stations 1 & 2 Floor Replacement Project Location Map



188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. The City of El Segundo will not be held responsible for any claims, losses or damages resulting from the use of this map.

**Recording Requested by
and When Recorded Mail To:**

**City Clerk, City Hall
350 Main Street
El Segundo, CA 90245**

NOTICE OF COMPLETION OF CONSTRUCTION PROJECT

Project Name: Fire Stations 1 & 2 Floor Replacement Project

Project No.: PW 22-03 Contract No. 6312

Notice is hereby given pursuant to State of California Civil Code Section 3093 et seq that:

1. The undersigned is an officer of the owner of the interest stated below in the property hereinafter described.
2. The full name of the owner is: City of El Segundo
3. The full address of the owner is: City Hall, 350 Main Street, El Segundo, CA, 90245
4. The nature of the interest of the owner is: Public Facilities
5. A work of improvement on the property hereinafter described was field reviewed by the City Engineer on October 7, 2022. The work done was: floor replacement
6. On November 15, 2022, City Council of the City of El Segundo accepted the work of this contract as being complete and directed the recording of this Notice of Completion in the Office of the County Recorder.
7. The name of the Contractor for such work of improvement was: Floor Covering Unlimited, Inc.
8. The property on which said work of improvement was completed is in the City of El Segundo, County of Los Angeles, State of California, and is described as follows: Fire Stations 1 & 2 Floor Replacement Project
9. The street address of said property is: 314 Main Street and 2261 Mariposa Avenue, El Segundo, CA, 90245

Dated: _____

Elias Sassoon
Public Works Director

VERIFICATION

I, the undersigned, say: I am the Director of Public Works/City Engineer of the City El Segundo, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury the foregoing is true and correct.

Executed on _____, 2022 at El Segundo, California. 90245

Elias Sassoon
Public Works Director



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Consent

Item Number: B.4

TITLE:

Construction Contract Award for the Imperial Sewer Flume and Sand Hill Sewer Flume Rehabilitation Project

RECOMMENDATION:

1. Authorize the City Manager to execute a standard public works contract with Downstream Services, Inc. in the amount of \$249,378.00 for the Imperial Sewer Flume and Sand Hill Sewer Flume Rehabilitation Project, Project No. PW 22-16 with an additional \$35,622.00 contingency fund for potential unforeseen conditions and associated work.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

Included in Adopted FY 22-23 Budget

Amount Budgeted: \$285,000.00

Additional Appropriation: No

Account Number(s): 502-400-8204-8647 (Sewer Main Repair)

BACKGROUND:

On September 20, 2022, the City Council approved plans and specifications for the Imperial Sewer Flume and Sand Hill Sewer Flume to replace the two metering structures and authorized the project to be advertised for construction bids.

DISCUSSION:

The City Clerk received and opened the following two bids on October 25, 2022:

1. Downstream Services, Inc. (Escondido,	\$249,378.00
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Imperial Sewer Flume and Sand Hill Sewer Flume Rehabilitation Project Award

November 15, 2022

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CA)	
2. Clarke Contracting Corp. (Lawndale, CA)	\$547,000.00

The staff checked the references of the low bidder, Downstream Services, Inc. and found their contractor license in good standing and the performance of their work to be satisfactory. Downstream Services, Inc. has successfully completed similar projects for other agencies.

With the City Council's authorization, construction is anticipated to commence in February 2023 and be substantially completed in May 2023.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 4: Develop and Maintain Quality Infrastructure and Technology

Objective 4A: El Segundo's physical infrastructure supports an inviting and safe community.

PREPARED BY:

Arianne Bola, Sr. Engineer Associate

REVIEWED BY:

Elias Sassoon, Public Works Director

APPROVED BY:

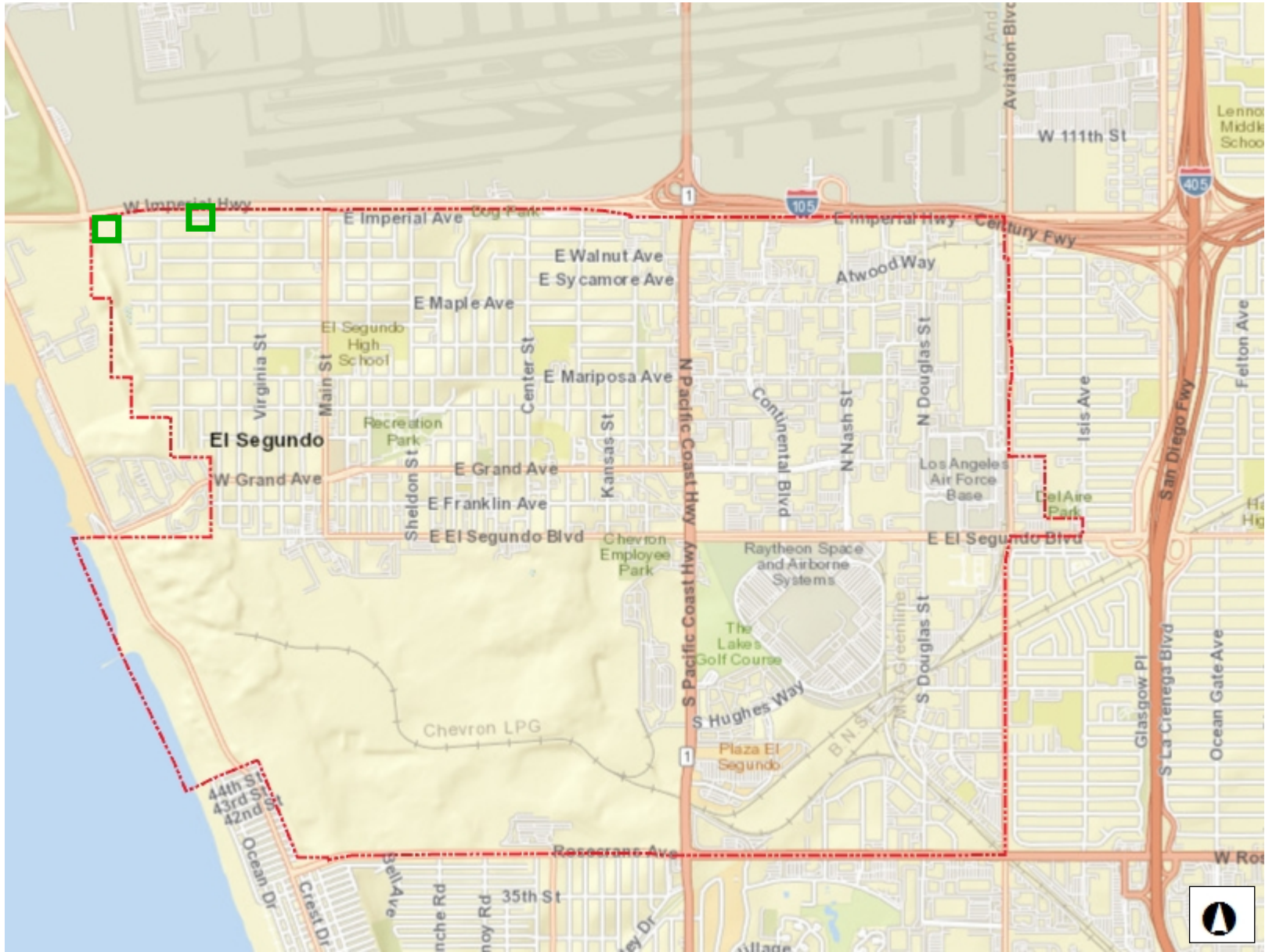
Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Vicinity Map
2. Location Map



PW 22-16 Imperial Sewer Flume and Sand Hill Sewer Flume Rehabilitation Project Vicinity Map



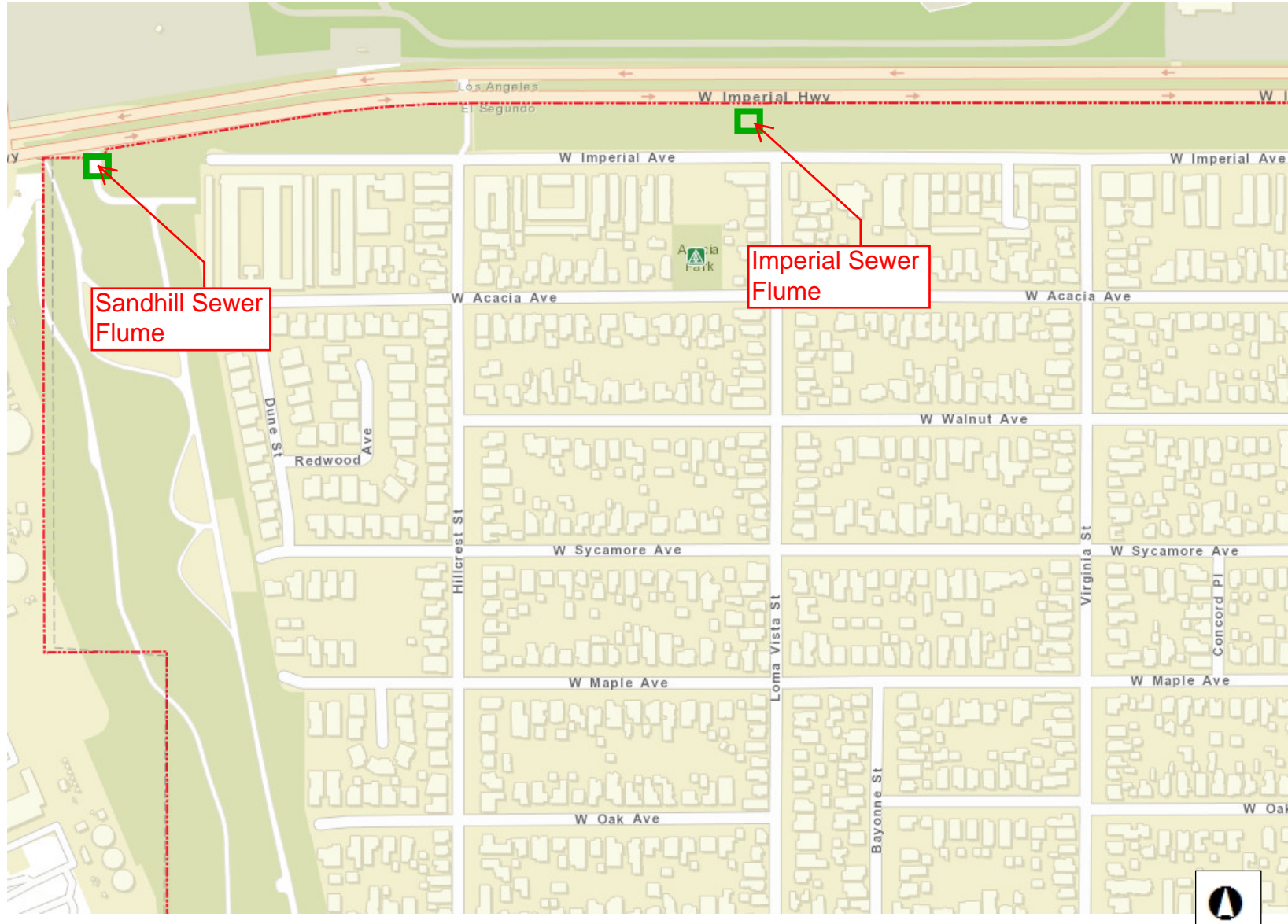
6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. The City of El Segundo will not be held responsible for any claims, losses or damages resulting from the use of this map.



PW 22-16 Imperial Sewer Flume and Sand Hill Sewer Flume Rehabilitation Project Location Map



DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. The City of El Segundo will not be held responsible for any claims, losses or damages resulting from the use of this map.



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Consent

Item Number: B.5

TITLE:

Resolution Allowing Continued Teleconferenced Public Meetings

RECOMMENDATION:

1. Approve the proposed resolution to continue the City's utilization of relaxed teleconferencing requirements under the Brown Act.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

The proposed action would have no significant fiscal impact on the General Fund.

BACKGROUND:

Assembly Bill No. 361 ("AB 361") amended certain provisions of the Ralph M. Brown Act governing open meetings to allow teleconferencing, including internet-based video conferencing, in a manner similar to previously-issued gubernatorial executive orders. AB 361 allows a legislative body to continue utilizing teleconferencing to conduct public meetings under certain circumstances, provided it makes certain findings outlined in Government Code § 54953(e). Government Code § 54953(f) allows the municipal, but not state, legislative bodies to continue such teleconferencing until the earlier of the lifting of the Governor's state of emergency declaration or December 31, 2023, so long as certain findings are made every 30 days.

DISCUSSION:

Since the Governor's state of emergency is still effective and the County of Los Angeles continues to strongly recommend certain masking and social distancing measures, the necessary findings can be made for the City Council to adopt the proposed Resolution allowing the continued use of "hybrid" teleconferenced meetings pursuant to Government Code §§ 54953(e) and 54953(f) for a period of 30 days from the date of the

Teleconferencing Resolution

November 15, 2022

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Resolution's adoption.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service, Diversity, Inclusion and Communication

Objective 1A: El Segundo provides unparalleled service to all customers.

Objective 1 B: El Segundo's engagement with the community ensures excellence.

PREPARED BY:

Joaquin Vazquez, Deputy City Attorney

REVIEWED BY:

Mark Hensley, City Attorney

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Resolution

RESOLUTION NO. _____ -

A RESOLUTION OF THE CITY COUNCIL OF CITY OF EL SEGUNDO FINDING THAT CERTAIN CONDITIONS EXIST TO CONTINUE CONDUCTING PUBLIC MEETINGS VIA TELECONFERENCING PURUSANT TO GOVERNMENT CODE SECTION §§ 54953(e) AND 54953(f).

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

SECTION 1. *Findings.* The City Council finds and declares as follows:

- A. On March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency to exist in California due to the threat of the COVID-19 pandemic and such State of Emergency has not been rescinded by either the Governor or the California Legislature.
- B. This gubernatorial proclamation, among other things, suspended local government emergency declaration, reporting, and extension requirements of Government Code § 8630 for the duration of the COVID-19 pandemic.
- C. Effective September 16, 2021, Assembly Bill No. 361 (“AB 361”) took effect which, among other things, amends certain provisions of the Ralph M. Brown Act (“Brown Act”) governing open meetings to allow teleconferencing, including internet-based video conferencing, in a manner similar to previously issued gubernatorial executive orders.
- D. During a proclaimed state of emergency, AB 361 allows a legislative body, like the City Council, to continue utilizing teleconferencing to conduct public meetings under certain circumstances, provided the legislative body makes certain findings.
- E. The City Council has previously adopted and made findings to continue meeting via teleconferencing pursuant to AB 361 and seeks to make additional findings under Government Code § 54953(e) to continue such teleconferencing use.
- F. The Los Angeles County Department of Public Health issued an order, effective April 22, 2022, maintaining its position that masks are “strongly recommended” in indoor settings to prevent transmission of COVID-19.
- G. Following weeks of high case numbers fueled by highly infectious strains of COVID-19, BA.4 and BA.5, in a July 12, 2022 press release, the Los Angeles County Department of Public Health has

recommended “wearing high-quality respirator masks and getting tested” to slow the spread of COVID-19.”

SECTION 2. *Teleconferencing; Ratification.*

A. Pursuant to Government Code § 54953(e), the City Council has reconsidered the circumstances of the state of emergency finds as follows:

1. California continues to be in a declared state of emergency pursuant to Government Code § 8625 (the California Emergency Services Act; see Government Code § 54953(e)(3); see also Governor’s Proclamation dated March 4, 2020); and
2. Based upon the Order of the Health Officer for County of Los Angeles Department of Public Health (dated April 21, 2022 and effective April 22, 2022) and recent public Los Angeles County Department of Public Health releases, masks are strongly recommended to curb the spread of COVID-19 (Government Code § 54953(e)(3)(B)(ii)).

B. Accordingly, to protect public health and safety the City Council:

1. Finds that it is in the public interest to conduct City Council meetings via teleconference as defined by Government Code § 54953;
2. Authorizes City Council members to appear at regular and special meetings in person; and
3. Authorizes public officials, designated by the City Manager, or designee, to attend such City Council meetings if presenting matters to the legislative body or if the official’s presence at the meeting is otherwise deemed necessary by the City Manager or designee.

C. The City Council will adhere to all requirements of Government Code § 54953 governing teleconferencing during the emergency including, without limitation, posting agendas; allowing for real-time public comment via either call-in or internet-based; allowing for written communications that will be either read or summarized into the record during the meeting as determined by the City Council; and protecting the statutory and constitutional rights of all persons appearing before the legislative body.

SECTION 3. *Environmental Review.* This Resolution itself and the actions anticipated herein were reviewed pursuant to the California Environmental Quality

Act (Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the “CEQA Guidelines”). Based upon that review, this action is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.

SECTION 4. Reporting. Every 30 days following adoption of this Resolution, the City Council will reconsider the extension of the teleconferencing method of public meetings in accordance with Government Code § 54953(e)(3). Such determinations may be placed on the consent calendar.

SECTION 5. Signature Authority. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of El Segundo, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 6. Effective Date. This Resolution will take effect immediately upon adoption and will remain effective unless repealed or superseded.

SECTION 7. City Clerk Actions. The City Clerk will certify to the passage and adoption of this Resolution, enter it in the City’s book of original Resolutions, and make a record of this action in the meeting’s minutes.

PASSED AND ADOPTED this ___ day of _____, 2022.

Drew Boyles, Mayor

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, hereby certify that the whole number of members of the City Council of the City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, all at a regular meeting of said Council held on the _____ day of _____, 2022, and the same was so passed and adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:
MARK HENSLEY, CITY ATTORNEY

Joaquin Vazquez, Deputy City Attorney



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Public Hearings

Item Number: C.6

TITLE:

Adoption of the Revised 2021-2029 Housing Element

RECOMMENDATION:

1. Adopt a resolution adopting the Revised 2021-2029 Housing Element (6th Cycle).
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

There is no direct fiscal impact associated with the adoption of the 2021-2029 Housing Element. The adoption of the Housing Element includes several programs and policies to be implemented between 2021 and 2029. Implementation of these policies and programs would require staff time or the procurement of professional services. Any costs associated with the implementation of these programs and policies would be incorporated into the City's operational budget each year for City Council consideration and approval.

BACKGROUND:

Government Code § 65588 requires that cities periodically review and revise the Housing Element of their General Plans. The Housing Element is one of the 10 required elements in the City's General Plan. The Housing Element must be consistent with the goals, policies and objectives of the other General Plan Elements.

Regional Housing Needs Assessment (RHNA)

As of 2021, the RHNA allocation ("fair share" of the regional total) from Southern California Association of Government (SCAG) for El Segundo is a total of 492 units. The 492 housing units for El Segundo are part of the anticipated total construction need of 1,341,928 units in the SCAG region (812,060 in Los Angeles County). In addition to its current RHNA allocation, the City is responsible for making up a 29-unit shortfall

from the 5th Cycle Housing Element period. Thus, the total requirement for El Segundo during the 6th Cycle Housing Element period is 521 units. Table No. 1 below illustrates the allocation of four income categories.

Table No. 1: City of El Segundo RHNA Allocation				
Income Category	5th Cycle RHNA	6th Cycle RHNA	Total RHNA	Percent
Extremely/Very Low Income	18	189	207	39.7%
Low Income	11	88	99	19.0%
Moderate Income	0	84	84	16.1%
Above Moderate Income	0	131	131	25.1%
Total	29	492	521	100.0%

City Council Approval

On February 1, 2022, the City Council adopted the Housing Element for the 8-year planning period extending from October 15, 2021 to October 15, 2029 (6th cycle). The City submitted it to the Department of Housing and Community Development (HCD) for review on February 11, 2022.

HCD Review

On April 8, 2022 HCD sent the City a comment letter requesting changes and clarifications. The HCD comment letter is attached to this report as Exhibit No. 3. Since receiving HCD comments, staff has worked with the City’s consultant to revise and update the Housing Element to address HCD’s comments.

Planning Commission Review

On October 27, 2022, the Planning Commission considered a revised 2021-2029 Housing Element and voted unanimously to recommend City Council approval.

DISCUSSION:

This section summarizes HCD's comments and reviews the major changes staff has

2021-2029 Housing Element

November 15, 2022

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made to the adopted Housing Element to address HCD's comments. Exhibit No. 4 contains a matrix listing HCD's comments and staff's responses to each comment.

HCD Comments

HCD's comments covered three main areas:

A. Housing Needs, Resources, and Constraints

Under this category of comments, HCD requested that the City elaborate on specific and measurable actions to affirmatively further fair housing in El Segundo. It also requested additional analysis and justification regarding the properties identified in the Housing Element sites inventory. Further, HCD requested that the City identify how it will work to eliminate constraints on the development of housing, such as changes to development standards, improvements in permit processing, streamlining of discretionary applications, and analysis of development fees.

B. Housing Programs

Under the Housing Programs category, HCD requested revisions to the programs included in the Housing Element to:

1. Demonstrate the feasibility of redevelopment on properties identified in the sites' inventory and ensure the success of the lot consolidation program
2. Reduce constraints on housing development and clarify the permit process for large group care homes
3. Commit to meaningful actions to overcome fair housing issues

C. Public Participation

Under this category, HCD requested additional information on how the City will reach out to lower income and special needs households and neighborhoods.

HCD's complete April 8, 2022 comment letter is attached to this report as Exhibit No.3.

Housing Element Revisions

To meet the City's RHNA requirements, the housing element identifies properties in the City where new housing can be accommodated, including:

A. Potential Accessory Dwelling Unit (ADU) construction

Based on ADU permit trends from 2018-2022, staff estimates at least 120 ADUs will be permitted over the course of the Housing Element planning period (2021-2029). This exceeds the previous projection of 80 units over the same period in the adopted Housing Element. A substantial proportion of these units are expected to be affordable in the very low, low, and moderate-income categories. Table No. 2 shows the anticipated breakdown of the projected ADUs into income categories.

B. Currently Entitled Projects

1. 203-209 Richmond Street: The City recently approved entitlements for a mixed-use project in the Downtown Specific Plan (DSP) at 203-209 Richmond Street. The project will be constructed during the Housing Element planning period (2021-2029) and will result in four above moderate income (market rate) units.
2. Pacific Coast Commons: The City approved the Pacific Coast Commons project after the Housing Element was adopted, so it is now incorporated in the entitled projects category. The project will result in 231 market rate units, 29 low income units and 3 very low-income units.

These entitled projects make a substantial contribution toward the City’s RHNA requirements, as illustrated in Table No. 2 below. These projects also justify the feasibility of additional mixed-use projects along the Pacific Coast Highway corridor.

Income Category	RHNA Allocation	Projected ADUs	Entitled Projects	Remaining RHNA
Extremely and Very Low Income	207	20	3	184
Low Income	99	52	29	18
Moderate Income	84	7	0	77
Above Moderate Income	131	41	235	0
Total	521	120	267	279

After considering potential ADU construction and the entitled projects above, the overall RHNA obligation decreases from 521 to 279 units, as illustrated in Table No. 2 above. Staff anticipates the City will meet the remaining number through the rezoning of properties described below.

C. Increase Overlay densities in the residential sites inventory

The revised Housing Element retains the RHNA Mixed Use Overlay (MU-O) and the RHNA Housing Overlay (HO) but increases the proposed density ranges substantially. For the Mixed Use Overlay, density increases from 40-50 to 75-85 units per acre and for the Housing Overlay it increases from 30-40 to 60-70 units per acre.

D. Decrease the number of sites in the residential sites inventory

The number of sites decreases from 15 to seven in the Mixed-Use Overlay and decreases from five to four in the Housing Overlay. Although the total number of sites decreases from 20 to 11, capacity continues to meet the minimum RHNA requirements due to the increase in density described above. Figures No. 1 and 2 below show the locations of the sites in the proposed overlays.

Figure No. 1 - Sites Inventory Mixed-Use Overlay

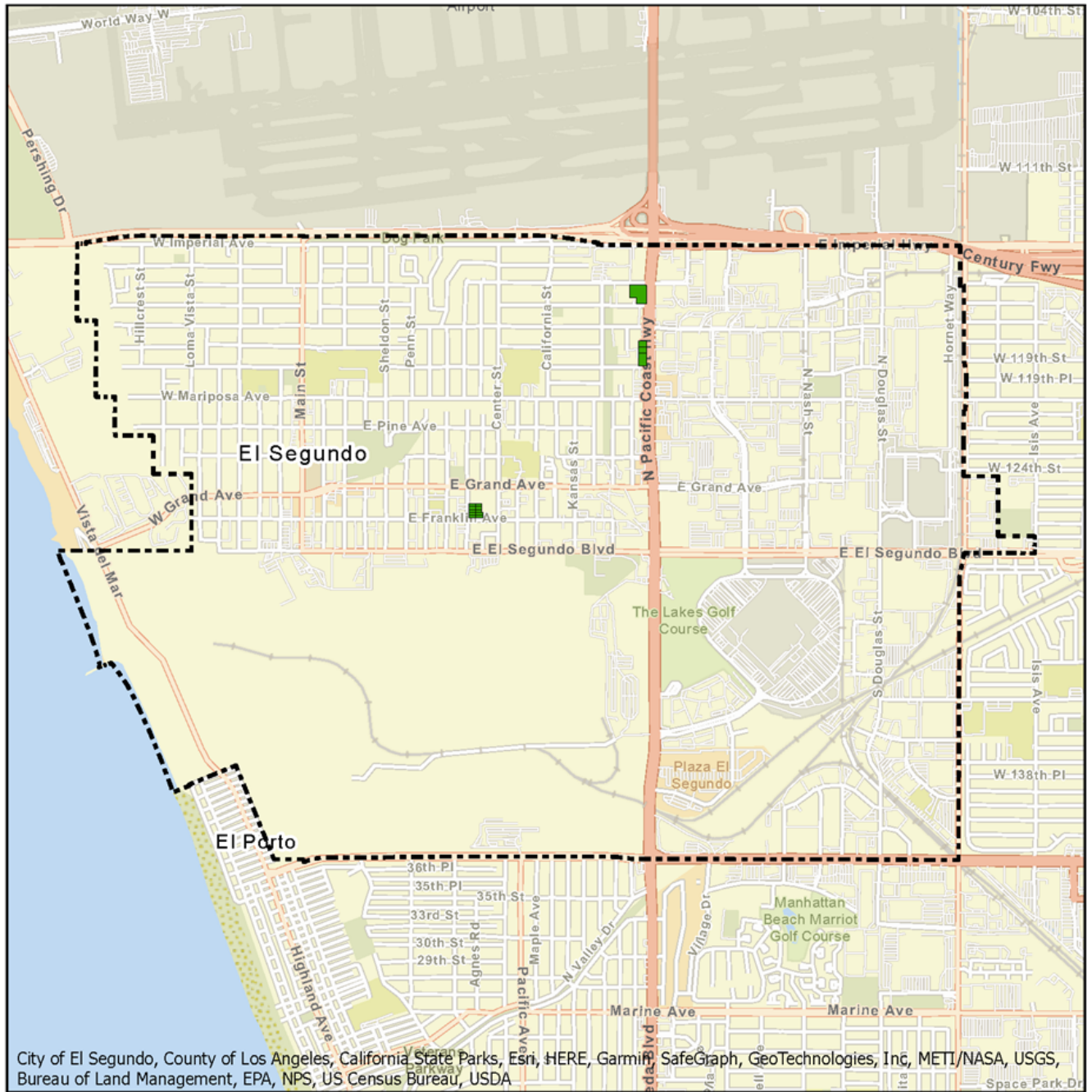
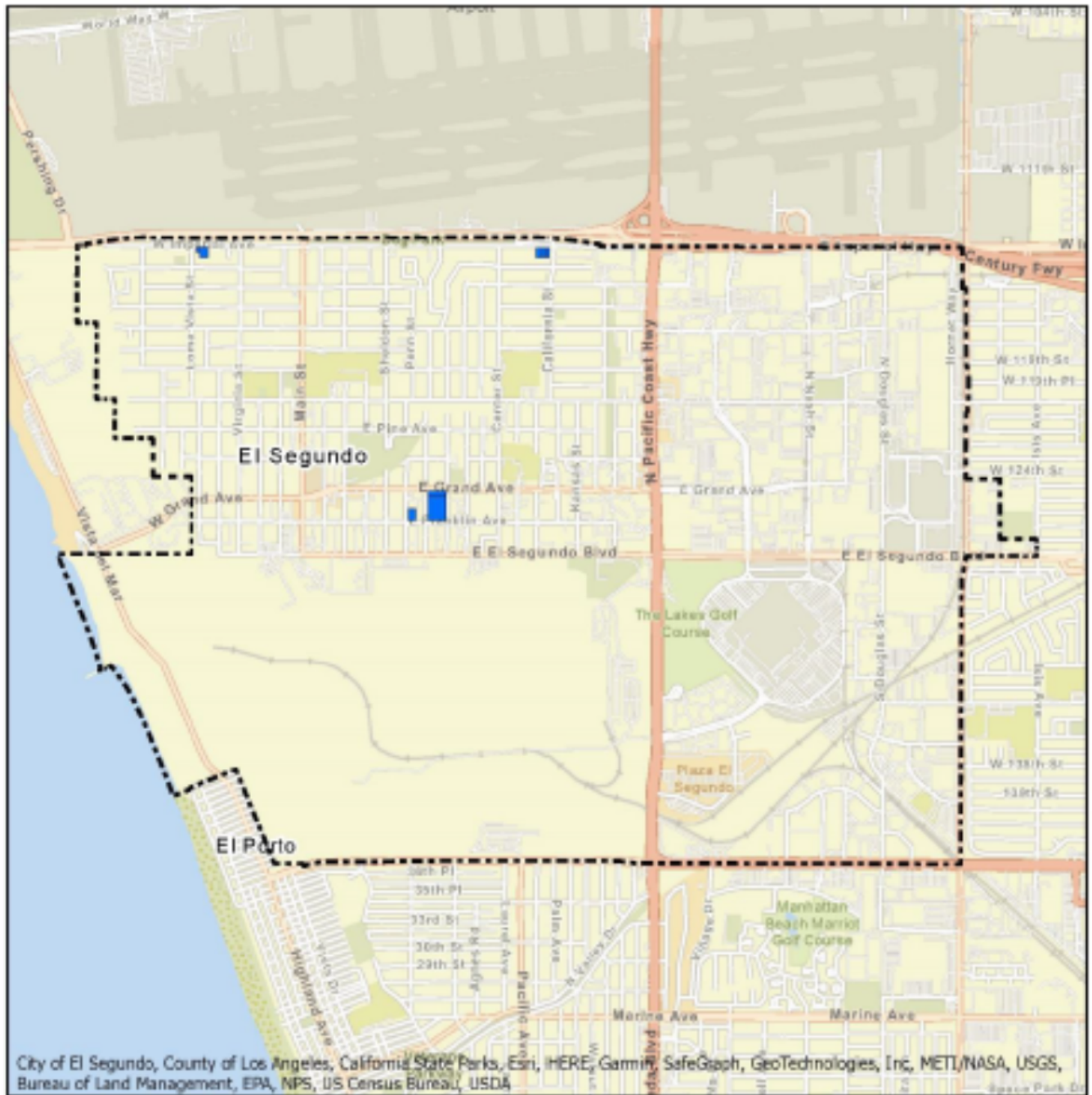


Figure No. 2 - Sites Inventory Housing Overlay - Redevelopment sites



E. R-3 Neighborhood Rezoning

The proposed Housing Overlay encompasses many parcels within four large R-3 zoned neighborhoods. Staff conducted a financial feasibility study, which demonstrated that parcels in the overlay have the potential for redevelopment at the proposed higher densities. However, for the purpose of addressing RHNA and HCD requirements, the

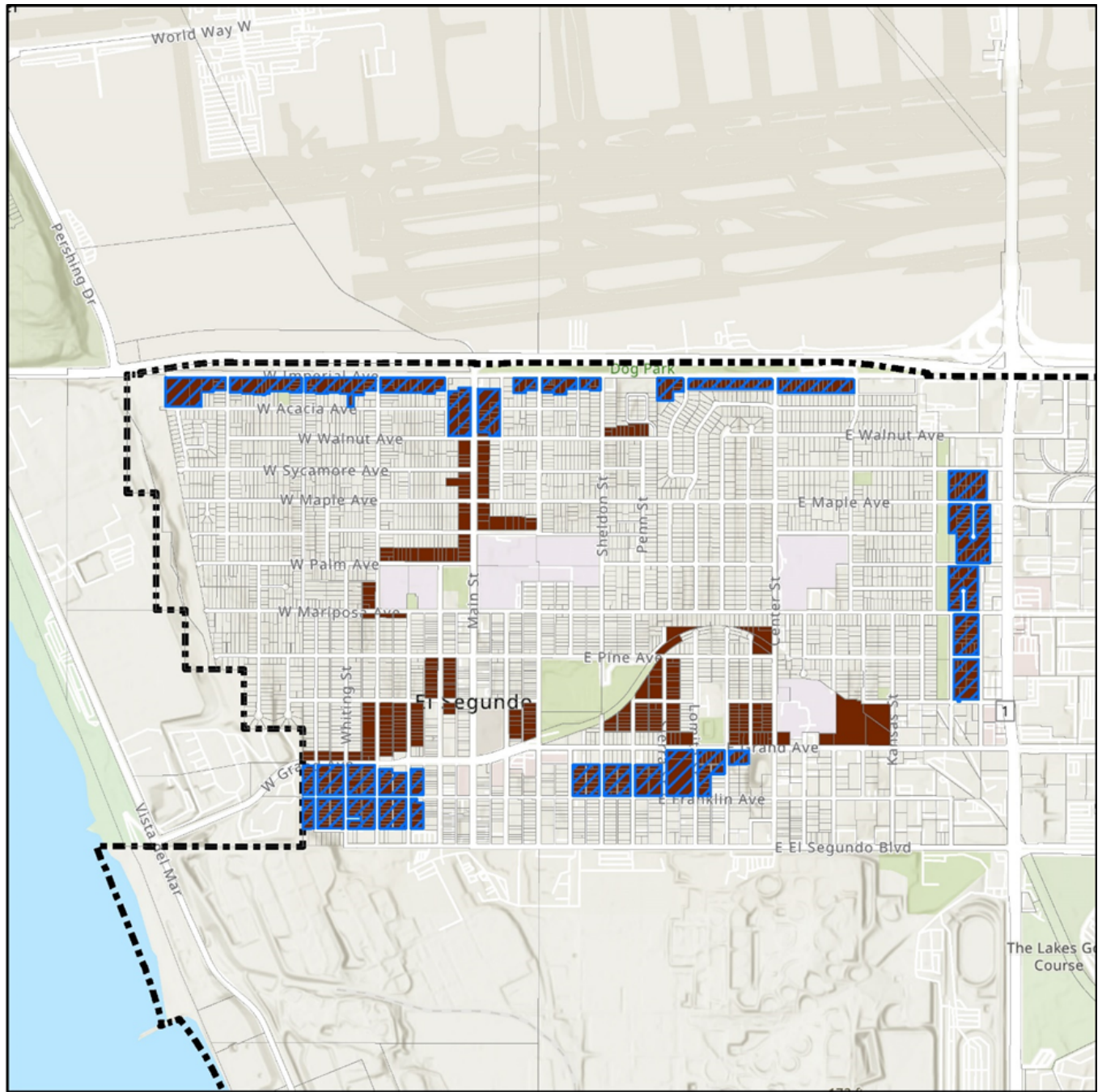
number of qualifying sites was reduced to four. Figure No. 3 below shows the location of the Housing Overlay.

F. Projected Sites Inventory Capacity and RHNA

Table No. 3 below shows the updated number of units projected in the Sites Inventory in comparison with the City’s RHNA requirement.

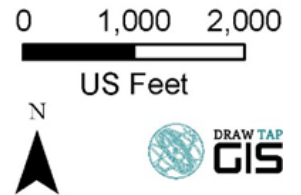
Table 3 - Comparison of Sites Inventory and RHNA				
	Lower	Moderate	Above Moderate	Total
Overall RHNA (including 5th Cycle Carryover)	306	84	131	521
ADUs	72	7	41	120
Entitled Projects	32	0	235	267
Rezoning				
Mixed Use Overlay	124	86	136	346
Housing Overlay	133	100	99	332
Total Capacity	361	193	511	1,065
Surplus	55	109	380	544
	18%	130%	290%	104%

Figure No. 3 - Sites Inventory Housing Overlay



-  Housing Overlay
-  R3 Zoning
-  Parcels
-  City Boundary

City of El Segundo R3 Zoning with Housing Overlay



2021-2029 Housing Element

November 15, 2022

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G. Housing Programs

In addition to the Sites Inventory, the proposed Housing Element includes implementing several programs during the 2021-2029 planning period that aim to preserve the existing housing stock and encourage construction of new housing. The programs cover the following areas/activities:

- Residential Sound Insulation (RSI)
- Code Compliance Inspection Program
- Accessory Dwelling Units (ADU)
- Inclusionary Housing Ordinance and Affordable Housing Strategy
- Urban Lot Split
- Provision of Adequate Sites
- Monitoring of No Net Loss (SB 166)
- Lot Consolidation
- El Segundo Municipal Code (ESMC) Amendments

A full description, including implementation timelines and revisions made to these programs, is provided in the revised Housing Element (Exhibit No. 2). Staff believes the revised Housing Element identifies adequate sites and provides programs that are feasible to implement and will benefit the City.

GENERAL PLAN AMENDMENT:

ESMC Section 15-27-3 sets forth the findings required for the City to approve a General Plan Amendment. The findings, along with staff's analysis, are listed below:

1. The amendment must be consistent with the General Plan.

The Housing Element update is consistent with the Land Use Element of the General Plan in that it identifies locations for new housing without affecting the character of existing single-family residential neighborhoods. Further, there is no evidence that the proposed housing sites inventory and housing programs conflict with any of the goals, policies, and objectives of the General Plan.

2. The amendment is necessary to serve the public health, safety, and general welfare.

The Housing Element update is necessary to serve the public health, safety, and general welfare, in that it identifies programs to help maintain and improve the existing housing stock in the City. In addition, it identifies sites and proposes new development standards to facilitate the development of additional housing in the community, which contributes to improving the jobs-housing balance in the City. Further, the Housing Element proposes programs that facilitate the development of housing that is affordable for households of various income levels and, thus, will provide equal housing opportunities to the whole community.

3. The proposed Housing Element update is in the public interest.

The Housing Element update is in the public interest, because through implementation of its policies and programs it will help achieve the following goals:

- Preserve and protect the existing housing stock by encouraging the rehabilitation of deteriorating dwelling units and the conservation of the currently sound housing stock.
- 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.
- Provide opportunities for new housing construction in a variety of locations and a variety of densities.
- Remove governmental constraints on housing development.
- Provide housing opportunities including ownership and rental, fair-market, and assisted, in conformance with open housing policies and free of discriminatory practices.

For the reasons indicated above, the proposed Housing Element update is consistent with the General Plan and the required General Plan Amendment findings of approval can be made.

ENVIRONMENTAL REVIEW:

In accordance with Public Resources Code § 15063 (CEQA), an Initial Study and Negative Declaration (IS/ND) was prepared for the Housing Element update. The document was sent to the State Clearinghouse and to various other agencies for review and comment. The review and comment period began on November 26, 2021 and ended on December 27, 2021. During the public comment period, the City received no comments that were relevant to the IS/ND.

As shown in the Initial Study, the Housing Element update does not result in or create any significant impacts on Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, or Utilities and Service Systems.

On February 1, 2022, the City Council adopted the IS/ND for the Housing Element. The changes in the revised Housing Element are in conformance with and do not change the IS/ND conclusions, and no subsequent environmental analysis is required. A

2021-2029 Housing Element

November 15, 2022

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conformance memo prepared by the City's environmental consultant explaining the reasons for relying on the adopted Negative Declaration is attached as Exhibit No. 5.

NEXT STEPS:

If the City Council adopts the revised 2021-2029 Housing Element at this time, staff will finalize the document and submit it to HCD for review and certification. Any additional comments from HCD are likely to be relatively minor in nature. In order to expedite further HCD revisions and reviews, staff requests that the City Council authorize the Community Development Director to complete the remaining revisions to address HCD's requirements at his discretion. The attached draft resolution (Exhibit No. 1) includes language to authorize the Director to do so.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service, Diversity, Equity, Inclusion and Communication

Objective 1A: El Segundo provides unparalleled service to all customers.

Objective 1 B: El Segundo's engagement with the community ensures excellence.

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5A: El Segundo promotes economic growth and vitality for business and the community.

Objective 5B: El Segundo approaches its work in a financially strategic and responsible way.

PREPARED BY:

Paul Samaras, AICP, Principal Planner

REVIEWED BY:

Michael Allen, AICP, Development Services Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. EA 1271 - Report Exhibit No 1 (Resolution)
2. EA 1271 - Report Exhibit No 2 (Revised Housing Element)
3. EA 1271 - Report Exhibit No 3 (HCD comments 4-8-22)
4. EA 1271 - Report Exhibit No 4 (HCD Comment Tracker)
5. EA 1271 - Report Exhibit No 5 - HE Memo of Conformance

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1271 AND ADOPTING GENERAL PLAN AMENDMENT NO. 19-04 (2021-2029 HOUSING ELEMENT) TO AMEND THE HOUSING ELEMENT OF THE EL SEGUNDO GENERAL PLAN.

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. In accordance with California law, the City is required to prepare a Housing Element for its General Plan every 8 years. The next planning cycle runs from October 15, 2021 through October 15, 2029, for jurisdictions within the Southern California Association of Governments (SCAG) region;
- B. In general, the Housing Element must identify and analyze existing and projected housing needs and establish goals, policies, and quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing within the City's jurisdiction;
- C. The City Council directed that the 2021-2029 Housing Element be prepared;
- D. The City held a community meeting on April 13, 2021, a Joint City Council and Planning Commission study session on June 14, 2021, and a Planning Commission public workshop on September 30, 2021. These meetings were opportunities to provide the community an overview of the Housing Element process including a review of applicable state law and the Regional Housing Needs Assessment ("RHNA"); community profile information and an existing conditions report; and an overview of the existing Housing Element Goals, Policies, and Objectives;
- E. Based on comments received from the public, governmental agencies, the Planning Commission and the City Council, the Housing Element was prepared for submission to the California Department of Housing and Community Development (HCD) for review and certification;
- F. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");

- G. An Initial Study of Environmental Impacts was prepared pursuant to the requirements of CEQA Guidelines § 15063. The Initial Study demonstrated that the proposed project would not cause any significant environmental impacts. The proposed project would not result in approval of any physical improvements. The Housing Element includes an inventory of sites that are adequate to accommodate the City's assigned share of regional housing needs but does not propose development projects. To the extent the Housing Element could indirectly result in residential development, each potential residential development would be discretely evaluated under CEQA's requirements. A Negative Declaration was prepared and circulated for public review and comment from November 26, 2021 to December 27, 2021;
- H. A Notice of Intent to adopt a Negative Declaration was prepared, posted and circulated pursuant to CEQA Guidelines § 15072 to allow the public, responsible and trustee agencies to review and comment on the Negative Declaration;
- I. On February 1, 2022, the City Council adopted a Negative Declaration and approved the Housing Element at a public hearing;
- J. On April 8, 2022, HCD submitted a comment letter to the City requesting revisions before certifying the Housing Element. Staff, working with the City's consultant, revised the Housing Element to address HCD's comments;
- K. On October 27, 2022, the Planning Commission held a duly noticed public hearing and adopted a resolution recommending City Council approval of the revised 2021-2029 Housing Element, which declared that HCD has required the City to use affirmative language that the City will undertake certain actions specified in the Housing Element, and the City will use its best faith efforts to evaluate and implement each potential Housing Element action and program subject to the City's legislative discretion and police power under California Constitution article XI, § 7;
- L. On November 15, 2022, the City Council held a duly noticed public hearing to receive public testimony and other evidence regarding the Housing Element update including, without limitation, information set forth in the staff report; and
- M. This Resolution, and its findings, are made, in part, based upon the evidence presented to the City Council at its November 15, 2022 public hearing, including the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds the following:

- A. The purpose of revising the Housing Element of the General Plan is to refine and make appropriate adjustments to the programs, goals, policies and objectives to comply with State law and to address concerns raised by the community regarding housing needs in the City in furtherance of the general welfare of the City.
- B. The proposed Housing Element identifies and analyzes existing and projected housing needs. It also provides a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element identifies and proposes the rezoning of adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and makes adequate provisions for the existing and projected needs of all economic segments of the community as required by Government Code § 65583.
- C. The proposed Housing Element will facilitate the creation of 1,065 housing units as required by the Regional Housing Needs Assessment (RHNA) within the 2021-2029 planning period.
- D. The proposed new housing programs will protect and preserve existing housing stock and encourage and facilitate the provision of housing for all economic segments of the community.
- E. During the preparation of the Housing Element Update, the public, civic organizations, public agencies and other community groups were provided the opportunity to participate in the preparation of the Element at meetings held on April 13, 2021, June 14, 2021, and September 30, 2021 as required by Government Code § 65351.
- F. The City's consideration of activities under the proposed Housing Element are subject to the City's legislative discretion and police power under California Constitution article XI, § 7.
- G. Based on general development trends resulting from continuously rising land values, changes in desired land uses, COVID-impacted business shifts and closures, aging structures and underutilized properties, rising demand for housing, adjacency to public transportation and commercial services, and other factors/analysis as identified in the Housing Opportunities section of the Housing Element, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element.

SECTION 3: Environmental Assessment. The City Council finds that the Negative Declaration (“ND”) prepared for the draft 2021-2029 Housing Element was completed in compliance with the requirements of the California Environmental Quality Act and its implementing Guidelines and reflects the independent judgment of the City. The revisions to the Housing Element are in conformance with and do not change the conclusions of the ND. The Council has reviewed and considered the ND, together with all of the comments received during the public review process, the revisions to the Housing Element, and, based on the totality of the evidence in the record, finds that there is no substantial evidence that the proposed project will have a significant effect on the environment, cumulative or otherwise.

SECTION 4: General Plan Findings. Based on the findings of fact set forth herein and the totality of the evidence in the record, the City Council finds as follows:

- A. The proposed update to the Housing Element is consistent with the General Plan.

The Housing Element update will further all other objectives, goals and policies of applicable elements of the General Plan and will not obstruct their attainment. The Housing Element establishes goals, policies, and programs to preserve the existing housing stock and to encourage construction of new residential units, including affordable housing, without affecting the character of existing single-family residential neighborhoods. The proposed Housing Element will allow the City to achieve these goals in a manner that is consistent with the Land Use Element, in that before the implementation of the proposed housing overlays, the General Plan Land Use Element will be amended to ensure consistency with the densities contemplated in those overlays.

- B. The amendment is necessary to serve the public health, safety, and general welfare.

The Housing Element update is necessary to serve the public health, safety, and general welfare, in that it identifies programs to help maintain and improve the existing housing stock in the City. In addition, it identifies sites and proposes new development standards to facilitate the development of additional housing in the community, which contribute to improving the existing jobs-housing balance in the City. Further, the Housing Element identifies sites and proposes programs that will facilitate the development of housing that is affordable to households of various income levels and thus will provide equal housing opportunities to all segments of the community.

- C. The proposed updated to the Housing Element is in the public interest.

The Housing Element update is in the public interest, in that through the implementation of its policies and programs it will help achieve the following goals:

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.
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.
3. Provide opportunities for new housing construction in a variety of locations and a variety of densities.
4. Remove governmental constraints on housing development.
5. Provide housing opportunities including ownership and rental, fair-market and assisted, in conformance with open housing policies and free of discriminatory practices.

SECTION 5: Actions. Based upon the foregoing findings and the evidence in the record as a whole, the City Council:

- A. Approves Environmental Assessment No. EA-1271 to find that the ND prepared and adopted for the 2021-2029 Housing Element was completed in compliance with the requirements of CEQA and the CEQA Guidelines, and the proposed revisions to the Housing Element in Exhibit "A" are in conformance therewith and do not change the ND's conclusions.
- B. Approves the 2021-2029 Housing Element attached as Exhibit "A" and incorporated herein by this reference.
- C. Directs staff to submit the 2021-2029 Housing Element to the Department of Housing and Community Development (HCD) for review and Certification.
- D. Authorizes the City Manager or his designee to make any further changes to the Housing Element that he deems necessary to address HCD comments and to ensure its Certification. The City Manager or his designee shall, at his discretion, determine whether any changes are major enough to warrant a public hearing and re-adoption of the Housing Element by the City Council.

SECTION 6: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: *Summaries of Information.* All summaries of information in the findings which precede this section are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 10: This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this ____ day of November 2022.

Drew Boyles, Mayor

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

ATTEST:

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed, approved, and adopted by said City Council, at a regular meeting of said Council held on the ____ day of November 2022, approved and signed by the Mayor, and attested to by the City Clerk, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk



CITY OF EL SEGUNDO HOUSING ELEMENT UPDATE

November 2022

Community Development Department
350 Main Street
El Segundo, CA 90245 (310) 524-2350

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1. INTRODUCTION

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 16,777 residents according to 2020 Department of Finance (DOF) estimates. 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 1-1](#) depicts El Segundo's regional location and City boundaries respectively.

According to DOF estimates, there were a total of 7,463 dwelling units in the City in 2020. All of the residential population is located west of Pacific Coast Highway on approximately 532.8 acres of land. The office/industrial/commercial areas east of Pacific Coast Highway include a broad range of businesses including aerospace, computer related companies, and travel related companies; several of these are Fortune 500 companies.

The City's stock of 7,463 dwelling units is characterized by a relatively even balance between single and multi-family residences; 2020 DOF estimates document a majority of the City's dwelling units (55.7%) 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 2021-2029 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.

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 2013-2021 planning period and as part of the fifth 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 sixth cycle update of the Housing Element is an eight-year plan, extending from October 15, 2021 to October 15, 2029. 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 June 30, 2021 to October 15, 2029. SCAG’s allocation for El Segundo is 492 units. The 492 housing units for El Segundo are out of the anticipated total construction need of 1,341,928 units in the SCAG region (812,060 of which are in the Los Angeles County). The allocation of 492 units for El Segundo is broken down into the four categories as follows: 189 very low income households, 88 low income households, 84 moderate income households, and 131 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.
5. An assessment of fair housing.

C. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

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. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure internal consistency is maintained. Pursuant to California law, the City will be updating the Safety Element to address recent changes regarding high fire hazards and severe weather conditions.



D. PUBLIC PARTICIPATION

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.”

As part of this Housing Element update, the City conducted multiple outreach activities to solicit public input. These included:

- April 13, 2021 - Community meeting to obtain input on housing needs and suggestions for programs and policies
- City webpage on Housing Element Update (<https://www.elsegundo.org/housing-element>)
- Community Survey through Mentimeter
- YouTube Video regarding Housing Element Update (<https://youtu.be/SC9DJxxGQq8>)
- Social media postings (Facebook, Twitter, Instagram, YouTube, and City website)
- June 14, 2021 – Joint Planning Commission and City Council meeting to discuss the selection of sites for RHNA

- September 30, 2021 – Planning Commission meeting to discuss the Draft Housing Element

- February 1, 2022 – City Council meeting to consider and adopt the Housing Element

The City submitted the adopted Housing Element for HCD review on February 7, 2022 and received HCD’s review letter on April 8, 2022. Additional revisions are necessary to address HCD comments. In response to HCD comments, the City made additional revisions to the adopted Housing Element, including revising its strategy for meeting the Regional Housing Needs Assessment. Revisions were made available for public review for seven days prior to the October 27, 2022 meeting (see below).

- October 27, 2022 – Planning Commission public hearing to consider and make a recommendation on the revised Housing Element

- November 15, 2022 – City Council to review and re-adopt the revised Housing Element

All meetings were advertised through social media, postcards to agencies and organizations that serve low and moderate income and special needs residents, local businesses, nonprofit organizations, and religious facilities. Notices of meetings were also published in El Segundo Herald. The Housing Element responded to public comments by continuing to adjust the sites inventory after each public meeting.

E. SOURCES OF INFORMATION

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

1. SCAG Certified 2014-2018 American Community Survey data (5-year estimates)
2. 2015-2019 ACS data (5-year estimates)
3. City of El Segundo Municipal Code, Title 15 (Zoning Regulations), 2020
4. SCAG Regional Housing Needs Assessment, 2020
5. Comprehensive Housing Affordability Strategy (CHAS) data (based on the 2013-2017 ACS), 2020.
6. California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data Viewer, 2021.

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. 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 2000 Census reported that the City of El Segundo’s population was 16,033 persons, marking a population increase of over five percent since the 1990 Census. This growth rate was slightly less than the seven 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 2010 Census reported that the population of El Segundo had increased to 16,654, representing an increase in the population of approximately four percent for the ten-year period from 2000 to 2010.



As of 2020, the Department of Finance (DOF) determined that the City's population numbered 16,777, an increase of less than one percent in the ten years since the 2010 U.S. Census. This rate of growth is lower 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 in [Table 2-1](#).

Table 2-1: Population Growth Trends

Jurisdiction	2000	2010	2020	Change	
				2000-2010	2010-2020
El Segundo	16,033	16,654	16,777	3.90%	0.74%
Hawthorne	84,112	84,293	86,903	0.20%	3.10%
Hermosa Beach	18,556	19,506	19,614	5.10%	0.55%
Inglewood	112,580	109,673	111,971	-2.60%	2.10%
Manhattan Beach	33,852	35,135	35,250	3.80%	0.33%
Redondo Beach	63,261	66,748	66,994	5.50%	0.37%
Los Angeles County	9,519,338	9,818,605	10,172,951	3.10%	3.61%

Source: 2000 and 2010 U.S. Census; DOF E-1 Population Estimates, January 2020.

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 2000 to 2018, and the proportionate age distribution of all Los Angeles County residents in 2018.

Table 2-2: El Segundo Age Distribution

Age Group	2000		2010		2018		LA County % of Total
	Persons	% of Total	Persons	% of Total	Persons	% of Total	
Under 5	956	6.0%	831	5.0%	1,274	7.6%	6.2%
5-9	1,069	6.6%	920	5.5%	1,002	5.9%	6.0%
10-14	1,037	6.4%	1,180	7.1%	1,047	6.2%	6.2%
15-19	856	5.3%	1,140	6.8%	978	5.8%	6.5%
20-24	715	4.4%	768	4.6%	701	4.2%	7.3%
25-34	2,855	18.0%	2,511	15.1%	2,435	14.4%	15.9%
35-44	3,348	21.8%	2,671	16.0%	2,505	14.9%	13.8%
45-54	2,444	15.2%	3,076	18.5%	2,829	16.7%	13.6%
55-64	990	6.9%	1,879	11.3%	2,128	12.6%	11.7%
65-74	794	4.9%	888	5.3%	1,185	7.0%	7.2%
75+	735	4.5%	790	4.7%	766	4.5%	5.6%
Total	16,033	100.0%	16,654	100.0%	16,850	100.0%	100.0%
Median Age	36.4		39.2		38.7		36.2

Source: 2000 and 2010 Census; ACS 2014-2018 (5-Year Estimates), Table S0101.

As shown in Table 2-2, the 2018 American Community Survey (ACS) indicated median age in El Segundo of 38.7 years is slightly higher than the County median age of 36.2 years. While the City has seen a drop in the young adult (age 25-34) and mid-adult (age 35-44) populations, the City witnessed proportional and numeric growth during the last 20 years in its older-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.

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 56 percent of all households occupied by renters ([Table 2-3](#)). 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.



Between 2010 and 2018, there was a 30 percent increase in the City’s early school age population (age 0-9 years) and decrease of nearly 13 percent in population for children ages 10 to 19. This trend typically reflects a population with younger 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	2015	2016	2017	2018	2019	2020
K	237	264	284	260	256	304
1	219	181	222	236	211	219
2	219	225	188	226	228	204
3	238	217	241	198	222	228
4	213	241	232	254	297	228
5	235	219	252	239	255	211
6	278	286	252	284	278	283
7	263	287	278	268	280	277
8	276	262	291	274	267	279
9	300	334	317	329	318	325
10	318	298	319	316	321	326
11	345	314	287	315	301	320
12	336	343	306	275	319	298
Total	3,477	3,471	3,469	3,474	3,453	3,502

Source: California Department of Education, 2020.

Table 2-4: School Enrollment by Grade – Vistamar School

Grade	2013	2020
9	53	56
10	69	69
11	81	77
12	59	67
Total	262	269

Source: Vistamar School, 2013; California Department of Education, 2020.

3. Race and Ethnicity

Table 2-5 shows the changes in the racial/ethnic composition of El Segundo between 2000 and 2018. There were several dramatic shifts in the years between 2000 and 2018. The most notable of these changes were increases in the Other/Two or More Races and Black populations, although these groups represent just about 13.3 percent of the City’s total population. El Segundo’s ethnic composition continues to be predominately White at 64.0 percent of the population. However, this represents a decrease from 2000 when the White population comprised 79.7 percent of the population total.

Table 2-5: El Segundo Racial and Ethnic Change 2000 to 2018

Race/Ethnicity	2000		2010		2018		Change 2000-2010		Change 2010-2018	
	Persons	% of Total	Persons	% of Total	Persons	% of Total	#	%	#	%
White (Non-Hispanic)	12,356	79.7%	11,515	69.1%	10,780	64.0%	-841	-6.8%	-735	-6.4%
Hispanic/Latino	1,765	11.4%	2,609	15.7%	2,178	12.9%	844	47.8%	-431	-16.5%
Asian/Pac. Islldr. (Non-Hispanic)	1,052	6.8%	1,457	8.7%	1,638	9.7%	405	38.5%	181	12.4%
Black (Non-Hispanic)	181	1.2%	321	1.9%	628	3.7%	140	77.3%	307	95.6%
Am. Indian (Non-Hispanic)	52	0.3%	40	0.2%	21	0.1%	-12	-23.1%	-19	-47.5%
Other/Two or More Races (Non-Hispanic)	87	0.6%	712	4.3%	1,605	9.5%	625	718.1%	893	125.4%
Total	15,493	100.0%	16,654	100.0%	16,850	100.0%	1,161	7.5%	196	1.2%

Source: 2000, and 2010 U.S. Census; ACS 2014-2018 (5-Year Estimates), Table DP05.

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 26.3 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 (48.5 percent Hispanic and 7.9 percent Black). The distribution of the American Indian population is nearly equal to that of the County (0.2 percent American Indian) but the Other Races/Two or More Races population of 9.5 percent is higher than the countywide population of 2.5 percent.

4. Employment

As shown in [Table 2-6](#), the 2014-2018 American Community Survey (ACS) reports that there were 9,801 El Segundo residents in the labor force, representing a labor force participation rate of 73.5 percent of persons ages of 16 and over. A majority of the City's residents are employed in management, business, science, and arts occupations (55.7 percent) or in sales and office occupations (20.6 percent). The unemployment rate reported in the ACS was 8.0 percent, compared to the countywide unemployment rate of 6.8 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 2020 (over 70,000) to the 2018 ACS population estimates (16,850) indicates a high job-population ratio of approximately 4.2:1.¹ 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, the City’s employment base was estimated at 48,300 in 2016 and is projected to reach 52,400 by 2045.²

Table 2-6: Jobs Held by El Segundo Residents

Job Category	Number	Percent
Management, Business, Science, and Arts	5,005	55.7%
Service Occupations	926	10.3%
Sales and Office Occupations	1,851	20.6%
Natural Resources, Construction, and Maintenance Occupations	508	5.6%
Production, Transportation, and Material Moving Occupations	703	7.8%
Total Employed Persons	8,993	100.0%
Total Persons in Labor Force (16 years and over)	9,801	--
Source: ACS 2014-2018 (5-Year Estimates), Table DP03.		

¹ El Segundo Chamber of Commerce Community & Business Directory, 2020.

² Southern California Association of Governments (SCAG) Demographics and Growth Forecast, 2020.

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 2014-2018 ACS, there were 6,639 households in the City of El Segundo, about 62.4 percent of which were family households. This proportion is less than that of Los Angeles County, where 66.8 percent of all households consisted of families. Single-person households represent the second largest household group in the City, comprising about 29.6 percent of all households. The remaining 8.0 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	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
Total Population	16,033	100.0%	16,654	100.0%	16,850	100.0%
In Group Quarters	23	0.1%	66	0.4%	36	0.2%
Total Households	7,060	100.0%	7,085	100.0%	6,639	100.0%
Average Household Size	2.27		2.34		2.53	
Families	3,908	55.3%	4,105	57.9%	4,145	62.4%
Single Households	2,420	34.2%	2,254	31.8%	1,963	29.6%
Unrelated Non-Family Households	732	10.3%	726	10.2%	752	8.0%

Source: 2000 and 2010 U.S. Census; ACS 2014-2018 (5-Year Estimates), Tables DP02 and B09019.

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 2010 and 2018, the average persons per household in El Segundo increased slightly from 2.34 to 2.53 persons per household. The average household size in the City is significantly less than

the estimates for the County of Los Angeles (3.00 persons per household in 2018) 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](#).

Table 2-8: Average Household Size

City	Persons Per Household
El Segundo	2.53
Hawthorne	2.96
Hermosa Beach	2.19
Inglewood	2.96
Manhattan Beach	2.63
Redondo Beach	2.45
Los Angeles County	3.00
Source: ACS 2014-2018 (5-Year Estimates), Table DP02.	

2. Overcrowding

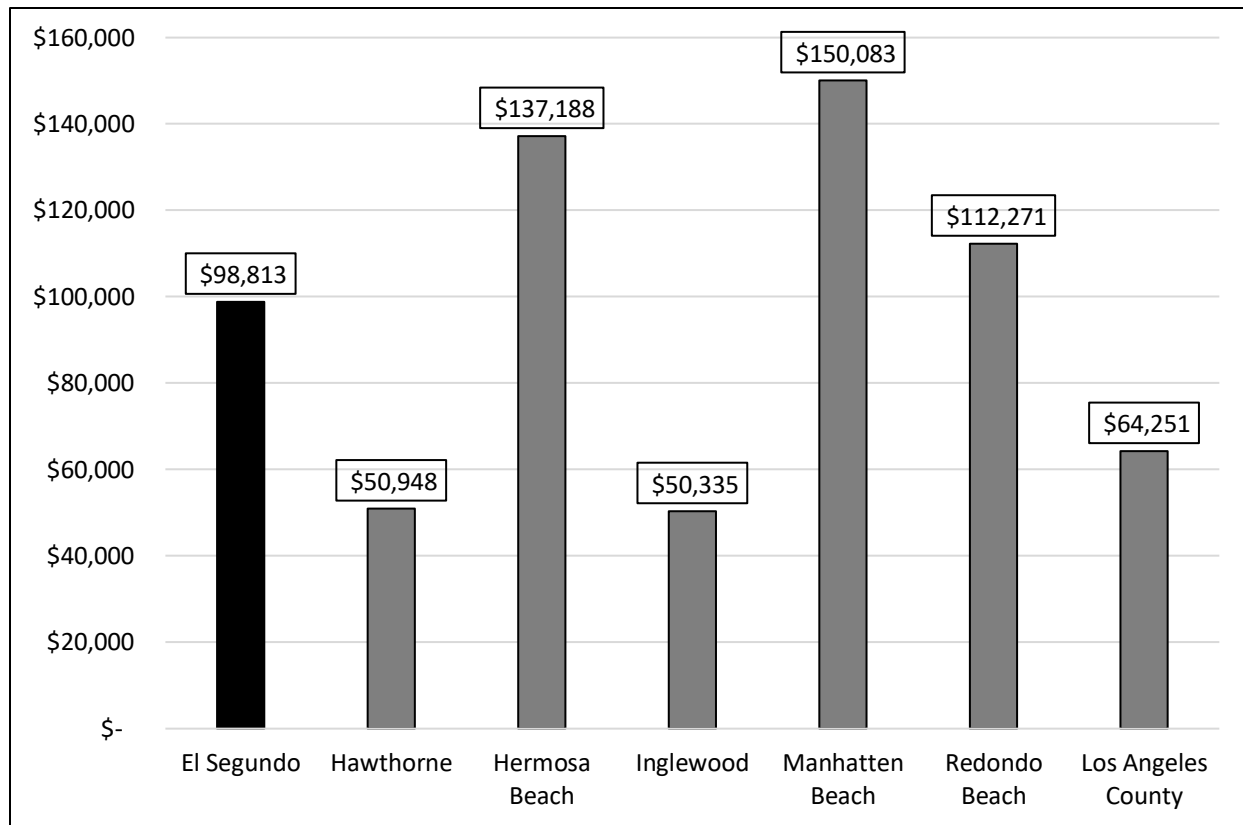
The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding in households results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack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

According to the 2014-2018 ACS, 3.1 percent (207 households) of households in El Segundo were living in overcrowded conditions, compared to 11.4 percent Countywide. Approximately 1.4 percent of households in the City were considered severely overcrowded. Overcrowding among renter-households was more prevalent than among owner-households. Of the total 207 overcrowded households, 136 were renter-occupied households. In contrast, of the total overcrowded households, only 34.3 were owner-occupied households. The ACS indicates that 96.9 percent of the households in El Segundo have less than 1.00 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 2014-2018 ACS the median household income in El Segundo was \$98,813 per year, which is significantly more than the County median household income of \$64,251 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 Redondo Beach; and significantly lower than Hermosa Beach and Manhattan Beach. [Figure 2-1](#) shows that El Segundo’s median household income was nearly double that of neighboring communities Hawthorne and Inglewood but lower than that of neighboring beach communities.

Figure 2-1: Median Household Income – 2018



Source: ACS 2014-2018 (5-Year Estimates), Table S1901.

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 ACS does not collect information on the number of households belonging to each of the income categories described above. However, the Southern California Association of Governments (SCAG), in preparing the Regional Housing Needs Assessment (RHNA), has developed income distribution data for its member jurisdictions ([Table 2-9](#)). As shown below, between 2014 and 2018, approximately 25 percent of the City’s households earned lower incomes, while approximately 16 percent earned moderate incomes. During this same period, Los Angeles County as a whole had a higher proportion of lower income households (41 percent).

Table 2-9: Income Distribution – 2018

Income Group	El Segundo	L.A. County
Very Low Income	13%	26%
Low Income	12%	15%
Moderate Income	15%	16%
Above Moderate	61%	43%
Total	100%	100%

Source: SCAG RHNA Calculator, March 2021, based on 2014-2018 ACS.

4. Housing Affordability and Overpayment

The HUD Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households in El Segundo. Detailed CHAS data based on the 2013-2017 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, renter-households had a higher level of housing problems (44.3 percent) compared to owner-households (35.5 percent).
- Large family renter-households had the highest level of cost burden regardless of income level (49.7 percent).
- Very low income and low-income households had the highest incidence of housing problems (79.7 percent and 72.3 percent, respectively).

Table 2-10: Housing Assistance Needs of Lower Income Households – 2017

Household by Type, Income, and Housing Problem	Renters				Owners				Total
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low (0-30% HAMFI)	85	150	50	455	50	40	0	105	560
% with any housing problem	--	--	--	78.0%	--	--	--	38.1%	70.5%
% with cost burden >30%	35.3%	80.0%	100.0%	75.8%	28.0%	25.0%	0.0%	38.1%	68.8%
% with cost burden > 50%	0.0%	80.0%	100.0%	64.8%	8.0%	25.0%	0.0%	28.6%	58.0%
Very Low Income (31-50% HAMFI)	50	280	4	400	165	15	25	215	615
% with any housing problem	--	--	--	93.8%	--	--	--	53.5%	79.7%
% with cost burden >30%	60.0%	100.0%	100.0%	93.8%	50.9%	100.0%	100.0%	53.5%	78.9%
% with cost burden >50%	30.0%	78.6%	100.0%	75.0%	32.7%	100.0%	100.0%	48.8%	65.9%
Low Income (51-80% HAMFI)	95	260	0	575	105	25	15	165	740
% with any housing problem	--	--	--	76.5%	--	--	--	57.6%	72.3%
% with cost burden >30%	52.6%	82.7%	0.0%	73.9%	37.1%	80.0%	100.0%	54.6%	70.3%
% with cost burden > 50%	0.0%	0.0%	0.0%	7.8%	13.3%	80.0%	100.0%	39.4%	14.9%
Moderate Income (81-100% HAMFI)	125	105	20	460	65	110	35	260	720
% with any housing problem	--	--	--	46.7%	--	--	--	59.6%	51.4%
% with cost burden >30%	28.0%	9.5%	0.0%	39.1%	36.9%	54.6%	71.4%	59.6%	45.9%
% with cost burden > 50%	0.0%	9.5%	0.0%	2.2%	30.8%	36.4%	71.4%	38.5%	15.3%
Above Moderate Income (100%+ HAMFI)	105	925	75	1,790	455	1,305	155	2,215	4,005
% with any housing problem	--	--	--	14.0%	--	--	--	14.7%	14.4%
% with cost burden >30%	0.0%	6.0%	26.7%	5.0%	4.4%	13.7%	9.7%	14.0%	10.0%
% with cost burden > 50%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.9%	0.5%
Total Households	460	1,720	149	3,680	840	1,495	230	2,960	6,640
% with any housing problem	--	--	--	44.3%	--	--	--	24.5%	35.5%
% with cost burden >30%	31.5%	39.5%	49.7%	38.5%	21.6%	19.0%	34.8%	24.0%	31.9%
% with cost burden > 50%	3.3%	20.4%	36.2%	17.7%	11.0%	6.0%	28.4%	10.8%	14.6%

Note: This table presents the percent of households with housing problems by tenure, income, and household type. For example, 78.0 percent of the extremely low income renter-households had housing problems compared to 38.1 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 2013-2017 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.

Table 2-11: El Segundo Special Needs Groups

Special Needs Groups	Number of Households or Persons	Owners		Renters		Percent of Total Households/ Persons
		No.	%	No.	%	
Households that Include at Least One Senior (person age 65 or over)	1,448	--	--	--	--	21.8%
Senior-Headed Households	1,277	877	68.7%	400	31.3%	19.2%
Senior Living Alone	461	232	50.3%	229	49.7%	6.9%
Persons with Disabilities	1,306	--	--	--	--	7.8%
Large Households*	390	226	57.9%	164	42.1%	5.8%
Single-Parent Households	417	--	--	--	--	6.3%
Female-Headed Households with Children (no husband present)	318	--	--	--	--	4.8%
Farmworkers**	12	--	--	--	--	0.1%
Armed Forces***	29	--	--	--	--	0.2%
People Living in Poverty	1,306	--	--	--	--	7.8%
Homeless	47	--	--	--	--	0.3%
Notes: *=ACS 2012-2016 (5-Year Estimates), Table B25009. ACS 2014-2018 (5-Year Estimates) data not available. **=All farming, fishing, and forestry occupations. ***= Percentage of population 16 years and over. -- = 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: ACS 2014-2018 (5-Year Estimates), Tables DP02, DP03, S2501, S2502, and S1701; Los Angeles Homeless Services Authority (LAHSA), 2020 Homeless Count by Community/City.						

SENIORS

The ACS shows that roughly 19.2 percent of the City's households were headed by elderly persons age 65 and above. Of these approximately 1,277 households, 461 consisted of elderly persons living alone ([Table 2-11](#)). 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 2014-2018 ACS also indicates that there were at least 158 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 60.0 percent of very low income renter and 50.9 percent of very low income owner households experiencing a housing cost burden. In all income categories, more elderly renter-households (31.5 percent) experienced a housing cost burden than owner-households (21.6 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. As shown in [Table 2-12](#), the 2014-2018 ACS indicates that approximately 7.8 percent of El Segundo's population has some form of work or mobility/self-care difficulty.

Cognitive difficulties were the most common amongst residents under 65 years of age. Of the disabled population aged 65 years and older, ambulatory and independent living difficulties were the most common. The ACS estimates that 357 residents aged 65 years and older experience a hearing or vision difficulty, compared to only 258 residents under 65 years old.

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 **Community Development** 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.

Table 2-12: El Segundo Disability Status of Non-Institutional Persons

Disability Type	Less than 65 Years Old	Percent of Total Population*	65+ Years Old	Percent of Total Population*
With a hearing difficulty	167	0.99%	235	1.40%
With a vision difficulty	91	0.54%	122	0.73%
With a cognitive difficulty	363	2.16%	153	0.91%
With an ambulatory difficulty	178	1.06%	295	1.75%
With a self-care difficulty	41	0.24%	88	0.52%
With an independent living difficulty	164	0.98%	238	1.42%
Total with disability	746	4.44%	560	3.33%
* = Noninstitutionalized population. Note: Some residents have more than one disability. Source: ACS 2014-2018 (5-Year Estimates), Table S1810.				

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.”³

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

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 253 persons in the City of El Segundo with developmental disabilities, based on the 2014-2018 ACS population. According to the State's Department of Developmental Services, as of June 2020, the Westside Regional Center, serving the Los Angeles region from Malibu to El Segundo, served 7,834 residents with developmental disabilities. Most of these individuals were residing in a private home and 66 percent 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

Housing options for persons with disabilities 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 2012-2016 ACS, only 5.8 percent of all households in the City of El Segundo consisted of large households ([Table 2-11](#)). In contrast to many communities where large households consist predominately of renters, 58.0 percent of all large households in El Segundo were owner-households.

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.

According to the 2014-2018 ACS, approximately 42.9 percent of the City's housing stock is comprised of three or more-bedroom units. Therefore, 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 2014-2018 ACS indicates that there are 777 female-headed households in the City of El Segundo, 318 of which have children under the age of 18. These numbers account for approximately 11.7 percent and 4.8 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 2014-2018 ACS reported that less than one percent (12 persons) of the City of El Segundo's residents were employed in farming, forestry, and fishing occupations.

Regionally, according to the USDA Census on agricultural population, there were 413 farms in Los Angeles County and 3,266 farmworkers.

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 2014-2018 ACS, there were 29 persons in the labor force employed in military occupations ([Table 2-11](#)). The U.S. Air Force base in El Segundo directly employs approximately 6,300 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 2014-2018 ACS identified 7.8 percent of all El Segundo residents as living below the poverty level ([Table 2-11](#)). Approximately 5.0 percent of family households in the City were living in poverty, while 7.9 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.

EXTREMELY LOW INCOME HOUSEHOLDS

Extremely low income (ELI) households earning 30 percent or less than the area median income may be exposed to housing problems at a higher rate. As shown in Table 2-13, 68 percent of ELI households experience one or more housing problem and 67 percent are cost burdened. ELI renter-households experience housing problems at a higher rate than ELI owners; 70 percent of ELI renters are cost burdened compared to only 57.6 percent of owners.

Table 2-13: Housing Problems and Cost Burden of ELI Households

	Owner	Renter	Total
<u>With one or more Housing Problem</u>	57.6%	72.5%	68.1%
<u>Cost Burdened</u>	57.6%	70.0%	67.3%
Total Households	165	400	565
<u>Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.</u>			

Resources

As discussed above, there are limited opportunities to address housing needs for ELI households in El Segundo. The Housing Choice Voucher (HCV) program represents a significant resource for addressing ELI housing needs. Specifically, HUD policy requires dedicating the majority of new vouchers to ELI households. For additional assistance, see the resources outlined above under Residents Living Below the Poverty Level.

HOMELESS

According to the 2020 Los Angeles County Homeless Services Authority (LAHSA) Homeless Count, the overall homeless population in Los Angeles County was 54,291 persons. The same study estimated that there were 47 homeless persons in El Segundo (Table 2-11). All 47 homeless persons in El Segundo were unsheltered. The City saw a significant increase in homeless persons since 2019, when there were only 18 unsheltered persons.

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 2-14 lists some of the key service providers for homeless persons in the South Bay region capable of servicing the needs of homeless persons in El Segundo.

Table 2-14: Inventory of Homeless Services and Facilities in the South Bay Region

Organization	Services Provided
1736 Family Crisis Center (562) 388-7652 (310) 370-5902	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 th 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.
People Assisting the Homeless (PATH) (323) 644-2200	Provides services including employment programs, outreach, eviction prevention, and interim housing.
The Good Seed 1230 Pine Avenue Long Beach, CA 90813 (855) 968-8452	Provides supportive housing, job training, comprehensive services, and individual planning to youths aged 18 to 25 experiencing homelessness.
St. Margaret's Center 10217 S. Inglewood Avenue Lennox, CA 90304 (310) 672-2208	Provides advocacy, counseling services, emergency food, immigration services and utility bill assistance to individuals in the South Bay area.
U.S. Veterans Initiative 733 Hindry Avenue Inglewood, CA 90304 (310) 486-0025	Provides services, including case management, employment assistance, job placement, counseling, and drug and alcohol free housing to veterans experiencing homelessness

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 Department of Finance (DOF) Housing Estimates, there are 7,463 dwelling units in El Segundo, an increase of 53 units (0.72 percent) since 2010. This growth rate is significantly lower than the housing growth rate for the County of Los Angeles (4.2 percent). A comparison of housing growth trends for El Segundo and neighboring cities is provided in Table 3-1. According to the DOF, during the same period, El Segundo's population is estimated to have grown by 123 persons (0.74 percent). There has been a slight increase in the average household size from 2.34 in 2010 to 2.35 in 2020.

Table 3-1: Housing Growth Trends in El Segundo and Neighboring Communities

Jurisdiction	Housing Units		Change 2010-2020
	2010	2020	
El Segundo	7,410	7,463	0.72%
Hawthorne	29,869	30,634	2.56%
Hermosa Beach	10,162	10,092	-0.69%
Inglewood	38,429	38,688	0.67%
Manhattan Beach	14,929	15,032	0.69%
Redondo Beach	30,609	30,892	0.92%
City of Los Angeles	1,413,995	1,517,755	7.34%
Los Angeles County	3,445,076	3,590,574	4.22%

Sources: 2010 U.S. Census; DOF E-5 Population and Housing Estimates, January 2020.

B. HOUSING TYPE AND TENURE

Table 3-2 provides the breakdown of the City's housing stock in 2010 and 2020 by unit type. As shown, while single-family detached homes remain the predominant housing type. During the ten-year period, there was a slight decrease in the proportion of single-family detached homes, while all other home types, single-family attached and multi-family housing, increased slightly proportionately. 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 2018, the proportion of owner-occupied households in El Segundo (44.3 percent) is significantly lower than that of renter-occupied households (55.7 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 2010-2020

Housing Type	2010		2020	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family				
Detached	3,174	42.8%	3,195	42.8%
Attached	354	4.8%	366	4.9%
Total	3,528	47.6%	3,561	47.7%
Multi-Family				
2-4 Units	767	10.4%	789	10.6%
5+ Units	3,100	41.8%	3,098	41.5%
Total	3,867	52.2%	3,887	52.1%
Mobile Homes	15	0.2%	15	0.2%
Total Housing Units	7,410	100.00%	7,463	100.0%
Total Occupied	7,085	95.6%	7,111	95.3%
Owner-occupied*	3,139	44.3%	3,150	44.3%
Renter-occupied*	3,946	55.7%	3,961	55.7%
Vacancy Rate	4.4%		4.7%	
* = ACS 2010 and 2018 (5-Year Estimates). Sources: DOF E-5 City/County Population and Housing Estimates, 2010-2020; ACS 2010 and 2018 (5-Year Estimates), Table DP04.				

Table 3-3: El Segundo Household Size by Tenure

	1- 4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	2,703	43.0%	226	58.0%	2,929	43.9%
Renter	3,580	57.0%	164	42.0%	3,744	56.1%
Total*	6,283	94.2%	390	5.8%	6,673	100.0%
* = Percent of total households Source: ACS 2012-2016 (5-Year Estimates), Table B25009.						

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

Householder Age	Owners	Renters	Total
65-74 years	554	221	775
75 plus years	323	179	502
Total	877	400	1,277
Source: ACS 2014-2018 (5-Year Estimates), Table S2502.			

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. The majority (about 88.8 percent) of El Segundo's housing units were constructed before 1990. 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 **Community Development** Department maintains statistics pertaining to the condition of the City's housing stock. According to the **Community Development** Department, there are relatively few substandard dwellings in the City. In 2014-2021, 538 residential violations of the El Segundo Municipal Code property maintenance standards were reported. Most building violations are related to property maintenance issues, such as trash and debris or overgrown vegetation. Some violations related to the illegal conversion of garages 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.

Table 3-5: Age of Housing Stock

Structures Built	Number	Percent
2014 or later	15	0.2%
2010 to 2013	66	0.9%
2000 to 2009	364	5.2%
1990 to 1999	335	4.8%
1980 to 1989	933	13.4%
1970 to 1979	902	12.9%
1960 to 1969	1,039	14.9%
1950 to 1959	1,909	27.4%
1940 to 1949	744	10.7%
1939 or earlier	668	9.6%
Total	6,975	100.0%

Source: ACS 2014-2018 (5-Year Estimates), Table DP04.

D. HOUSING COSTS

1. Housing Prices

In October 2020, the median sales price for single-family homes, condos, and new homes was \$1,466,00. Since October 2019, the median home price in El Segundo increased by 67.4 percent.

Geographical comparisons of housing prices are shown in Table 3-6. The median sales prices of homes in El Segundo was above those in Hawthorne (\$730,000), Inglewood (\$720,000), and Redondo Beach (\$1,076,000) and exceeded the Countywide median of \$715,000. Median home prices remained below those in Hermosa Beach (\$1,650,000) and far below those in Manhattan Beach (\$2,850,000).

Table 3-6: Median Home Sales Prices (Regional Comparison) October 2020

Jurisdiction	Single Family Homes, Condos, and New Homes		
	# of Sales	Median Sale Price	% Change from 2019
El Segundo	14	\$1,466,000	67.4%
Hawthorne	44	\$730,000	-6.1%
Hermosa Beach	21	\$1,650,000	-1.7%
Inglewood	43	\$720,000	20.0%
Manhattan Beach	53	\$2,850,000	48.1%
Redondo Beach	99	\$1,079,000	-1.9%
Co. of Los Angeles	7,602	\$715,000	15.3%

Source: Corelogic.com California Home Sale Activity by City, October 2020.

2. Housing Rental Rates

The median contract rent for El Segundo according to the 2014- 2018 ACS was \$1,785 per month. This was lower than the median rent in Manhattan Beach (\$2,499), Hermosa Beach (\$2,143), and Redondo Beach (\$1,987) but higher than the median in Hawthorne (\$1,188), Inglewood (\$1,267), the City of Los Angeles (\$1,376), and Los Angeles County (\$1,390) (Table 3-7).



The ACS also indicated that nearly 12 percent of the City’s housing stock were renter-occupied single-family detached homes and 2.2 percent were renter-occupied attached units (includes condominiums or townhouses). Renter-occupied multifamily units (2 or more units) accounted for 41.7 percent of the total housing stock (Table 3-8).

Table 3-7: 2018 Median Housing Rental Rates

Jurisdiction	Median Gross Rent
El Segundo	\$1,785
Hawthorne	\$1,188
Hermosa Beach	\$2,143
Inglewood	\$1,267
Manhattan Beach	\$2,499
Redondo Beach	\$1,987
City of Los Angeles	\$1,376
County of Los Angeles	\$1,390

Source: ACS 2014-2018 (5-Year Estimates), Table DP04.

Table 3-8: Tenure by Number of Units in Structure

Tenure by Units in Structure	Number	Percent
Total Housing Units	6,639	---
<i>Owner-Occupied</i>	<i>2,938</i>	<i>44.3%</i>
1-unit detached	2,276	34.3%
1- unit attached	209	3.2%
2 units	31	0.8%
3 - 4 units	25	0.4%
5 or more units	397	6.0%
Other Unit Types	0	0.0%
<i>Renter-Occupied</i>	<i>3,701</i>	<i>55.8%</i>
1-unit detached	790	11.9%
2-units attached	143	2.2%
2 units	157	2.4%
3 – 4 units	669	10.1%
5 or more units	1,942	29.3%
Other Unit Types	0	0.0%
Source: ACS 2014-2018 (5-Year Estimates), Table B25032.		

A review of Zillow, Craigslist, and Westside 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 2020, 135 units were listed for rent in El Segundo. Rents for these housing units ranged from \$1,100 for a one-bedroom unit to \$10,263 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 \$1,825 for a studio to \$5,995 for a four-bedroom unit.

A sample of rental unit availability in Hermosa Beach and Manhattan Beach from Westside 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 \$1,300 for a studio apartment to \$60,000 for a four-bedroom home in Hermosa Beach, while Manhattan Beach rental prices ranged from \$1,500 for a one-bedroom apartment to \$100,000 for a five-bedroom home.

Table 3-9: Median Rents in El Segundo November 2020

Bedroom	Number Listed	Median Rent	Average Rent	Rent Range
Studio	15	\$1,825	\$1,885	\$1,300-\$2,580
1	32	\$2,000	\$1,999	\$1,100-\$2,500
2	68	\$2,663	\$2,727	\$1,900-\$4,500
3	13	\$3,300	\$3,589	\$2,900-\$4,800
4+	7	\$5,995	\$6,220	\$4,200-\$10,263
Total	135	\$2,550	\$2,725	\$1,100-\$10,263

Note: Some rental units may have been advertised on more than one rental website.
Sources: Zillow, 11/6/2020 (50 listings); Craigslist, 11/6/2020 (28 listings); Westside Rentals, 11/6/2020 (57 listings).

3. 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 (up to 120 percent AMI) would be able to afford single-family homes sold in El Segundo. It should be noted however that asking prices can often be higher than actual sales prices. At a maximum affordable purchase price of about \$347,334, it is not likely that low income households (80 percent AMI) could afford even a small condominium unit. The high price of single-family housing indicates 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 3-6 and Table 3-7 suggest 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 (50 percent AMI) may experience limited affordability for rental units in El Segundo. Rental options

exist for moderate-income households (120 percent AMI) in El Segundo; however even moderate-income households may struggle to find appropriately priced rentals.

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 3-7) as well as information gathered to determine for-sale housing costs (single-family homes, condominiums, and new homes). 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.

The City is pursuing a number of initiatives to expand affordable housing opportunities. These include entering an Exclusive Negotiating Agreement (ENA) with Many Mansions to serve as the City's Affordable Housing Services Provider to develop and manage affordable units, services, and programs. Many Mansions will prepare an Affordable Housing Strategic Plan for City Council consideration in December 2021.

Table 3-10: Housing Affordability Matrix (2020)

Household	Annual Income ¹	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes & Insurance ²		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Extremely Low-Income (0-30% AMI)						
1-Person	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31-50% AMI)						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51-80% AMI)						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Moderate Income (81-120% AMI)						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325
Assumptions: 2020 income limits; 30% of household income spent on housing; LACDA utility allowance; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% 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: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.						

E. ASSISTED RENTAL 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.

4. HOUSING CONSTRAINTS

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

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 consider 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 2020 are as follows:

- Type I or II, Multi-Family: \$130.52 to \$168.94 per sq. ft.
- Type V Wood Frame, Multi-Family: \$113.88 to \$118.574 per sq. ft.
- Type I or II, One and Two Family Dwelling: \$136.62 to \$157.40 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.

The unit costs for residential care facilities generally range between \$143.75 and \$199.81 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 accrual 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. 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. A Zillow search showed two lots available for sale in neighboring communities (Inglewood and Playa del Rey) for approximately \$1 million for 0.12 acre.

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 621 households applied for loans, either conventional or government-backed, to purchase homes in El Segundo in 2017. Approval rates were higher for government-backed purchase loans with an approval rate of 77 percent, in comparison to only 45 percent of conventional loan applications being approved. However, 36 percent of conventional purchase loans were either withdrawn or closed for incompleteness. The approval rate was 67 percent for refinance loans and 71 percent for home improvement loans. Given the high rates of approval for home purchase, refinance, and improvement loans, financing was generally available to El Segundo residents.

Table 4-1: Disposition of Home Purchase and Improvement Loan Applications

Loan Type	Total Applications	% Originated	% Approved Not Accepted	% Denied	% Other
Government Backed Purchase	213	74.65%	2.35%	7.04%	15.96%
Conventional Purchase	11	45.45%	0.00%	18.18%	36.36%
Refinance	48	58.33%	8.33%	14.58%	18.75%
Home Improvement	349	67.05%	4.30%	11.75%	16.91%
Total	621	68.60%	3.86%	10.47%	17.07%

Note: Percent Other includes loan applications that were either withdrawn or closed for incompleteness.
Source: www.LendingPatterns.com, 2017.

4. Timing and Density

Housing growth in the City has been limited due to the lack of vacant residentially designated land. Multi-family land was developed primarily prior to the incorporation of the City under County standards and are at or above the City’s allowable densities. The majority of the recent residential construction activities have been the recycling of single-family homes and construction of Accessory Dwelling Units (ADU). Pending projects (see Housing Resources section) tend to reach the high end of the density range.

Time lapse between project entitlement and building permit issuance can be a constraint to housing development. Typically, this time lapse can be about three to six months and primary a function of developer’s ability to respond quickly to needed corrections for construction documents. However, the City allows developers to submit building permit applications for projects -at their own risk- concurrently with the entitlements. This can shorten the time lapse to as little as 2-4 weeks, with building permits issued shortly after entitlement approval. Building permit can be applied online through the City’s website.

B. ENVIRONMENTAL CONSTRAINTS

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 Pacific Coast Highway, 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 Underutilized 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.

C. GOVERNMENTAL CONSTRAINTS

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. Compliance with Transparency in Development Regulations

The El Segundo City website provides a full array of information regarding development regulations and procedures under the [Community Development](#) Department webpages:

- Apply for a building permit
- Planning application
- Zoning Code
- Plan check
- Building safety
- Report a code violation

- Planning
- Record requests
- Maps

Specifically, the City offers online building permit application.

2. 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).

An accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) is permitted by right throughout any zone where residential uses are permitted. In no case may an R-1 property proposed to be used for a second dwelling unit consist of more than one lot. Attached ADUs must not be 50 percent or more of the total floor area of the combined dwellings. Detached ADUs must not exceed 1,200 square feet (ESMC §15-4E-3).

- 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 (ESMC §15-4B-2 and Land Use Element Objective LU 3-2 and Housing Element Policy 3.2).

Third and/or fourth ADUs are permitted in the R-2 Zone. One ADU or 25 percent of the existing multi-family dwelling units, whichever is greater, is permitted. Two detached ADUs are allowed per lot with an existing multi-family dwelling. Attached ADUs must not be 50 percent or more of the total floor area of the combined dwellings. Detached ADUs must not exceed 1,200 square feet (ESMC §15-4E-3; 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-5).

On property greater than 15,000 square feet in size, one unit for every 2,420 square feet of lot area is allowed. A fraction of a lot greater than 1,613 square feet will allow an additional unit (ESMC §15-4C-5).

This Housing Element includes a program action to increase the R-3 zone density from 27 units per acre to 30 units per acre. The different lot areas per unit based on lot size will also be removed to encourage lot consolidation.

- 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. 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). (Housing Element Policy 4.1).
- g) 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. If the MDR zone is activated, R-3 zoning standards will apply (ESMC §15 7A-2, §15 7A-3 and Ordinance No. 1573). This Housing Element includes a program action to increase the R-3 zone density from 27 units per acre to 30 units per acre and, thus, remove the different lot areas per unit based on lot to encourage lot consolidation

The Land Use Element of the General Plan documents the residential build out in the City at 7,674 residential units. By 2020, it was estimated that there were 7,463 residential units in the City, 211 units less than the projected build-out. Based on just residentially designated land, the City does not offer adequate capacity for the Regional Housing Needs Assessment (RHNA) for the 6th cycle Housing Element.

SMOKY HOLLOW SPECIFIC PLAN AREA

The Smoky Hollow Specific Plan was updated in 2018. Smoky Hollow is a light industrial/manufacturing region located in central El Segundo, generally bounded by Standard Street to the west, El Segundo Boulevard to the south, Pacific Coast Highway to the east, and Grand Avenue to the north. The project area encompasses approximately 94.3 acres. Residential units other than accessory caretaker units are not permitted in the Smoky Hollow Specific Plan area. The Plan includes a Medium Density Residential (MDR) Overlay Zone. The MDR Overlay Zone is considered a “floating zone” that can be activated once a need is identified. The MDR Overlay Zone may be used in place of current Smoky Hollow Specific Plan zoning designations. As stated before, this Housing Element includes an action to increase the implementing zoning standards - R-3 density to 30 units per acre and remove the different lot areas per unit based on lot size.

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 September 2021, there are approximately 83 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 26 units.

DENSITY BONUS

The City complies with Government Code §56915 regarding density bonus requirements. This Housing Element includes a program to amend the ESMC to comply with the State Density Bonus law.

3. 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 32 feet and two stories. Residential development standards for the City of El Segundo are as summarized below in Table 4-2.

Table 4-2: El Segundo Residential Development Standards

Zone	Min. Lot Area	Min. Front Setback	Min. Rear Setback	Min. Side Setbacks	Max. Height	Parking Requirements	Max. Lot Coverage
R-1	5,000 s.f.	22 ft./30 ft. total when combined with rear yard	5 ft.	3 - 6 ft. 10 % Modulation Required	32 ft./2 stories for pitched roofs 26 ft./2 stories for flat roofs	2 spaces/unit & 1 additional space for du >3,500 sf ³	40 - 60% ¹
R-2	7,000 s.f.	20 ft./30 ft. when combined with rear yard	5 ft.	3 - 5 ft. 10% Modulation Required	32 ft./2 stories for pitched roofs 26 ft./2 stories for flat roofs	2 spaces/unit & 1 additional space for du >3,500 sf ³	50%
R-3	7,000 s.f.	15 ft.	10 ft.	3 - 5 ft. 10%	32 ft./2 stories for pitched roofs 26 ft./2 stories for flat roofs	2 spaces/unit plus 1 visitor space/3 units	53%
MDR (SHSP) ³	7,000 s.f.	15 ft. ⁴	10 ft.	3-5 ft. 10% ⁴	32 ft./2 stories for pitched roofs 26 ft./2 stories for flat roofs	2 spaces/unit plus 1 visitor space/3 units	53%
<p>Notes:</p> <ol style="list-style-type: none"> 1. Lot coverage permitted varies according to specific conditions on the site. 2. The ESMC requires covered parking for each housing type as follows: <ol style="list-style-type: none"> 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.
- 3. Designated as “floating zone.”
- 4. The setback along Grand Avenue shall be 30 ft. minimum for properties east of Kansas Street, whether it is for a front or side yard.

Source: City of El Segundo Municipal Code.

The City’s residential development standards (building setbacks, height requirements, parking and lost 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. Over the last few years, many R-3 properties have been redeveloped to higher intensity residential uses. Most of these are condominium development with larger units. Some examples include the following:

- 335 Penn Street (0.13 acre) – three-unit project (achieved 23 units per acre)
- 231 Virginia Street (about 0.18 acre) – three-unit project (achieved 17 units per acre)
- 535 Richmond Street (0.16 acre) – two-unit project (achieved 12.5 units per acre)
- 701-705 West Maple Street (0.30 acre) – six-unit project (achieved 20 units per acre)
- 224 Whiting Avenue (0.13 acre) – three-unit project (achieved 23 units per acre)

The ESMC allows the Planning Commission to approve a 20 percent reduction in the number of required parking 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.

To encourage redevelopment of R-3 sites that are currently occupied by lower intensity residential uses such as single units and duplexes, the City is proposing to increase the R-3 density to 30 units per acre and remove the different lot areas per unit based on lot size. As part of this Zoning amendment, the City will also evaluate the height restriction, setbacks, lot coverage, and parking requirements as constraints to housing development. Specifically, the City will adjust parking requirements based on unit size to encourage the development of a range of housing unit sizes.

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.

Housing development potential in El Segundo based on existing zoning is limited. As part of this Housing Element update, the City is proposing to create a Housing Overlay (HO) and a Mixed Use Overlay (MU-O) that allow up to 70 units per acre and 85 units per acre, respectively. These new zoning designations offer new opportunity in the City and require new development standards for implementation. This Housing Element includes a program action to ensure appropriate development

standards (parking, height, setbacks, lot coverage, etc.) are established to allow the achievement of maximum density on sites identified in the inventory.

4. 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.

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. The following discussion outlines how the City provides for these types of housing:

Table 4-3 El Segundo Housing Types Permitted by Zoning District

Residential Use	Zone District								
	R-1	R-2	R-3	MDR	DSP	C-2	CRS	SH-W	SH-E
Single-Family Detached	P	P	P	P	--	--	--	--	--
Single-Family Attached	P	P	P	P	P	P	P	--	--
2-4 Dwelling Units	--	--	P	P	--	p ¹	p ¹	--	--
5 + Dwelling Units	--	--	P	P	--	p ¹	p ¹	--	--
Manufactured Homes	P	P	P	P	--	--	--	--	--
Mobile-Home Parks	CUP	CUP	--	--	--	--	--	--	--
2 nd Dwelling Unit	P	P	--	--	--	--	--	--	--
Caretaker Unit	--	--	--	--	--	--	--	P	P
Residential Care < 6 ²	P	P	P	P	--	--	--	--	--
Senior Citizen Housing	--	--	CUP	CUP	--	--	--	--	--
Live/ Work	--	--	--	P	--	--	--	--	--

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

Notes:

1. Maximum number of units is dependent upon the density allowed in each zone, based upon General Plan density and size of parcel.
2. 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.

Source: City of El Segundo Municipal Code.

Multi-Family Rental Housing: Multiple-family housing is the predominant dwelling type in the City. The Department of Finance (DOF) estimated that in 52 percent of the total housing units were multi-family in 2020. 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.

Mobile home parks are conditionally permitted in R-1 and R-2 zones. Development standards are subject to regulations codified in the State Health and Safety Code. However, given the unique site planning considerations of mobile home parks, CUP is a typical process for most jurisdictions in reviewing mobile home park proposals. However, mobile home park is not an efficient use of land given the high land costs and limited vacant land. Development of new mobile home parks has limited potential in urbanized areas such as El Segundo.

Second, Third and Fourth Units: The City's zoning regulations provide for ADUs or JADUs in any zone where residential uses are permitted. ADUs and JADUs are restricted to the following densities:

- One ADU or JADU per lot within a proposed or existing single-family dwelling or existing accessory structure;
- One detached or attached to an accessory structure ADU that may be combined with one JADU per lot with a proposed or existing single-family dwelling;
- Multiple ADUs within the portions of existing multi-family dwelling structures that are not used as livable space, provided each unit complies with State building standards for dwellings;
- One ADU or 25 percent of the existing multi-family dwelling units, whichever is greater, within an existing multi-family dwelling;
- Two detached ADUs per lot with an existing multi-family dwelling.

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. However, the ESMC does not explicitly address the provision of residential care facilities for seven or more persons. This Housing Element includes a program to address large residential care facilities.

Senior Housing: Senior housing is conditionally permitted in R-3 and MDR zones. The CUP requirement was originally put in place with the intention of granting senior housing higher density and lower parking requirements. However, such incentives are also offered under the State Density Bonus law. Therefore, the Housing Element includes an action to remove the CUP requirement for senior housing. Senior housing will be treated as a residential use to be similarly permitted in zones where residential uses are permitted.

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 amended the Municipal Code to permit emergency shelters in the Light Manufacturing (M1) zones through Ordinance 1497. The M1 zone is compatible with emergency shelter uses and is 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 this zone 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. Overall, 90 parcels totaling 257 acres are zoned M1 and adequate to accommodate the City’s unsheltered homeless population of 47 persons as of 2020 Point-in-Time Count by the Los Angeles Homeless Services Authority. However, amendments to the ESMC are needed to remove the separation requirements pertaining to uses other than another shelter. State law allows local jurisdictions to establish a 300-foot distance requirement from another shelter only.

Furthermore, AB 139 requires the City to base the needs for emergency shelter on the:

- Most recent homeless point-in-time count conducted before the start of the planning period;
- Number of beds available on a year-round and seasonal basis;
- Number of shelter beds that go unused on an average monthly basis within a one-year period; and
- percentage of those in emergency shelters that move to permanent housing solutions.

AB 139 also requires that parking for emergency shelters be based on staffing level only. The City will amend the ESMC to comply with State law requirements on emergency shelters.

Low Barrier Navigation Center (LBNC): AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center. The provisions of AB 101 are effective until 2026. The City will amend the ESMC to address the provision of LBNC.

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). This Housing Element includes a program to amend the ESMC to address the provision of transitional housing.

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)).

Furthermore, additional amendments to the City’s Zoning Code are required to address AB 2162, which streamlines affordable housing developments that include 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units whichever is greater, on sites that are zoned for residential use. Such supportive housing, if located within ½ mile from transit, is not subject to minimum parking requirements. This Housing Element includes a program to address the provision of supportive housing.

Single Room Occupancy (SRO) Housing: The ESMC does not contain specific provisions for SRO units. The City is currently in the process of amending the ESMC to conditionally permit SRO or Micro units in the Multi-family Residential (R-3) Zone. The City would also establish appropriate development standards in the ESMC for SRO or Micro 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. The ESMC was amended in 2014 to remove agriculture as a permitted use in the Open-Space (O-S) Zone.

Additionally, California Health and Safety Code § 17021.5 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 amended the ESMC to comply with State law regarding employee housing during the 2013-2021 Housing Element cycle.

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. This Housing Element includes a program to amend the ESMC to address the provision of residential care facilities for seven or more persons.

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.

[The reasonable accommodation procedures are located in the Zoning Code, which is Title 15 of the El Segundo Municipal Code \(ESMC\). In summary, the reasonable accommodation process is administrative in nature. It involves submittal of a written request, review by the Community Development Director, and issuance of an approval letter. The ESMC was recently amended by](#)

Ordinance 1629, which has not yet been codified. Ordinance 1629 reorganized certain chapters in the Zoning Code, including those addressing reasonable accommodation procedures. In the amended ESMC, this topic is addressed in Chapter 15-22 (Administrative Determinations, Administrative Use Permits and Adjustments), specifically section 15-22-4(A)(7), which permits Adjustments to any development standard to make reasonable accommodations for disabled persons. The process/procedures for reviewing and approving Adjustment requests for reasonable accommodations can be found in the amended ESMC in Chapter 15-23 (Director Discretionary Decisions). However, Ordinance 1629 inadvertently removed reasonable accommodation from the fast-tracking processing. This is an oversight and this Housing Element includes a zoning text amendment to expressly indicate that reasonable accommodation is processed with an Administrative Adjustment.

5. 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. City development and impact fees are posted on the City's website on the Planning Division webpage at <https://www.elsegundo.org/government/departments/community-development-department/planning-division>

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, residential condominiums, and site plan review for developments involving more than 10 residential units. 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, condominiums, and site plan review are limited primarily in the Medium Density Residential (MDR) Zone. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an encroachment 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.

All residential projects involving 10 or fewer units go through ministerial review and involve only issuance of building (and related grading permits). While the fee for Conditional Use Permits is the largest planning fee, **currently no residential development is required to go through either Administrative Use Permits or Conditional Use Permits, except for senior housing and mobile home parks. This Housing Element includes an action to remove the CUP requirement for senior housing and development of new mobile home parks is unlikely.** Therefore, these processes or fees are not constraints to residential development.

Table 4-4: El Segundo Planning Fees

Fee Type	Fee
Administrative Use Permit	\$ <u>2,805</u>
Lot Line Adjustment ¹	\$ <u>1,680</u>
Lot Merger ¹	\$ <u>1,680</u>
Conditional Use Permit	\$ <u>16,050</u>
Tentative Parcel Map Review ¹	\$ <u>6,395</u>
Tentative Tract Map Review ¹	\$ <u>10,590</u>
Variance Review	\$ <u>15,770</u>
Zone Text Amendment/Zone Change	Deposit
Site Plan Review	Deposit
1. Plus \$ <u>1,500 deposit for actual cost for contract surveyor.</u>	
Source: City of El Segundo Planning Division, 2020.	

6. 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 art or childcare fees required for any new development projects. Impact fees charged by the City (fire, [law enforcement](#), library, [streets, etc.](#)) 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 **Error! Reference source not found.** 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).

Facility Type	Detached Dwelling Unit	Attached Dwelling Unit	Accessory Dwelling Unit
Law Enforcement Facilities	\$ <u>964</u>	\$ <u>970</u>	\$ <u>964</u>
Fire Protection Facilities	\$ <u>115</u>	\$ <u>276</u>	\$ <u>115</u>
Streets, signals and Bridges	\$ <u>1,893</u>	\$ <u>1,263</u>	\$ <u>1,893</u>
Storm Drainage Facilities	\$ <u>2,482</u>	\$ <u>1,297</u>	\$ <u>2,482</u>
Water Distribution Facilities	\$ <u>6,405</u>	\$ <u>4,377</u>	\$ <u>6,405</u>
Wastewater Collection Facilities	\$ <u>3,001</u>	\$ <u>2,625</u>	\$ <u>3,001</u>
General Government Facilities	\$ <u>201</u>	\$ <u>44</u>	\$ <u>201</u>
Library Collection/Computers	\$ <u>907</u>	\$ <u>863</u>	\$ <u>907</u>
Public Meeting Facilities	\$ <u>7,686</u>	\$ <u>7,307</u>	\$ <u>7,686</u>
Aquatic Center Facilities	\$ <u>1,769</u>	\$ <u>1,682</u>	\$ <u>1,769</u>
Parkland Facilities Development	\$ <u>27,003</u>	\$ <u>25,672</u>	\$ <u>27,003</u>
Total	\$ <u>52,426</u>	\$ <u>46,376</u>	\$ <u>52,426</u>
Notes:			
1. Residential Development fees are calculated on a per dwelling basis.			
2. ADUs less than 750 square feet are not required to pay Development Impact Fees			
3. Fee schedule is effective September 1, 2022.			
Source: City of El Segundo Planning Division, 2022.			

Generally, overall fees (including both planning fees and development impact fees) total approximately \$52,426 per detached dwelling unit and \$46,376 per attached dwelling 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.

7. 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 2019 California Building Code (after January 1, 2023, it will enforce the 2022 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 Community Development Department. The Planning Division enforces zoning regulations.

8. 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.

Ministerial level. All residential projects involving 10 or fewer units go through ministerial review and involve only issuance of building (and related grading) permits, except for those projects involving discretionary applications/permits discussed below. Generally, local processing times for building and grading permits are quite comparable to those experienced in neighboring communities. Currently it takes approximately 30 days 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.

Planning Commission review and approval is required for discretionary permits such as Site Plan Review and Subdivisions.

The City requires a Site Plan Review permit/application for Single or Multi-Family residential projects involving more than 10 residential units (ESMC Chapter 15-25 – Site Plan Review). Subdivision permits/applications are not required by the City, but they are discretionary permits requiring Planning Commission review/approval. Only one public hearing is required before the Planning Commission for the review and approval of these types of discretionary permits. Once the City receives a complete application, the review and approval process takes approximately 6-8 weeks.

City Council approval is required for zone changes, general plan amendments, specific plan amendments, zone text amendments and development agreements for projects regardless of size or number of units. The number of hearings/meetings for these types of discretionary permits is three: one public hearing by the Planning Commission, one public hearing by the City Council, and one public meeting by the City Council (consent agenda). 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. Once the City receives a complete application, the review and approval process takes approximately 8-12 weeks.

The Planning Commission and City Council public hearing process, which was recently reorganized, is described in ESMD Chapter 15-28 (See Ordinance 1629 pages 48-53).

Subdivision and Site Plan Review. The findings for Subdivision applications are found in ESMD Section 14-1-6. These findings are consistent with the State Subdivision Map Act (Government Code Section 66474). Given that the City is built-out and the lot sizes are relatively small, subdivision requests, particularly those involving condominium units are approved routinely as long as the physical development conforms to all applicable development standards of the zone in which it is proposed. Requirements for off-site improvements and/or dedications are minimal, due to the fact that sidewalks, roadway, and utility infrastructure is largely in place and consistent with the City’s General Plan requirements.

The findings for Site Plan Review applications are found in ESMD Section 15-25-4 (See ordinance 1629 page 45 of 57):

- The proposed development, including the general uses and the physical design of the development, is consistent with the General Plan;
- The proposed development, including the general uses and the physical design of the development, is consistent with the intent and general purpose of the [Municipal] Code and any applicable development agreement; and
- The proposed development, including the general uses and the physical design of the development, will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

These findings generally ensure that a proposed project is consistent with the General Plan, the applicable ESMD development standards, and the general welfare of the City. They are not intended to inhibit development, but rather ensure that new development has beneficial impact on the community. The finding relating to adverse impact to the area may be construed as subjective. However, given that the City is built-out and the lot sizes are relatively small, site plan review requests would be approved routinely as long as the physical development conforms to all applicable

development standards of the zone in which it is proposed. Nevertheless, this Housing Element includes an action to revise the findings to ensure they are objective and provide certainty in outcomes.

Requirements for off-site improvements and/or dedications are minimal, due to the fact that sidewalks, roadway, and utility infrastructure is largely in place and consistent with the City's General Plan requirements.

To facilitate residential development, the City may consider a ministerial subdivision process for projects involving 10 or fewer units.

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 Community Development 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 Community Development 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 complete tentative map application until it is approved by the Planning Commission. There are no other discretionary review requirements. There are no design review requirements for multi-family development projects in El Segundo.

A multi-family residential project involving up to 10 units in El Segundo only requires a building permit if it conforms to all applicable development standards of the zone in which it is proposed (ministerial approval). This only requires approximately 30 working days to approve from the time an applicant presents building plans to Community Development Department until a Building Permit is granted for the unit. All condominium projects (regardless of size or number of units), however, do require a subdivision map. In addition, as mentioned above, all residential development projects involving more than 10 units require a Site Plan Review permit/application. The subdivision and Site Plan Review process normally requires 6 to 8 weeks from the time the applicant submits a complete application until it is approved by the Planning Commission. 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 Smoky Hollow Specific Plan West (SH-W) and East (SH-E) 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

Community Development 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 complete tentative map application until it is approved by the Planning Commission. There are no design review requirements for caretaker units or above-ground floor units in El Segundo, except in the Downtown Specific Plan (DSP). 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 require 0.5 spaces per unit. The parking requirement was updated in 2017 through Ordinance 1549. Ordinance 1549 also removed the requirement that the occupant of the residential unit had to be the owner of the property or the owner of the business on the ground level.

9. 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.

10. 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 Code, 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.

5. HOUSING OPPORTUNITIES

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.

B. AVAILABILITY OF SITES FOR HOUSING

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.

AB 1233 ANALYSIS

During the 5th Cycle Housing Element period, the City's RHNA was 69 units including 18 very low income units, 11 low income units, 12 moderate income units, and 28 above moderate income units. To accommodate the lower income RHNA, the City relied upon the 504 E. Imperial Avenue Specific Plan which initially included the development of 46 affordable income units. The 2013-2021 Housing Element committed to identifying replacement site should the number of affordable units provided in this Specific Plan fall short of the need to accommodate the RHNA. Ultimately, no lower income units were included as part of the 504 E. Imperial Avenue Specific Plan. In exchange, the City received an in-lieu payment of \$5.3 million. The City **has retained** Many Mansions to develop and implement the City's affordable housing strategy with this fund and other available resources. Pursuant to AB 1233, the City must carry forward the 29-unit lower income shortfall to the 6th cycle RHNA.

6TH CYCLE RHNA

For the 2021-2029 Housing Element update, the City is allocated a RHNA of 492, including 189 very low income and 88 low income units. The 2014-2021 shortfall requires the City to accommodate an additional 18 very low income and 11 low income units, for a total of 521 units. The City's RHNA is shown by income level in [Table 5-1](#).

While the Housing Element covers the planning period of October 15, 2021 through October 15, 2029, the RHNA planning period is slightly different – June 30, 2021 through October 15, 2029 (i.e., 2021-2029 RHNA).

Table 5-1: Regional Housing Needs Assessment (RHNA) 2021-2029

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

Note: The City has a RHNA allocation of 207 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50% of the very low income units as extremely low. Assuming an even split, the City’s RHNA allocation of 207 very low income units may be divided into 104 very low and 103 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

* Includes the 5th Cycle Housing Element shortfall of 18 extremely/very low and 11 low income units.

Source: Southern California Association of Governments (SCAG), 6th Cycle Final RHNA Allocation Plan, 2021.

2. Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). In response to AB 881, the City amended the ADU ordinance in 2019 to comply with new State law, including allowing for Junior ADUs. The City reviewed its Housing Element progress reports and determined that those reports contained only partial records. The City reviewed its permit records and confirmed the following ADU permitting trend:⁴

- 2018 – 17 ADUs
- 2019 – 12 ADUs
- 2020 – 22 ADUs
- 2021 – 9 ADUs
- 2022 (as of August) – 13 ADUs

The City’s ADU permit records averaged to 15 units annually. During 2020, the City continued to process ADU applications received prior to or at the beginning of COVID. However, the delayed impact of COVID resulted in lower ADU activities in 2021. The impacts of COVID on the building permit trends for regular residential unit construction tend to be different from the ADU permit trends. The primary reason is that ADU construction is by individual homeowners who are already living in place. There is no urgency to pursue ADU construction during COVID, and in fact many would prefer not to come into contact with non-household members (such as construction workers) at the home site (i.e., site of ADU). Whereas, regular residential construction is pursued by developers who would be financially impacted by any delays in construction (due to interest in construction loans, expiration of entitlements, uncertainties in the future housing market, etc.)

With the removal of social distancing requirements, ADU construction and other home remodeling activities are beginning to resume to regular levels. As of August 2022, the City has already issued

⁴ The City has submitted revised APRs that corrected its ADU activities.

building permits for 13 ADUs, indicating an upward trend of activities with a potential of 19 ADUs in 2022.

Therefore, the City projects an average of 15 ADUs annually. This Housing Element includes a program to proactively facilitate ADU development. Based on annual averages and increased City efforts, the City conservatively anticipates 120 ADUs during the eight-year planning period from 2021 and 2029. Affordability of the potential ADUs, shown in Table 5-2 is based on SCAG’s Regional Accessory Dwelling Unit Affordability Analysis as approved by HCD.

Table 5-2: Potential Accessory Dwelling Units (ADUs)

Income Category	ADUs	SCAG ADU Affordability
Extremely Low	18	15.0%
Very Low	2	2.0%
Low	52	43.0%
Moderate	7	6.0%
Above Moderate	41	34.0%
Total	120	100.0%
Source: <u>Income distribution based on</u> SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020.		

3. Entitled Projects

203 RICHMOND STREET

The 203 Richmond Street project was approved by the Planning Commission on July 8, 2021. The project consists of one 0.24-acre parcel (4136-024-017) located at the, now closed, City jail and accompanying surface parking. The project includes the development of three above moderate income units. The 203 Richmond Street project is located in the Downtown Specific Plan (DSP) with an allowed density of 12.5 units per acre. The site is bordered by DSP-zoned parcels to the north, east, and south, and R-3 zoned parcels to the west. This project is expected to be completed within the 6th cycle Housing Element planning period. The 203 Richmond Street project is detailed in Table 5-3.

209 RICHMOND STREET

This project is comprised of one market rate (above moderate) unit to be constructed at 209 Richmond Street. The Planning Commission approved the project on July 8, 2021. The project consists of two parcels (4136-024-008, 4136-024-009) totaling 0.16 acres. The project is located in the DSP zone and is currently used for retail. This project is detailed in Table 5-3.

Pacific Coast Commons

In April 2022, the City Council approved the Pacific Coast Common project that includes 263 units and 11,252 square feet of ground floor retail. Specifically, a total of 32 units (12 percent) will be set aside as affordable housing (29 low income and 3 very low income units). This project demonstrates that the feasibility of developing on excess surface parking, in this case for the Fairfield Inn and Suites and Aloft Hotel. The project involves also the demolition of the “food and beverage” building for Fairfield Inn and Suites. The site is currently being prepared for construction.

Table 5-3: Entitled Projects

Parcel Number	Acres	Address	Zone	Allowed Density	Existing Use	Affordability	Total Capacity
4136-024-017	0.24	203 Richmond St	DSP	12.5	Old City Jail/ Open-air parking lot	Above Moderate	3
4136-024-008; 4136-024-009	0.16	209 Richmond St	DSP	12.5	Retail (Haydenshapes Surfboards)	Above Moderate	1
4139-025-073 4139-025-074 4139-025-075 4139-025-076 4139-024-057 4139-024-058	3.3	PCH and Holly Avenue	Pacific Coast Commons SP	80.0	Surface parking for the Fairfield Inn & Suites and Aloft Hotels, and a vacated restaurant	Above Moderate Low Very Low	263

4. Remaining RHNA Obligations

Accounting for entitled projects and projected ADUs, the City has a remaining RHNA of 279 units, primarily in the lower and moderate income categories.

Table 5-4: Remaining RHNA Obligations

Income Category	Total RHNA (from Table 5-1)	Projected ADUs	Entitled Projects	Remaining RHNA
Extremely/Very Low Income	207	20	3	184
Low Income	99	52	29	18
Moderate Income	84	7	0	77
Above Moderate Income	131	41	235	0
Total	521	120	267	279

5. 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. Due to the lack of vacant and underutilized sites in El Segundo, the City has selected candidate sites for rezoning. Each site was analyzed in light of the development standards for its proposed zoning designation. All parcels in El Segundo were evaluated through a process of elimination based on required criteria set by the State (HCD).

Sites are selected for rezoning to one of the following designations:

- Housing Overlay (HO) with a density range of 60 to 70 units per acre
- Mixed Use Overlay (MU-O) with a density range of 75 to 85 units per acre

METHODOLOGY FOR IDENTIFYING MIXED USE SITES

The following methodology was used to select candidate rezone sites in the City:

- The analysis was conducted by a combination of the City’s GIS system, Google Earth, a windshield field survey, and staff knowledge
- Sites with viable uses and newer buildings not likely to be redeveloped within the next 8 years were screened out.
- Sites without a realistic development capacity and site suitability were screened out.
- The City uses the following criteria to determine realistic capacity and site suitability according to:
 - City’s zoning code and policy
 - Lot size
 - Environmental constraints and adequate infrastructure
 - Development trends
- Sites were analyzed based on proximity to existing high opportunity areas (schools, parks, retail, services, transit, etc.), mixed-used potential, sites with obsolete uses (sites for lease) that have the potential for redevelopment, and substandard or irregular lots that could be consolidated.

In addition to the site conditions described above, locational advantages such as the following are also considered:

2. Within ¼ mile from school
3. Within ¼ mile from parks
4. Within ¼ mile from religious institution
5. Within ¼ mile from healthcare facility
6. Within ¼ mile from grocery store
7. Within ¼ mile from fire station
8. ¼ mile from police department

Candidate Rezone Sites for Mixed Use Overlay (MU-O)

The City has selected four candidate rezone sites (comprising of 14 parcels, 4.47 acres). The sites will be rezoned as Mixed Use Overlay (MU-O). Currently, the sites are zoned for commercial, parking, and office uses but are considered significantly underutilized based on low existing Floor Area Ratio (FAR) and have not gone through improvements for many years. Mostly these parcels are currently used for parking. One site (703 N. PCH) has a recently submitted application for the development of 60 units, including 10 lower income units. For the remaining three sites, using a minimum density of 75 units per acre, these parcels can accommodate another 286 housing units. A complete list of the current and proposed general plan and zoning designations are included in Table 5-6. Parcels are grouped based on the potential for consolidation and the potential income distribution of RHNA sites using a conservative assumption compared to allowable under state law.

Table 5-5: Candidate Sites for Rezoning to Mixed Use Overlay

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Existing non-res. sf	Description	Total Capacity Based on Minimum Density
1	4139-017-040	1.83	835 N Pacific Coast Highway	Corporate Office	CO	Mixed Use Overlay	MU-O	75	85	10,283	<p>Existing use is a small bank with larger parking space. Regionwide, banking services have increasingly moved to online and many bank branches are consolidating or closing.</p> <p>This site is located within two blocks from Pacific Coast Commons, a high-density residential project that involves the redevelopment of parcels with similar conditions. This site is also located within proximity to another similar site at 703 N PCH (Site 2) where there is expressed interest from developers.</p> <p>Year Built: 1980 Existing FAR: 0.14 ILR: 0.06 Site meets 3 of 7 public services/amenities criteria: 1/4 mile from park, religious, and healthcare facilities.</p>	137

Table 5-5: Candidate Sites for Rezoning to Mixed Use Overlay

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Existing non-res. sf	Description	Total Capacity Based on Minimum Density
2	4139-018-001	0.68	703 N Pacific Coast Highway	General Commercial	C-3	Mixed Use Overlay	MU-O	75	85	7,270	This site has an application under review. The project proposes to build 60 units, including 10 low income units over a 14,000-square-foot commercial ground floor. Year Built: 1957 Existing FAR: 0.24 ILR: 0.14	60
3	4139-018-002	0.33	739 N Pacific Coast Highway	General Commercial	C-3	Mixed Use Overlay	MU-O	75	85	NA	Lot consolidation potential (4139-002 and -003) to create a 0.66-acre site that could accommodate affordable housing. Both lots are primarily vacant and there is expressed interest from developers Site meets 5 of 7 public service/amenities criteria: ¼ mile from school, park, religious facility, grocery, fire and police station. Year Built: 1958 Existing FAR: 0 ILR: 0	25
	4139-018-003	0.33	755 N Pacific Coast Highway	General Commercial	C-3	Mixed Use Overlay	MU-O	75	85	2,476	Lot has as restaurant with large parking lot. See descriptions on 4139-018-002 Year Built: 1963	25

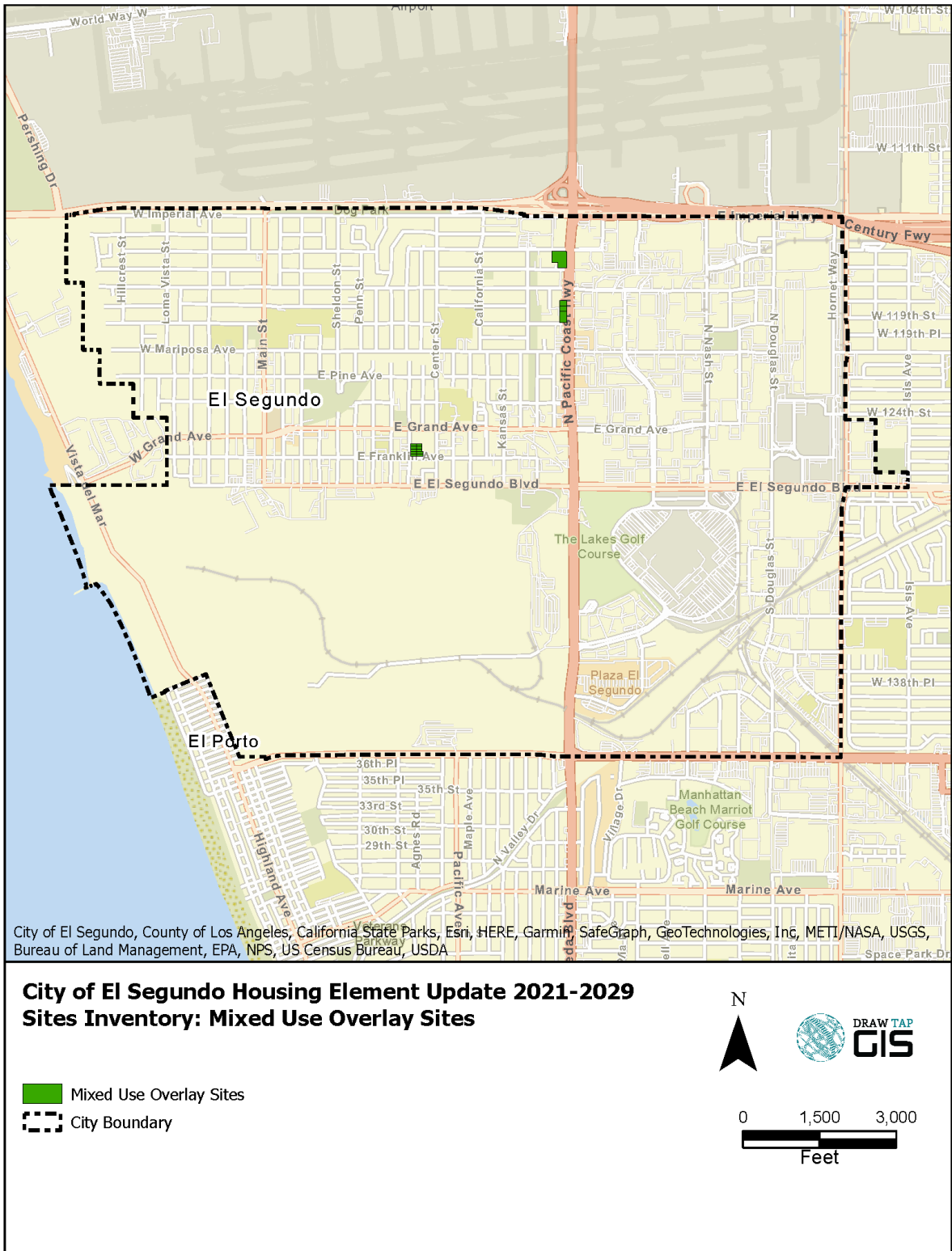
Table 5-5: Candidate Sites for Rezoning to Mixed Use Overlay

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Existing non-res. sf	Description	Total Capacity Based on Minimum Density
											Existing FAR: 0.17 ILR: 0.06	
4	4135-027-011	0.11	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA	Privately owned lot that is accessible to the public as open space. Park is located next to an active oil well. Phase 1 Assessment will be required with potential need for remediation. Property is for sale and prospective buyers have inquired about potential to develop property as residential use.	8
	4135-027-024	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-010	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-025	0.15	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		11
	4135-027-009	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-036	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-008	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-035	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-007	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
	4135-027-034	0.13	Wiley Park	Smoky Hollow SP	P	Smoky Hollow SP	MU-O	75	85	NA		10
Total		4.47									346	

Table 5-6: Lot Consolidation and Income Level Distribution

Consol.	Parcel Number	Acres	Address	Lower Income	Moderate Income	Above Moderate Income	Total Capacity
<u>1</u>	<u>4139-017-040</u>	<u>1.83</u>	<u>835 Pacific Coast Highway</u>	<u>55</u>	<u>41</u>	<u>41</u>	<u>137</u>
<u>2</u>	<u>4139-018-001</u>	<u>0.68</u>	<u>703 N Pacific Coast Highway</u>	<u>10</u>	<u>0</u>	<u>50</u>	<u>60</u>
<u>3</u>	<u>4139-018-002</u>	<u>0.33</u>	<u>739 N Pacific Coast Highway</u>	<u>10</u>	<u>8</u>	<u>7</u>	<u>25</u>
	<u>4139-018-003</u>	<u>0.33</u>	<u>755 N Pacific Coast Highway</u>	<u>10</u>	<u>8</u>	<u>7</u>	<u>25</u>
<u>4</u>	<u>4135-027-011</u>	<u>0.11</u>	<u>Wiley Park</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>8</u>
	<u>4135-027-024</u>	<u>0.13</u>	<u>Wiley Park</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>10</u>
	<u>4135-027-010</u>	<u>0.13</u>	<u>Wiley Park</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>10</u>
	<u>4135-027-025</u>	<u>0.15</u>	<u>Wiley Park</u>	<u>4</u>	<u>3</u>	<u>4</u>	<u>11</u>
	<u>4135-027-009</u>	<u>0.13</u>	<u>Wiley Park</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>10</u>
	<u>4135-027-036</u>	<u>0.13</u>	<u>Wiley Park</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>10</u>
	<u>4135-027-008</u>	<u>0.13</u>	<u>Wiley Park</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>10</u>
	<u>4135-027-035</u>	<u>0.13</u>	<u>Wiley Park</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>10</u>
	<u>4135-027-007</u>	<u>0.13</u>	<u>Wiley Park</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>10</u>
	<u>4135-027-034</u>	<u>0.13</u>	<u>Wiley Park</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>10</u>
Total		4.47		124	86	136	346

Figure 5-1: Candidate Rezone Sites as Mixed Use Overlay



METHODOLOGY FOR IDENTIFYING HOUSING OVERLAY SITES

In addition to sites that may be rezoned to mixed use, the City has also identified areas that are currently designated Multi-Family Residential (R-3 zoning) to be rezoned with a Housing Overlay (HO), allowing a density range of 60 to 70 units per acre (see Figure 5-2). The R-3 zone currently allows up to 27 units per acre and the Housing Overlay covers 723 parcels totaling 405 acres.

In the last few years, the City has begun to see the intensification of the R-3 neighborhoods:

- 137-151 Virginia Street – 10-unit project (demolition of six existing units)
- 125-131 West Palm Avenue – four-unit project (demolition of one existing unit)
- 335 Penn Street – three-unit project (demolition of one existing unit)
- 231 Virginia Street - three-unit project (demolition of one existing unit)
- 535-541 Indiana Street - four-unit project (demolition of one existing unit)
- 535 Richmond Street – two-unit project (demolition of one existing unit)
- 701-705 West Maple Street – six-unit project
- 224 Whiting Avenue - three-unit project (demolition of two existing units)

The City retained a consultant to evaluate the potential rezoning of multi-family (R-3 zoning) to promote their redevelopment and production of new housing units. The consultant's study (Study) provides economic analysis of the value of existing R-3 properties based on current rents as compared to the value of the underlying land if developed at various densities and with various affordability standards. The Study concludes a key finding that in order for a developer to feasibly acquire and redevelop a typical existing R-3 property, the land would need to be upzoned to allow a density of 68 units per acre and development standards (including height, lot coverage, and parking) would need to be revised. In total 723 R-3 parcels totaling about 400 acres are proposed to be rezoned to Housing Overlay (HO).

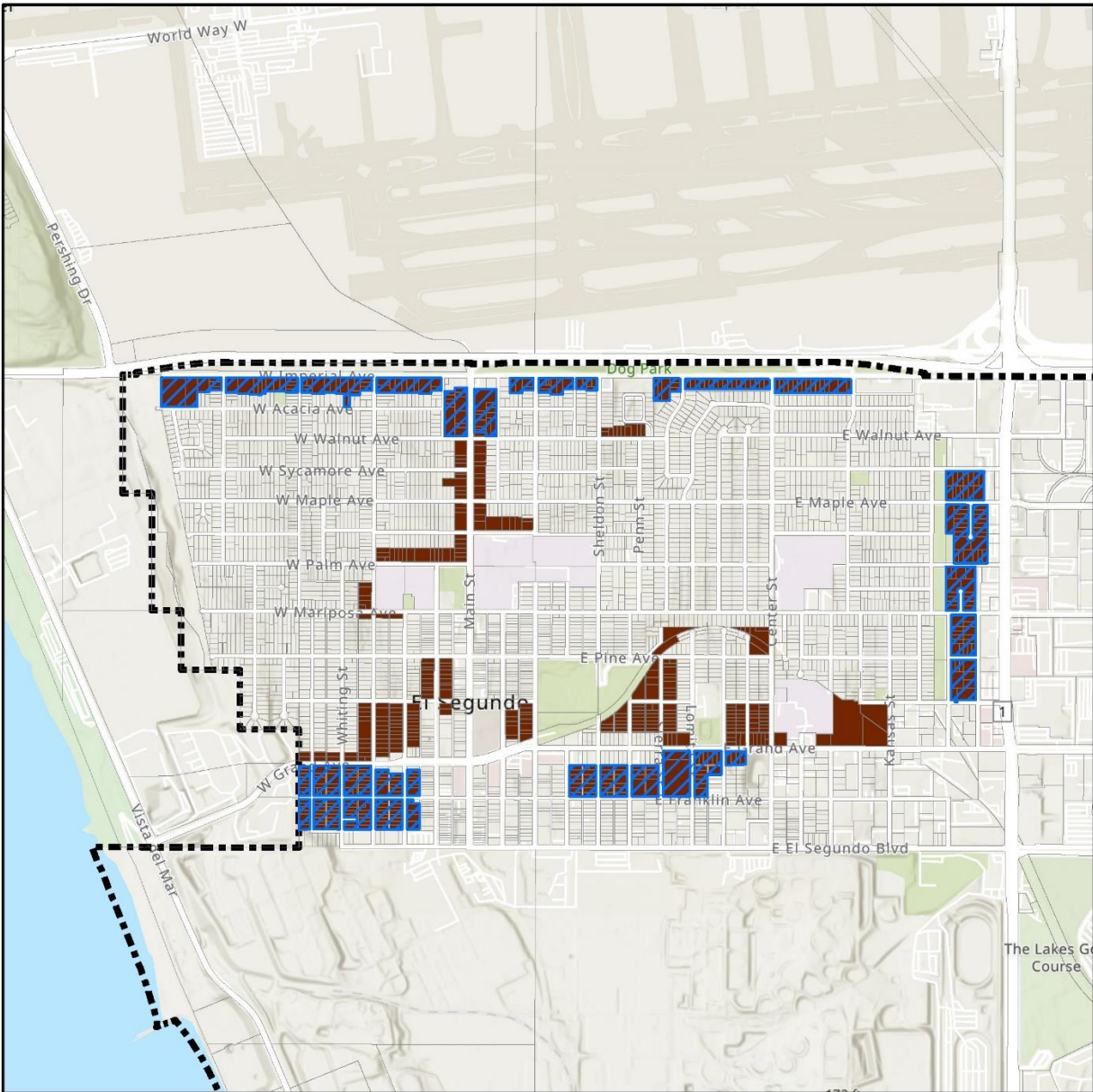
Given the interest in redeveloping these older neighborhoods and intensifying existing parcels that are developed with duplex, triplex, or fourplex structures, the City is proposing to create a Housing Overlay (HO) that increases the allowable density to a range of 60 to 70 units per acre. To identify potential parcels available for intensification, the following steps were performed:

- Exclude parcels that are currently developed with condominiums and townhomes. Such properties are unlikely to redevelop due to financial feasibility and difficulty in assembling parcels with fragmented ownership.
- Parcel is at least 0.5 acre, unless it is contiguous with other parcels to form a larger site.
- Based on the minimum density of 60 units per acre, exclude the parcels that would have a net yield that is less than 200 percent of the existing number of units on site. For example, if a parcel has five existing units, the potential number of units needs to be at least 15 (net yield of ten units or 200 percent) to be considered a potential property for redevelopment. This assumption is based on the recent recycling trend noted previously.

This analysis effectively reduced the parcels with near-term redevelopment potential in the Multi-Family Residential R-3 zone to seven parcels (5.16 acres), including five parcels that are currently

developed with nonconforming, nonresidential uses built during 1950s and 1960s. The nonconforming uses are not permitted to be redeveloped as other nonresidential uses and expansion is not permitted. Based on the existing underutilized conditions (age of structure, low existing FAR, and low improvement-to-land value ratio) and the significantly increased density (from 27 du/ac to 70 du/ac), the potential redevelopment of these properties can be financially attractive.

Figure 5-2: R-3 Rezone Sites for Housing Overlay



-  Housing Overlay
-  R3 Zoning
-  Parcels
-  City Boundary

City of El Segundo R3 Zoning with Housing Overlay

0 1,000 2,000
US Feet



Esri, NASA, NGA, USGS, FEMA, City of El Segundo, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Figure 5-3: Potential Redevelopment Sites in Housing Overlay

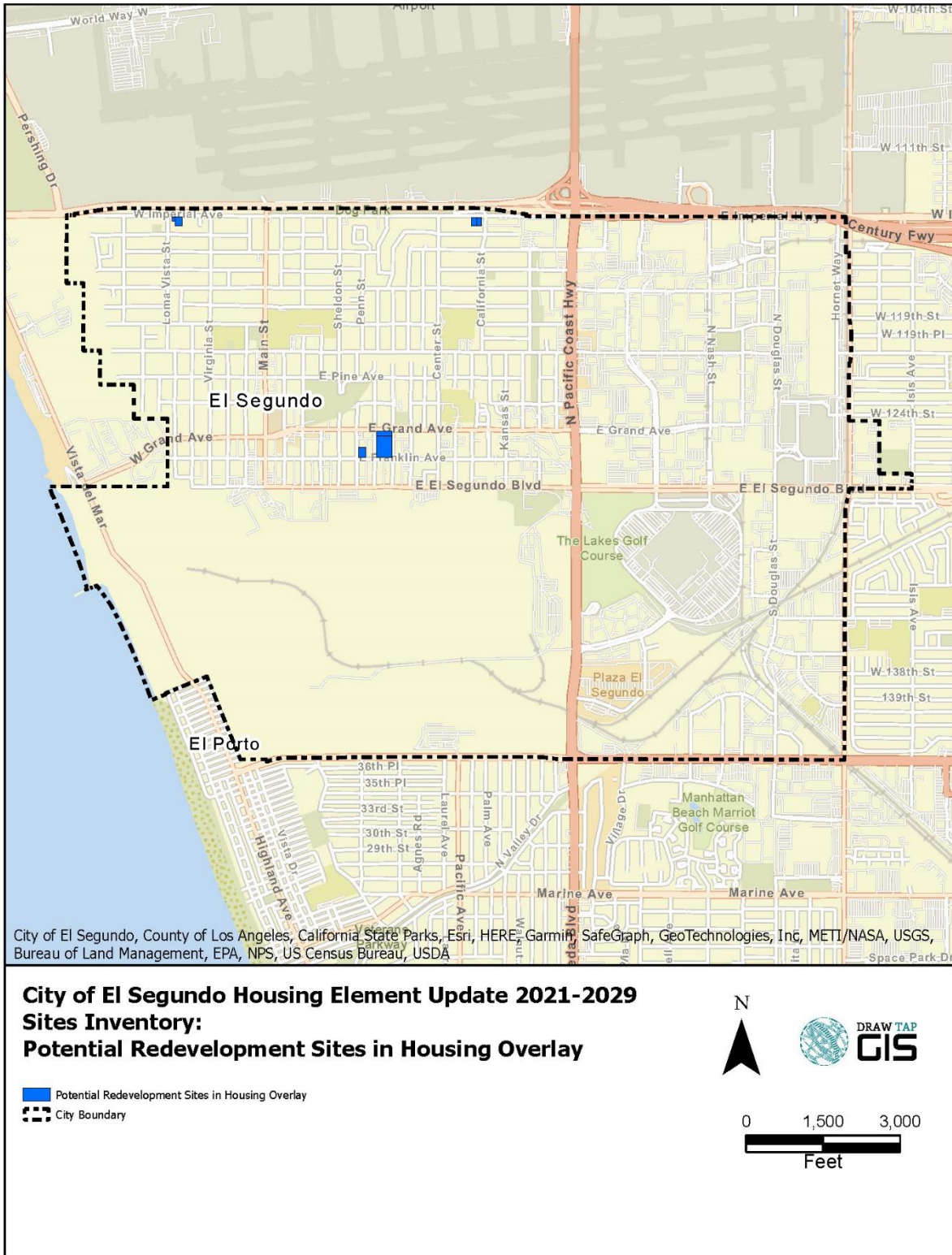


Table 5-7: Potential Re-developable Sites in Housing Overlay

APN	Address	Existing Use	Acres	Potential Units (Based on Minimum 60 du/ac)	Extg Units	Net Yield	Lower Income	Moderate Income	Above Moderate Income
4135-022-035	205 Lomita St	Churches – St. Anthony Pre-School. City contacted the Archdiocese (property owner), which has no objection to be included in the sites inventory. The elementary school on the property closed a few years ago and has no plan to reopen. Year Built: 1957 Existing FAR: 0.15 ILR: 0.29	2.84	170	0	170	68	51	51
4136-022-033	710 E. Grand Ave	Churches – St. Anthony’s Catholic Church. While the church will likely remain, the housing density can be transferred to the pre-school site based on common ownership. The existing unit is used as a pre-school, not as a residential unit. Year Built: 1957 Existing FAR: 0.23 ILR: 0.17	0.68	41	1	40	16	12	12
4132-001-018	514 W Imperial Ave	514 W Imperial and 546 W Imperial are owned by the Moose Lodge. Nonconforming use - the property is underutilized and has a large parking lot.	0.54	33	0	33	13	10	10
4132-001-035	546 W Imperial Ave	Year Built: 1962 Existing FAR: 0.37 ILR: 0.58	0.12	7	0	7	3	2	2

Table 5-7: Potential Re-developable Sites in Housing Overlay

APN	Address	Existing Use	Acre	Potential Units (Based on Minimum 60 du/ac)	Extg Units	Net Yield	Lower Income	Moderate Income	Above Moderate Income
4139-011-036	1300 E Imperial Ave	Nonconforming uses on both parcels - Light Manufacturing; small shops in similar underutilized condition.	0.37	22	0	22	9	7	6
4139-011-037	1306 E Imperial Ave	4139-011-036 Year Built: 1960 Existing FAR: 0.31 ILR: 0.82 4139-011-037 Year Built: 1960 Existing FAR: 0.50 ILR: 0.49	0.37	22	0	22	9	7	6
4135-017-900	210 Penn St	This vacant site is owned by the School District. The City contacted the District, which has no objection to be included in the sites inventory.	0.64	38	0	38	15	11	12
Total			5.56	333	1	332	133	100	99

REUSING SITES FROM 5TH CYCLE HOUSING ELEMENT

There are no vacant sites in the sites inventory. While some nonvacant sites included in the list of candidate sites for rezoning have been previously identified in the 5th cycle Housing Element, these sites are being proposed for rezone and therefore are considered “new” sites. These rezone sites are subject to by-right approval if the project includes 20 percent lower income units.

SMALL LOT DEVELOPMENT AND LOT CONSOLIDATION

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 during the 2013-2021 Housing 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.

Site 3 in the Mixed Use Overlay (739 and 755 N. Pacific Coast Highway) consists of two lots that are used primarily as open parking. The adjacent parcel 703 N. Pacific Coast Highway has recently been sold to a developer. An application for 60 units (including 10 lower income units) has already been filed. Site 3 parcels are all under one owner, with the potential for a similar development as the adjacent property.

In the Housing Overlay, 514 and 546 W. Imperial are adjacent parcels under one owner. Also 1300 and 1306 E. Imperial are two contiguous parcels in similar underutilized conditions. All these four parcels contain nonconforming uses. The significant increase in allowable density will make redevelopment financially attractive.

LOT CONSOLIDATION TREND AND REDEVELOPMENT POTENTIAL

The City is primarily built out and many existing parcels are small. Therefore, residential development often involves consolidating small lots to facilitate a large development.

The Pacific Coast Commons project involves consolidation and reconfiguration of 16 legal lots into 6 ground lots for the purpose of developing 231 above moderate and 32 affordable units (29 low and 3 very low). The residential density of this project is approximately 90 units per acre. The project involves a Vesting Tentative Tract Map (among other entitlements) to implement the above-described lot consolidation/reconfiguration. The project was approved by the City Council in April 2022.

The 1160-1170 East Mariposa Avenue project, not included in the City’s sites inventory, involves consolidation of 5 lots into 1 (1.44-acre) lot and addition of six new residential units to a neighborhood shopping center. Staff has met with the property owner to review a proposed site plan and discussed potential reduction in parking requirements to accommodate the project.

The Downtown Specific Plan is currently being updated. One of the goals of this update is to provide for additional housing in the City. Through the process the City will identify (strategic) sites where additional residential density could be accomplished. The City is in the early stages of public outreach and existing conditions analysis.

COMPARISON OF SITES INVENTORY AND RHNA

The City can accommodate **1,065** additional housing units through ADUs, entitled projects, and its inventory of candidate rezone sites. This capacity is more than adequate to accommodate the City’s 2021-2029 RHNA of 492 units and the carryover of 29 units from the 5th cycle. The combination of ADUs, entitled projects, and candidate rezone sites can accommodate a total of **361** lower income units, **193** moderate income units, and **511** above moderate income units. **The sites inventory provides an adequate buffer for the RHNA.** Table 5-8 provides a summary of the City’s available sites and RHNA status.

Table 5-8: Comparison of Sites Inventory and RHNA

	Lower	Moderate	Above Moderate	Total
<u>Overall RHNA (Including 5th Cycle Carryover)</u>	<u>306</u>	<u>84</u>	<u>131</u>	<u>521</u>
ADUs	72	7	41	120
Entitled Projects	32	0	235	267
Rezoning				
Mixed Use Overlay	124	86	136	346
Housing Overlay	133	100	99	332
Total Capacity	361	193	511	1,065
Surplus/Shortfall	55	109	380	544
	18%	130%	290%	104%
Note: State HCD recommends a sites inventory with a buffer for that is at least 15-30%, especially for lower income RHNA.				

6. 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.

WATER

Water service in the City is provided by the City of El Segundo’s Water Division, which is a partner of the West Basin Municipal Water District (WBMWD). The WBMWD provides wholesale potable water to 17 cities, serving approximately 900,000 people. According to the West Basin Municipal Water District’s 2015 Urban Water Management Plan (UWMP), water supply in the City in 2020 consists of: 19 percent groundwater; 52 percent imported water; 12 percent recycled water; 17 percent water conservation savings; and less than one percent desalinated water. The City has an Urban Water Management Plan, which it updates every 5 years. The City’s UWMP must be updated every 5 years, and the City is in the process of preparing the 2020 UWMP.

According to the City’s most recent 12-month water consumption figures, El Segundo utilizes approximately 9,000-acre feet of potable water annually. The City of El Segundo projected water supply for 2035 is 17,750-acre feet per year (AFY), and the current projected demand for water supply in 2035 during a single dry year is 17,250 AFY. Implementation of the Housing Element would result in an additional net water demand ranging from 232.6 to 253.2 AFY (see Estimated Water Demand table below), which would be within the single dry year supply.

Table 5-9: Estimated Water Demand

Land Use	Size (parcel)	Average Daily Demand Rate ^a (gpd/parcel)	Average Daily Demand (AFY)	Total Adjusted Demand (AFY) ^b
Residential - Minimum Density	1,065	260	310.17	232.62
Residential - Maximum Density	1,159	260	337.54	253.16

Notes:
gpd = gallons per day
^a The average daily demand is based on 100 percent of County of Los Angeles Sanitation District average wastewater generation factors. Assumed all units were single-family.
^b Water demand would be reduced by 25% by utilizing water-saving fixtures in accordance with CALGreen.

WASTEWATER

Wastewater in the City is treated by the Sanitation District of Los Angeles County (the Sanitation District) at two facilities: the Hyperion Treatment Plant (HTP) and the Joint Water Pollution Control Plant (JWPCP). Sewer flow from the City’s residential area, west of Pacific Coast Highway, goes to the Hyperion Plant in the City of Los Angeles for treatment. Sewer flow from the commercial area of the City, east of Pacific Coast Highway, goes to the County Sanitation District JWPCP 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. The addition of 1,165 new housing units would generate approximately 0.3 MGD (see Estimated Wastewater Generation table below), which would bring the total residential wastewater flow to 1.6 MGD, well below the maximum permitted under the City’s agreement with the City of Los Angeles. New 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 obligations of 521 units through 2029.

Table 5-10: Estimated Wastewater Generation

Land Use	Size (parcel)	Average Daily Generation Rate ^a (gpd/parcel)	Average Daily Generation (gpd)
Residential - Minimum Density	1,065	260	276,900
Residential - Maximum Density	1,159	260	301,340

Notes:
gpd = gallons per day
^a The average daily demand is based on 100 percent of County of Los Angeles Sanitation District average wastewater generation factors. Assumed all units were single-family.

The City will provide a copy of the adopted 2021-2029 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.

C. OPPORTUNITIES FOR ENERGY CONSERVATION

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.

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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

9. Environmental Action Plan and El Segundo Environmental Committee

The El Segundo Environmental Committee addresses a broad range of environmental issues facing the City of El Segundo. The Environmental Committee 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.

6. HOUSING PLAN

A. HOUSING GOALS AND POLICIES

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.

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
- Affirmatively furthering fair housing.

CONSERVING EXISTING AFFORDABLE HOUSING STOCK

According to the 2014-2018 ACS, about 90 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.

ASSISTING IN THE DEVELOPMENT OF AFFORDABLE HOUSING

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, seniors 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 housing and develop programs to serve special needs groups (including persons with developmental disabilities).

Policy 2.2: Facilitate the creation of affordable housing 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 as residential uses and emergency shelters in commercial zones.

PROVIDING ADEQUATE SITES

Provision of adequate sites through land use planning and development regulations to accommodate the City’s housing needs is a key purpose of the Housing Element.

GOAL 3: PROVIDE OPPORTUNITIES FOR NEW HOUSING CONSTRUCTION IN A VARIETY OF LOCATIONS AND A VARIETY OF DENSITIES.

Policy 3.1: Provide for the construction of adequate housing in order to meet the goals of the Regional Housing Needs Assessment (RHNA).

Policy 3.2: Facilitate the development of properties designated for multi-family use that currently contains single-family development for multi-family residential development.

Policy 3.3: Facilitate development on vacant and underdeveloped property designated as residential or mixed use to accommodate a diversity of types, prices and tenure.

Policy 3.4: Permit accessory dwelling units pursuant to State law.

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.

AFFIRMATIVELY FURTHERING FAIR HOUSING

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.

B. HOUSING PROGRAMS

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: RESIDENTIAL SOUND INSULATION (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). This program was previously suspended due to lack of funding. However, as of October 2022, the RSI program will resume and will be administered directly by Los Angeles World Airports (LAWA). LAWA recently initiated outreach to eligible owners in El Segundo.

Objectives and Timeline:

- Beginning in 2023 and annually thereafter, coordinate with LAWA to assist in outreaching to eligible owners in El Segundo. Assist 200 households annually.

Funding Source: LAWA – Sound Insulation Grant

Responsible Agency: LAWA and Community Development Department/Housing Division

PROGRAM 2: CODE COMPLIANCE INSPECTION PROGRAM

The Community Development Department of El Segundo maintains statistics pertaining to Code compliance inspections and monitors housing conditions throughout the City. The Department responds to violations brought to its attention on a case-by-case basis. Although Code violations in the City are limited, early detection and resolution are essential in preventing the deterioration of residential neighborhoods.

Objectives and Timeline:

- Continue to conduct inspections on a complaint basis through the City’s Community Development Department and Neighborhood Preservation Officer

Funding Source: General Fund

Responsible Agency: Community Development Department/Neighborhood Preservation officer

ASSIST IN THE PRODUCTION OF AFFORDABLE HOUSING

PROGRAM 3: ACCESSORY DWELLING UNITS (ADU)

The City amended its ADU ordinance in 2020 to comply with recent changes to State law and has experienced increased interest and ADU construction activity. ADUs represent an important potential resource for affordable housing in El Segundo. To facilitate ADU development, the City will consider the following:

- Provide technical and resources guides online and pre-approved plans.
- Pursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs and/or to provide grants in exchange for deed restriction as low-income use.
- Conduct increased outreach and education on ADU options and requirements.

Objectives and Timeline:

- Develop incentives and tools to facilitate ADU construction by the end of 2023, with the goal of achieving 120 ADUs in eight years. Incentives include pre-approved plans and creating an ADU calculator to estimate costs of development in El Segundo. The City is also participating in a REAP-funded project administered by the South Bay Council of Governments to accelerate ADU production.
- In 2022, update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHFA).
- Beginning in 2022 and annually thereafter, pursue available funding to facilitate ADU construction, including affordable ADUs.

- Monitor ADU construction trends in 2024 to determine if adjustments to incentives and tools are necessary to meet the City’s projected goal. Make necessary adjustments to incentives and tools within six months.

Funding Source: General Fund

Responsible Agency: Community Development Department/Planning Division

PROGRAM 4: INCLUSIONARY HOUSING ORDINANCE AND AFFORDABLE HOUSING STRATEGY

The City seeks to proactively encourage and facilitate the development 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). To facilitate affordable housing development, the City will:

- 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/or
- Provide financial assistance to nonprofit developers to the extent possible.

The City is currently considering an inclusionary housing ordinance to include a 15 to 20 percent requirement with a potential in-lieu fee option. Once established, the ordinance will have the potential of creating affordable housing opportunities in the community and generating potential in-lieu fees to be deposited into the City’s Affordable Housing Fund. As of 2020, the City had allocated \$5.3 million to the Affordable Housing Fund.

On April 19, 2021, the City entered into an agreement with a consultant to assist in the City in the development of an Inclusionary Housing policy/ordinance. As of December 2021, the following tasks were completed:

- Conducted research on inclusionary housing policies in the South Bay region and statewide.
- Initiated community outreach, including contacting local for-profit developers, real estate brokers, and housing-related non-profit groups.
- Conducted a study session with the Planning Commission.
- Completed financial feasibility analysis for various development types.
- Conducted a study session with the City Council.

On February 16, 2021, the El Segundo City Council agreed to enter into an Exclusive Negotiating Agreement (ENA) with Many Mansions to serve as the City’s Affordable Housing Services Provider to develop and manage affordable housing units, services, and programs. Many Mansions will be developing an Affordable Housing Strategic Plan to assist the City in meeting the needs of lower- and moderate-income residents and state-mandated affordable housing goals. On October 5, 2021, the City Council entered into a contract with Many Mansions to provide the following services:

- Finalize the City’s affordable housing goals and objectives.
- Recommend strategies to remove constraints and/or increase affordable housing.

- Create a list of high priority neighborhoods and/or sites based on the Housing Element, City recommendations, and Many Mansions' expertise as an affordable housing developer.
- Solicit community feedback via a City-approved community engagement plan that includes at least two community workshops.
- Adopt Final Affordable Housing Strategic Plan (AHSP) with an emphasis on fulfilling the 6th cycle RHNA by summer 2023.
- Work with the City to identify properties with the potential for affordable housing development and existing rental properties that may be suitable for acquisition, rehabilitation, and conversion to City-restricted affordable housing projects.
- Assist the City with the ongoing monitoring and administration of affordable and/or senior housing units.

The Draft Strategic Plan (June 2022) outlines a number of recommendations, including:

- Exploring the creation of an inclusionary housing program (see action included in this program).
- Encouraging multi-family housing similar to that envisioned for the Mixed Use Overlay in the Downtown Specific Plan (see action included in Program 6: Provision of Adequate Sites).
- Focusing affordable housing efforts between Imperial, El Segundo Boulevard, and PCH (see action included in Program 6: Provision of Adequate Sites).
- Consider designating a Civic Center property as surplus land.
- Allowing multi-family consistent with the Mixed Use Overlay in all commercial zones (such as implementation of SB 2011 and AB 6).
- Exploring a religious institution overlay (see Housing Overlay that includes St. Anthony Church).
- Exploring obtaining a State Pro-Housing Designation.

Objectives and Timeline:

- Pending on the outcomes and recommendations of the feasibility study, establish the Inclusionary Housing program by 2025.
- Adopt Final Affordable Housing Strategic Plan by summer 2023 and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.
- Establish written procedures to streamline affordable housing pursuant to SB 35 by the end of 2022.
- Continue to facilitate affordable housing development through incentives and technical assistance.

Funding Source: Affordable Housing Fund (\$5.3 million)

Responsible Agency: Community Development Department/Housing Division

PROGRAM 5: URBAN LOT SPLIT

The City adopted Ordinance 1633 to implement SB 9 (Urban Lot Split). The ordinance allows for urban lot splits to be approved administratively. The ordinance also has an inclusionary component that requires one unit per lot to be offered for sale or rent to households that fall in the moderate, low, and very low income categories.

Objectives and Timeline:

- By summer 2023, develop checklist for SB 9 application.
- Funding Source: Affordable Housing Fund
- Responsible Agency: Community Development Department/Planning Division

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 identify adequate sites to address the City's share of regional housing needs (RHNA).

PROGRAM 6: PROVISION OF ADEQUATE SITES

For the 6th cycle Housing Element, the City has been assigned a RHNA of 492 units (189 very low income, 88 low income, 84 moderate income, and 131 above moderate income units). In addition, the City has incurred a carryover of 29 lower income units (18 very low and 11 low income units) from the 5th cycle Housing Element. The City relied on the 540 E. Imperial Avenue Specific Plan to accommodate the 5th cycle lower income RHNA. However, this project ultimately did not include any affordable units. Therefore, the City has a total RHNA obligation of 521 units (207 very low income, 99 low income, 84 moderate income, and 131 above moderate income units).

Based on entitled projects and projected ADUs, the City is able to accommodate 387 units, with a shortfall of 279 units (184 very low income, 18 low income, and 77 moderate income units). To accommodate this shortfall, the City has identified properties to be redesignated as Mixed Use Overlay or Housing Overlay. A total of 14 parcels will be rezoned to Mixed Use Overlay (MU-O) at a density range of 75 to 85 units per acre. Another 723 R-3 parcels will be rezoned Housing Overlay (HO) at a density range of 60 to 70 units per acre. Within the proposed HO, further factors were used to identify the parcels with near-term redevelopment potential. Specifically, seven parcels in the proposed HO are included in the sites inventory with the potential to accommodate 332 additional residential units. Combined, the candidate rezone sites (Mixed Use Overlay and Housing Overlay) can accommodate up to 678 units (257 lower income, 186 moderate income, and 235 above moderate income). Along with ADUs and entitled projects, total capacity is estimated at 1,065 units (361 lower income, 193 moderate income, and 511 above moderate income units).

Consistent with the requirements of Government Code § 65863, rezoning and upzoning for the lower income RHNA shortfall must meet the following minimum State requirements:

- Permit owner-occupied and rental multi-family uses by-right for developments in which 20

percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit (CUP), planned unit development permit, or other discretionary review or approval.

- Accommodate a minimum of 16 units per site;
- Require a minimum density of 20 units per acre; and
- At least 50 percent of the lower income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low income housing need, if those sites:
 - Allow 100 percent residential use, and
 - require residential use occupy 50 percent of the total floor area of a mixed-use project.

While State law requires the rezoned sites for lower income RHNA to have a floor of 20 units per acre, all units used to meet the City’s lower income RHNA will comply with the standards above and are proposed overlay (O) sites with a minimum density of 60 units per acre for HO and 75 units per acre for MU-O. Minimum density was used to estimate capacity as a conservative assumption. Furthermore, the City assumes only 40 percent of these sites as lower income units even though all sites at least double the State default density of 30 units per acre as feasible for facilitating lower income housing.

The City will develop objective development standards to implement the Housing Overlay and Mixed Use Overlay. New development standards, including parking, lot coverage, height, and setbacks, will ensure that the maximum allowable density can be achieved on parcels identified in the sites inventory.

Objectives and Timeline:

- By October 15, 2022, rezone adequate sites to accommodate the 29-unit RHNA shortfall carry over from the 5th cycle Housing Element. Approval of a rezone in April 2022 to accommodate the Pacific Coast Commons project results in the provision of 263 units, including 32 lower income units (29 low income and 3 very low income).
- By summer 2023, rezone adequate sites as Mixed Use Overlay and Housing Overlay for the 6th cycle RHNA shortfall of 279 units (184 very low income, 18 low income, and 77 moderate income units).
- By Summer 2023, develop objective design standards for residential development consistent with SB 330 in conjunction with the establishment of Mixed Use Overlay and Housing Overlay.
- By October 15, 2023, amend the ESMC to provide by right approval of projects on rezoned sites for lower income RHNA if the project provides 20 percent of the units as affordable housing for lower income households.
- By October 15, 2024, update Downtown Specific Plan and Smoky Hollow Specific Plan to increase housing capacity by 300 units.

Funding Source: General funds

Responsible Agency: Community Development Department/Planning Division

PROGRAM 7: MONITORING OF NO NET LOSS (SB 166)

To ensure that the net future housing capacity is maintained to accommodate the City’s RHNA figures, pursuant to AB 1397, the City will continue to maintain an inventory of adequate housing sites for each income category. This inventory details the amount, type, size and location of vacant land, recyclable properties and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously and at least annually monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining regional housing need, the City will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.

To facilitate annual evaluation, the City will implement a formal ongoing project-by-project procedure pursuant to Government Code Section 65863 which will evaluate identified capacity in the sites inventory relative to projects or other actions potentially reducing density and identifying additional sites as necessary. This procedure and annual evaluation will address non-residentially or mixed use zoned land to determine whether these sites are being developed for uses other than residential. If a shortfall in sites capacity occurs, the City will identify replacement sites within six months.

Objectives and Timeline:

- By October 15, 2022, develop a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary
- Continue to perform project-by-project evaluation to determine if adequate capacity remains for the remaining RHNA.

Funding Source: General fund

Responsible Agency: **Community Development** Department/Planning Division

PROGRAM 8: LOT CONSOLIDATION

The City facilitates the development of new units on small lots 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.

Objectives and Timeline:

- 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).
- By October 15, 2024, develop strategies to encourage the development and consolidation of small lots, specifically for affordable housing.

Funding Source: General funds

Responsible Agency: Community Development Department/Planning Division

REMOVING GOVERNMENTAL AND OTHER CONSTRAINTS

PROGRAM 9: EL SEGUNDO MUNICIPAL CODE (ESMC) AMENDMENTS

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

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

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

Transitional and Supportive Housing: The City is in the process of amending the ESMC to allow transitional and supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone. Furthermore, AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions (such as being 100 percent affordable to lower income households and setting aside 25 percent of the units for target population). The bill also prohibits minimum parking requirements for supportive housing within 1/2 mile of a public transit stop.

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

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

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

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

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

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

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

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

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

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

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

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

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

Objectives and Timeline:

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

Funding Source: General funds; SB 2

Responsible Agency: Community Development Department/Planning Division

AFFIRMATIVELY FURTHER FAIR HOUSING

PROGRAM 10: COMMUNITY OUTREACH

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

- **Diversity, Equity and Inclusion Committee (DEI):** On Tuesday, June 16, 2020, the City Council agreed to establish a Diversity, Equity and Inclusion Committee. The purpose of the committee is to work with the community to gain a deeper understanding of the issues and determine how to move forward to bring positive change so everyone who lives, works and visits El Segundo feels welcome. The Diversity, Equity, and Inclusion Committee will engage the community, evaluate current policies, and offer its recommendations to the City Council.
- **Senior Housing Corporation Board:** Senior Citizen Housing Corporation Board actively oversees the management, operation and maintenance of Park Vista, specialty housing for seniors. The Board actively works with residents on compliance, financial and legal matters. They also advise on building amenities and programs. The Senior Citizen Housing Corporation Board is a non-profit corporation formed in 1984 for the construction of the low-income housing facility for seniors. The board is in an operating agreement with the City Council, and enlists a management company to operate the facility. The board, comprised of five directors who are all El Segundo residents.

Objectives and Timeline:

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

Funding Source: General funds

Responsible Agency: Community Development Department/Planning Division

PROGRAM 11: FAIR HOUSING PROGRAM

The City will undertake a number of actions to affirmatively further fair housing. These actions are outlined in .

Table 6-1: Fair Housing Actions

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Fair Housing Enforcement and Outreach				
AFFH: State and Federal Laws	Use local annual CDBG funds to separately contract with a fair housing service provider to conduct outreach and education locally. This service will be additional to the City’s participation in the Los Angeles Urban County program.	Beginning FY 2023/24 and annually thereafter	Citywide	One local workshop annually with the goal of reaching at least 30 persons each meeting.
AFFH: Regional Efforts	Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market.	Annually		
	Participate in the update of the five-year update of the Regional Analysis of Impediments (AI) to Fair Housing Choice. The last regional AI was adopted in 2018.	2023		
AFFH: Interest List	Develop interest list for update on fair housing and affordable housing projects and contact interest list with updates.	By the end of 2022		
AFFH: Fair Housing Outreach	Update the City website with affordable housing projects and resources.	Semi-annually	Citywide	Current Housing Rights Center (HRC) contract with LACDA does not include providing fair housing records by jurisdiction. Petition in 2023 to receive city-specific data from HRC to serve as baseline. Serve 50 people through fair housing services annually.
	Include fair housing information on the City’s website, including up-to-date fair housing laws, services, and information on filing discrimination complaints.	By January 2023		
	Utilize non-traditional media (i.e., social media, City website) in outreach and education efforts in addition to print media and notices.	2021-2029		
	Continue advertising and providing programs related to fair housing including the Home Delivered Meals program, Senior In-Home Care program, and Juvenile Diversion program.	2021-2029		

Table 6-1: Fair Housing Actions

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
				Update fair housing information and resources available.
Program 4: Affordable Housing Strategy	Conduct community outreach with an emphasis on outreaching to special needs populations and households impacted by disproportionate needs in the northern and eastern areas of the City.	By end of 2023	Northern and eastern areas of City	Conduct at least two community workshops.
Program 10: Community Outreach	Conduct consultation meetings with the City's new Diversity, Equity, and Inclusion Committee and Senior Housing Corporation Board.	Annually beginning 2023	Citywide	Conduct at least one consultation meeting with each committee/board annually.
New Opportunities in High Resource Areas				
Program 3: Accessory Dwelling Units (ADU)	Develop incentives and tools to facilitate ADU construction.	By end of 2023	Citywide	Facilitate the construction of 120 ADUs.
	Update City website to provide information of ADU resources, such as grants available to homeowners for ADU construction from the California Housing Finance Agency (CalHEA).	In 2022		
	Pursue available funding to facilitate ADU construction, including affordable ADUs.	In 2022 and annually thereafter		
Program 4: Inclusionary Housing Ordinance and Affordable Housing Strategy	Continue to facilitate affordable housing development through incentives and technical assistance.	2021-2029	Northwestern corner of City (all highest resource tracts)	Facilitate the development of 390 affordable units (207 very low income, 99 low income, and 84 moderate income units, with at least 50 percent in highest resource tracts.
Program 5: Urban Lot Split	Develop checklist to implement SB 9 (Urban Lot Split) through an administrative process.	Develop checklist by summer 2023	Citywide in single-family neighborhoods	

Table 6-1: Fair Housing Actions

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 6: Provision of Adequate Sites	Rezone adequate sites to accommodate the 29-unit RHNA shortfall carry over from the 5th cycle Housing Element.	By October 15, 2022	Pacific Coast Commons	Approved rezoning of Pacific Coast Commons site to accommodate a 263-unit project including 32 lower income units.
	Rezone adequate sites for the 6th cycle RHNA shortfall.	By October 15, 2024	Mixed Use Overlay and Housing Overlay	Establish Mixed Use Overlay and Housing Overlay with the potential to accommodate 655 additional units.
	Incorporate additional housing opportunities in the Downtown Specific Plan and Smoky Hollow Specific Plan updates.	By October 15, 2024	Downtown Specific Plan and Smoky Hollow Specific Plan areas	Increase multi-family housing capacity by 300 units.
Place-Based Strategies for Neighborhood Improvements				
AFFH: Public Improvements in Areas with Housing Element Sites	Prioritize the City’s annual budget of approximately \$200,000 on sidewalk repairs and pedestrian ramp improvements for locations in the Housing Element sites inventory.	Annual budget process	Mixed Use Overlay and Housing Overlay areas	One public improvement project annually
Program 1: Residential Sound Insulation	Coordinate with LAWA to assist in outreach to owners eligible for the Residential Sound Insulation Program (RSI).	In 2023 and annually thereafter	Within the 65 dB CNEL contour of aircraft noise from LAWA – primarily North El Segundo	Assist 200 households annually
Housing Mobility				
Program 4: Inclusionary Housing Ordinance and	Engage in dialogues with affordable housing providers to learn if there are actions the City can take to support their continued operation.	2021-2029	Citywide	Facilitate the development of 390 affordable housing units.

Table 6-1: Fair Housing Actions

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Affordable Housing Strategy	Establish the Inclusionary Housing program.	By 2025		
	Adopt Final Affordable Housing Strategic Plan and implement the Affordable Housing Strategic Plan utilizing the services of Many Mansions.	By Summer 2023		
	Establish written procedures to streamline affordable housing pursuant to SB 35.	By end of 2022		
Program 9: El Segundo Municipal Code Amendments	Amend the Zoning Code to comply with State laws related to low barrier navigation centers, emergency shelters, transitional housing, supportive housing, employee housing, reasonable accommodation, and residential care facilities.	By end of 2023	Citywide	20% of new affordable units serving special needs populations.
AFFH: Mobility	Collaborate with other jurisdictions to create a new countywide source of affordable housing – South Bay Affordable Housing Trust.	By October 2022	South Bay region including El Segundo	Housing Trust Fund appropriated for South Bay
Tenant Protection and Anti-Displacement				
AFFH: Displacement	Retain city fair housing service providers to conduct additional outreach and education.	Establish city program by the end of FY 2023	Northwestern corner of City	One local workshop annually with the goal of reaching at least 30 persons each meeting.
	Focus fair housing outreach and education in areas with high displacement risk, specifically where renters, including overpaying renters, are most concentrated.			
	Expand outreach and education on recent State laws (SB 329 and SB 222) supporting source of income protection for publicly assisted low income households (HCVs).	By October 2023	Citywide	Increase rental opportunities through ADUs by 120 units

Table 6-1: Fair Housing Actions

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	Include a fair housing factsheet with ADU and SB 9 application packets.			

C. SUMMARY OF QUANTIFIED OBJECTIVES

The following summarizes the City's quantified objectives for the 2021-2029 Housing Element planning period.

Table 6-2: 2021-2029 Quantified Objectives

	Units/Households Assisted
Housing Production	
Extremely Low Income	103
Very Low Income	104
Low Income	99
Moderate Income	84
Above Moderate Income	131
Total Units to be Constructed	521
Rehabilitation	
Extremely Low Income	<u>10</u>
Very Low Income	<u>10</u>
Low Income	<u>20</u>
Moderate Income	0
Above Moderate Income	0
Total Households to be Assisted	<u>40</u>
Conservation	
Extremely Low Income	48
Very Low Income	49
Low Income	0
Moderate Income	0
Above Moderate Income	0
Total Units to be Conserved	97

APPENDIX A: HOUSING ACCOMPLISHMENTS

Table A-1 Review of Past Accomplishments		
Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
GOAL 1: Preserve and protect the existing housing stock by encouraging the rehabilitation of deteriorating dwelling units and the conversion of the currently sound housing stock.		
Program 1 – Housing Rehabilitation	<ul style="list-style-type: none"> • Program 1a. Minor Home Repair (MHR) – 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. • Program 1b. Residential Sound Insulation Program (RSI) – Assist approximately 150 households annually. 	<p>Effectiveness:</p> <ul style="list-style-type: none"> • Program 1a – The City continues to identify potential funding sources to implement the MHR Program. As of 2019, a funding source has not been identified. • Program 1b – The RSI Program was suspended in 2018 due to lack of funding. However, the City assisted approximately 600 households during the planning period prior to the suspension of the program. <p>Continued Appropriateness: The 2021-2029 Housing Element includes a program to pursue funding for rehabilitation assistance.</p>
Program 2 – Code Compliance Inspection Program	<ul style="list-style-type: none"> • Continue to conduct inspections on a complaint basis through the City’s Building Safety Division. 	<p>Effectiveness: The City continues to implement the Code Compliance Inspection Program in response to complaints.</p> <p>Continued Appropriateness: This program is continued in the 2021-2029 Housing Element.</p>
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.		
Program 3 – Second Units on R-1 Zoned Parcels	<ul style="list-style-type: none"> • 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. 	<p>Effectiveness: The City issued 19 Accessory Dwelling Unit (ADU) permits in 2018 and 40 in 2019. The City has exceeded their objective of facilitating the development of 8 second units during the planning period.</p>

Table A-1 Review of Past Accomplishments

Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
	<ul style="list-style-type: none"> • 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. 	<p>The City El Segundo amended the ADU ordinance in 2020 in compliance with State law.</p> <p>Continued Appropriateness: The 2021-2029 Housing Element includes a program to facilitate ADU production.</p>
<p>Program 4 – Affordable Housing Incentives</p>	<ul style="list-style-type: none"> • 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. 	<p>Effectiveness: The City is currently developing an inclusionary housing ordinance to include a 15-20% requirement and potential in-lieu fee option.</p> <p>In February 2021, the City entered into a contract with Many Mansions as the City’s Affordable Housing Services Provider to fulfill its affordable housing needs per the RHNA goals.</p> <p>El Segundo has established an affordable housing fund to fund activities under the Housing Division and Affordable Housing Services Provider. As of 2020, the City had allocated \$5.3 million to the affordable housing fund.</p> <p>Continued Appropriateness: The program in continued in the 2021-2029 Housing Element.</p>
<p>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.</p>		
<p>Program 5 – Provision of Adequate Sites</p>	<ul style="list-style-type: none"> • 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. 	<p>Effectiveness: In 2017, the City worked with the El Segundo Unified School District (ESUSD) to permit the development of a former school site. Permits issued included provision for 6 affordable units. However, this project ultimately did not include any affordable units and the developer provided the City with an in-lieu fee of \$5.3 million. This fund has</p>

Table A-1 Review of Past Accomplishments

Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
	<ul style="list-style-type: none"> • 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. • 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. 	<p>been deposited into the City’s Affordable Housing Fund.</p> <p>In 2019, the City prepared a study on the R-3 Zone (high density residential) and concluded that most structures were either new, condos, or built at a density of 35 units per acre.</p> <p>The City is currently exploring alternatives and continues to review the inventory to confirm the provision of adequate sites.</p> <p>Continued Appropriateness: As part of the 2021-2029 Housing Element development, the City conducted an extensive assessment of available sites for the RHNA. The 2021-2029 Housing Element includes a program to rezone and upzone properties for the RHNA.</p>
<p>Program 6 – Facilitate Development on Underutilized Sites on Small Lots</p>	<ul style="list-style-type: none"> • 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. 	<p>Effectiveness: El Segundo has facilitated approximately three lot consolidations per year throughout the planning period. The City has exceeded the one lot consolidation program objective.</p> <p>Continued Appropriateness: This program continues to be appropriate for the new sites identified for the 6th cycle RHNA.</p>

Table A-1 Review of Past Accomplishments

Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
	<ul style="list-style-type: none"> Facilitate one lot consolidation project for a total of five units during the 2013-2021 Housing Element planning period. 	
GOAL 4: Remove governmental constraints on housing development.		
Program 7 – Zoning Revisions	<ul style="list-style-type: none"> Program 7a. Density Bonus – Consider amending the ESMC to include density bonus provisions, consistent with California law. Program 7b. Emergency Shelters – Consider amending the ESMC to permit emergency shelters in the Medium Manufacturing (MM) and Light Manufacturing (M1) zones by right without discretionary review. no later than October 1, 2014, pursuant to State law. Program 7c. Transitional Housing – Consider 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. Program 7d. Supportive Housing – Consider 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. Program 7e. Single Room Occupancy (SRO) Housing – Consider amendments to the ESMC to 	<p>Effectiveness: In 2019, the City amended the ADU ordinance in the ESMC in compliance with AB 881.</p> <p>As of 2019, the City is in the process of amending the ESMC to allow over 200 units, including affordable units, on lots currently developed as surface parking in commercial zones. However, this amendment is not expected to be completed during the planning period.</p> <p>No other zoning amendments have been made during the planning period.</p> <p>Continued Appropriateness: This program will be updated to include new changes to State law.</p>

Table A-1 Review of Past Accomplishments

Program	2013-2021 Objectives	Effectiveness and Continued Appropriateness
	<p>conditionally permit SRO units in the Multi-family Residential (R-3) Zone and establishment of appropriate development standards in the zoning regulations for SRO units.</p> <ul style="list-style-type: none"> • Program 7f. Farmworker/Employee Housing – Consider amending the ESMC to remove agriculture as a permitted use in the Open-Space (O-S) Zone and to comply with State law regarding employee housing within one year of the adoption of the Housing Element. 	
<p>GOAL 5: Provide housing opportunities including ownership and rental, fair-market and assisted, in conformance with open housing policies and free of discriminatory practices.</p>		
<p>Program 8 – Fair Housing Program</p>	<ul style="list-style-type: none"> • 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 Community Development 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. 	<p>Effectiveness: The City continues to provide fair housing services to El Segundo residents. The City is still under contract with the Housing Rights Center to provide these services.</p> <p>Information about fair housing services is available on the City’s website and at the Community Development Department counter.</p> <p>Continued Appropriateness: This program will be expanded to address the requirements to affirmatively furthering fair housing.</p>

Cumulative Impact of Addressing Special Needs

Due to limited funding and staffing capacity, the City was unable to make meaningful progress in address the housing needs of special needs populations. Also, the City has not yet make the ESMC revisions to address the provision of special needs housing, with the exception of accommodating homeless shelters. The 540 East Imperial Specific Plan was originally planned as a senior housing development with 46 units set aside as housing affordable to lower income households. However, the final project did not include any affordable units. Instead, an in-lieu fee of \$5.3 million was paid. This fee allows the City to procure the service of Many Mansions to serve as the City’s affordable housing provider. Overall, the City expects to make significant progress in addressing special needs during the 6th cycle Housing Element planning period.

Table 6-2 2013-2021 El Segundo Quantified Objectives			
Housing Goals	2013 to 2021	Progress 2020	
Housing Production	Number of Units Allocated	Units¹	Percent Achieved
Extremely Low Income	9	0	0.0%
Very Low Income	9	0	0.0%
Low Income	11	0	0.0%
Moderate Income	12	30	250.0%
Above Moderate Income	28	29	103.6%
Total Units	69	59	85.5%
Rehabilitation²			
Extremely Low Income	58	51	87.9%
Very Low Income	40	56	140.0%
Low Income	88	67	76.1%
Moderate Income	297	65	21.9%
Above Moderate Income	297	362	121.9%
TOTAL	750	600	80.0%
Conservation			
Extremely Low Income	48	48	100.0%
Very Low Income	49	49	100.0%
Low Income	0	0	0.0%
Moderate Income	0	0	0.0%
Above Moderate Income	0	0	0.0%
Source: City of El Segundo Planning and Building Department, 2020			
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).			

APPENDIX B: PUBLIC PARTICIPATION

A. MAILING LIST

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

Ruth Schwartz, Executive Director
Shelter Partnership, Inc.
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Los Angeles, CA 90071

Samuel Bettencourt, Executive Director
Beacon Light Mission
525 North Broad Avenue
Wilmington, CA 90744

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

South Bay Children's Health Center
410 Camino Real
Redondo, Beach, CA 90277

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

Melissa Moore, Ed.D., Superintendent
El Segundo Unified School District
641 Sheldon Ave
El Segundo, CA 90245

Gregory O'Brien, Superintendent
Centinela Valley Union High School Dist.
14901 Inglewood Avenue
Lawndale, CA 90260

Blake Silvers, Superintendent
Wiseburn School District
201 N Douglas Street
El Segundo, CA 90245

Jan Vogel, Executive Director
South Bay Workforce Incentive Board
11539 Hawthorne Blvd, #500
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

Jane Phillips, Founder & Executive
Director
Crown Jewel Club
531 Main Street #1000
El Segundo, CA 90245

Dr. Alice Harris, Executive Direct.
Foodbank of Southern California
1444 San Francisco Avenue
Long Beach, CA 90813

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

Jacki Bacharach, Executive Director
South Bay Cities Council of Governments
2355 Crenshaw Blvd, #125
Torrance, CA 90501

Bank of America
835 N Pacific Coast Hwy
El Segundo, CA 90245

CHASE
130 E Grand Ave
El Segundo, CA 90245

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

Wells Fargo Home Mortgage
2141 Rosecrans Avenue, Suite 4100
El Segundo, CA 90245

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

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

Providence Little Company of Mary
Community Health
4101 Torrance Blvd
Torrance, CA 90505

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

Elizabeth Eastlund, 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

Mike Rotolo
TG Construction Co., Inc
139 Nevada Street
El Segundo, CA 90245

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

Scott Laurie, President/CEO
Olson Company
3010 Old Ranch Parkway #100
Seal Beach, CA 90740

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

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

Darrell Simien, VP of Community
Development
Habitat for Humanity
18600 Crenshaw Blvd.
Torrance, CA 90504

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

Steve PonTell, President/CEO
National CORE
9421 Haven Ave.
Rancho Cucamonga, CA 91730

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

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

El Segundo Rotary Club
P.O. Box 85
El Segundo, CA 90245

First Baptist Church
591 East Palm Avenue
El Segundo, CA 90245

Pacific Baptist Church
859 Main St
El Segundo, CA 90245

Father Alexei Smith
St. 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. Dr. Dina Ferguson, Rector
St. Michael the Archangel Church
361 Richmond Street
El Segundo, CA 90245

Rob McKenna, Lead Pastor
Bridge South Bay 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
2000 E Mariposa Ave
El Segundo, CA 90245

Tierra Vista Communities
2400 South Pacific Ave, Bldg 410, Suite
2
San Pedro, CA 90731

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

Los Angeles County Development
Authority
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

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

El Segundo Herald
500 Center St.
El Segundo, CA 90245

Jenny Davies, President
El Segundo Council Of PTAs
641 Sheldon Street
El Segundo, CA 90245

Donna Mae Ellis, President
El Segundo Woman's Club
P.O. Box 25
El Segundo, CA 90245

Ty Leisher, President
Kiwanis Club
P.O. Box 392
El Segundo, CA 90245

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

Paulette Caudill, President
Road - Reach Out Against Drugs
615 Richmond St.
El Segundo, CA 90245

Tree Musketeers
305 Richmond St
El Segundo, CA 90245

Veronica Dover, CEO/Executive
Director
St. Vincent Meals On Wheels
2303 Miramar Street
Los Angeles, CA 90057

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

Vistamar School
737 Hawaii St.
El Segundo, CA 90245

Rick Schroeder, President
Many Mansions
811 Wilshire Boulevard #1727
Los Angeles, CA 90017

B. OUTREACH MATERIALS

Housing Element Update: Community Meeting

TUESDAY, APRIL 13, 2021

5:30 PM



The City of El Segundo is in the process of updating the Housing Element for the 2021-2029 Planning Period and would like your participation. This is your chance to learn about the Housing Element Update.

The **Community Meeting** will cover the basics of the Housing Element Update requirements and is intended to identify housing needs that should be addressed.

The **Housing Element** includes goals, policies, programs, and quantified objectives for adequately housing our future population.

Via web browser: <https://zoom.us/j/91048484015>
Meeting ID: 910 4848 4015

Via telephone: (669) 900-9128

For more information, please visit <http://www.elsegundo.org/housing-element> or contact housingelement@elsegundo.org

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



The **Housing Element** is a key component of the
City's General Plan.
The City needs your input!

Where:

<https://zoom.us/j/91048484015>
Meeting ID: 910 4848 4015
One tap mobile: +16699009128,,91048484015#
Dial in: +1 669 900 9128 US
Meeting ID: 910 4848 4015



When:

Tuesday, April 13, 2021
at 5:30 p.m.

For more information about the Housing Element Update process please visit
<https://www.elsegundo.org/housing-element>. If you have any questions,
please email us at housingelement@elsegundo.org
or call city staff, Paul Samaras, Principal Planner, at (310) 524-2340.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting,
please contact the City Clerk's office at 310-524-2305. Notification 48 hours prior to the meeting will enable the
City to make reasonable arrangements to ensure accessibility to this meeting.

Subject: Reminder: Future of Housing in El Segundo Virtual Workshop April 13
 Sent: 04/12/2021 09:56 AM PDT
 Sent By: mghurtado@elsegundo.org
 Sent To: Subscribers of Business Stakeholders, ESB - Business & Real Estate News, General City News, H2O Water Billing, Internal - Media/Local News Outlets, Internal - NetPromoter - Business License, Internal - NetPromoter - Water/Residents, Internal--All City Staff, Internal--E Team, or Residents,

12,923

Recipients

Email

SMS

Facebook

Twitter

RSS

96%

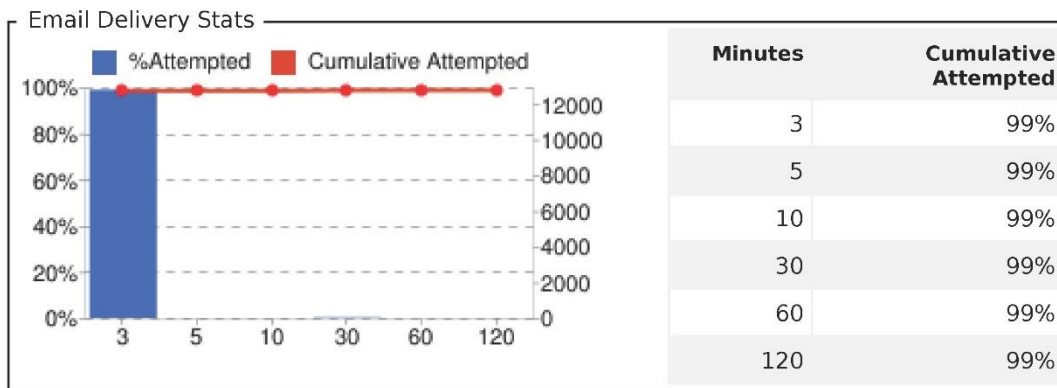
Delivered

0% Pending

4% Bounced

27% Open Rate

4% Click Rate



Delivery Metrics - Details

12,923	Total Sent
12,402 (96%)	Delivered
0 (0%)	Pending
521 (4%)	Bounced
15 (0%)	Unsubscribed

Bulletin Analytics

5,599	Total Opens
3318 (27%)	Unique Opens
544	Total Clicks
469 (4%)	Unique Clicks
16	# of Links

Delivery and performance

These figures represent all data since the bulletin was first sent to present time.

	Progress	% Delivered	Recipients	# Delivered	Opened Unique	Bounced/Failed	Unsubscribes
Email Bulletin	Delivered	96.0%	12,780	12,270	3318 / 27.0%	510	15
Digest	n/a	n/a	0	0	0 / 0.0%	0	0
SMS Message	Delivered	92.3%	143	132	n/a	11	n/a

Link URL	Unique Clicks	Total Clicks
https://www.menti.com/tx8cna1uni?utm_medium=email&utm...	121	135
https://youtu.be/SC9DJxxGQq8?utm_medium=email&utm_so...	91	130
https://www.elsegundo.org/government/departments/develo...	48	57
https://www.elsegundo.org/Home/ShowDocument?id=3389&...	42	51
https://content.govdelivery.com/accounts/CAELSEGUNDO/bul...	20	20
https://public.govdelivery.com/accounts/CAELSEGUNDO/subs...	15	19
https://www.elsegundo.org/?utm_medium=email&utm_sourc...	18	18
https://www.instagram.com/elsegundocity/?utm_medium=e...	15	15
https://www.facebook.com/cityofelsegundo/?utm_medium=e...	15	15
https://twitter.com/elsegundocity?utm_medium=email&utm_...	15	15
https://www.elsegundo.org/contacts/default.asp?utm_mediu...	15	15
https://www.linkedin.com/company/cityofelsegundo?utm_me...	14	14
https://subscriberhelp.granicus.com/s/contactsupport?utm_m...	14	14
https://subscriberhelp.granicus.com/?utm_medium=email&u...	14	14
https://public.govdelivery.com/accounts/CAELSEGUNDO/subs...	14	14

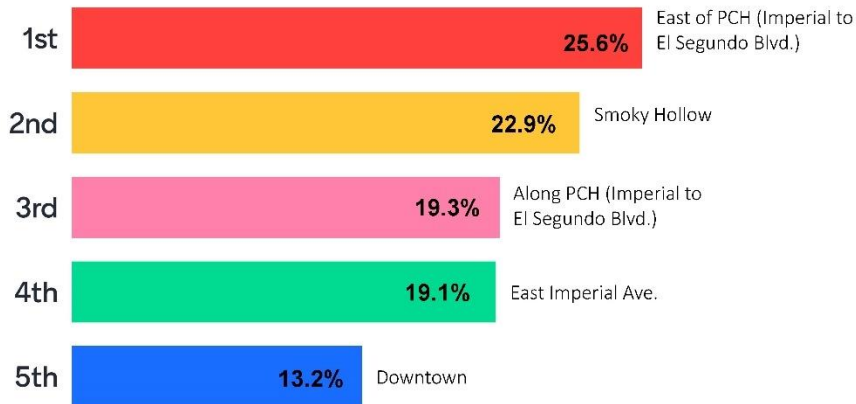
What three words would you use to describe El Segundo?



21

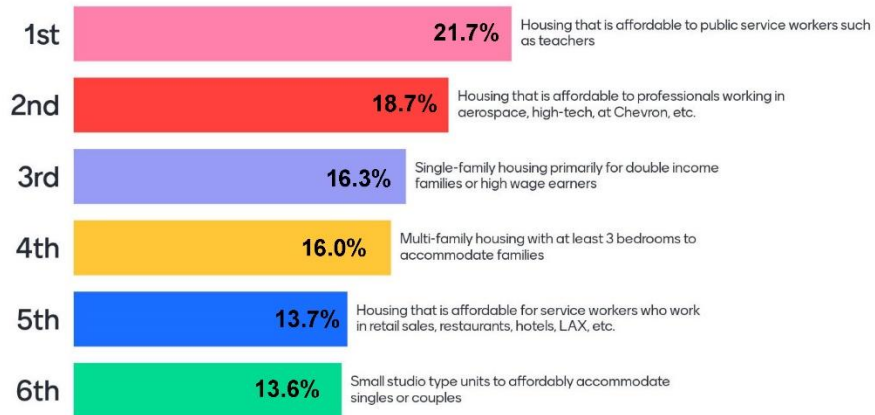
Protecting the Integrity of R-1 Neighborhoods

Please rank from 1-5, with 1 being your first choice, in what area of El Segundo should new housing be built?

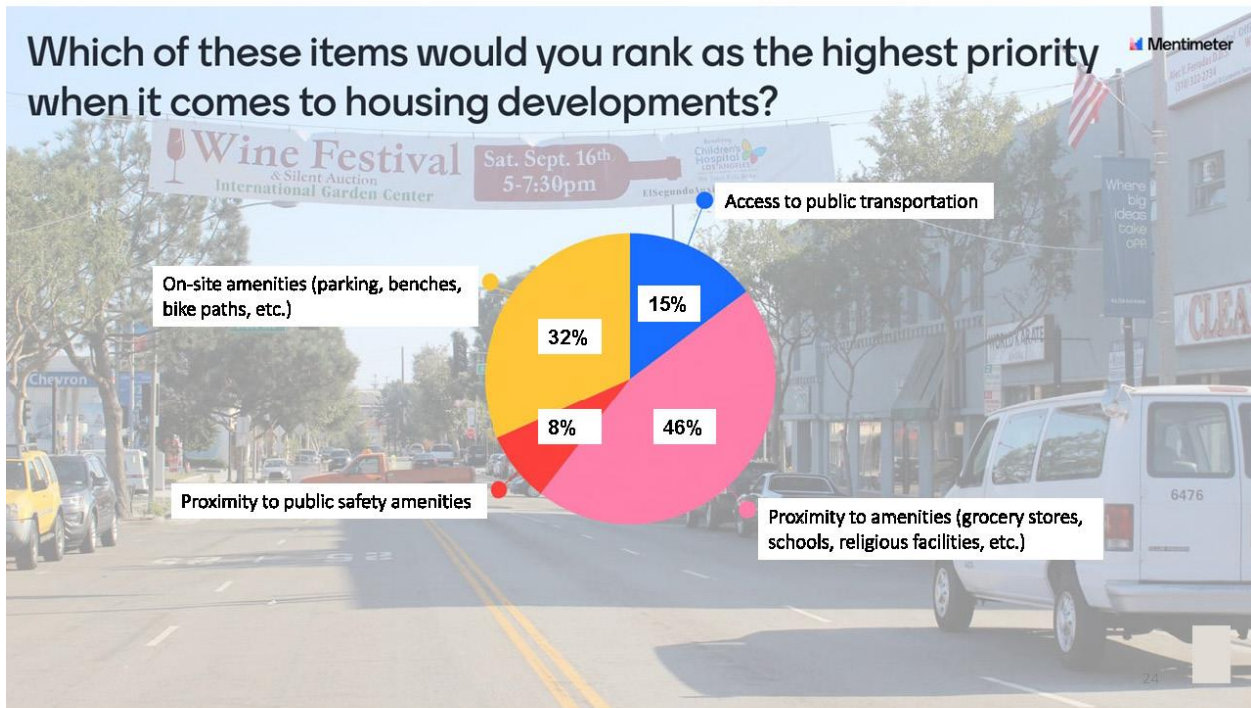
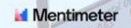


22

**Please rank from 1 to 6, with one being your first choice,
What type of housing you feel is most needed in El Segundo:**

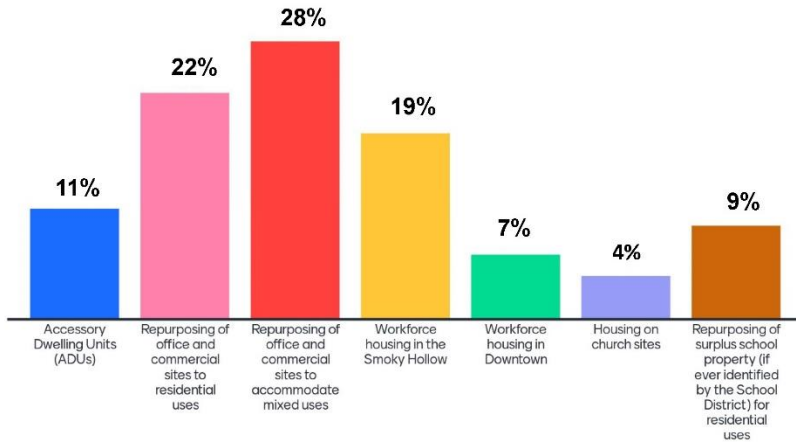


Which of these items would you rank as the highest priority when it comes to housing developments?



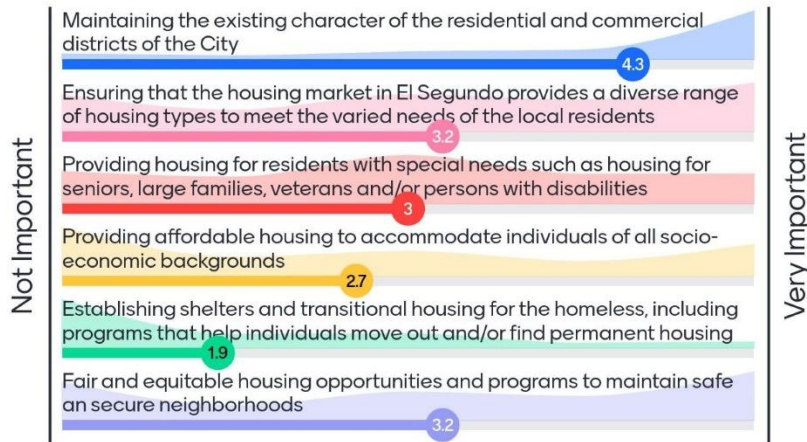
In your opinion, what housing types would you like to see more of in El Segundo? (Select the Top 3)

Mentimeter



On a scale of 1 to 5, with 5 being "very important," how important are the following concerns to you?

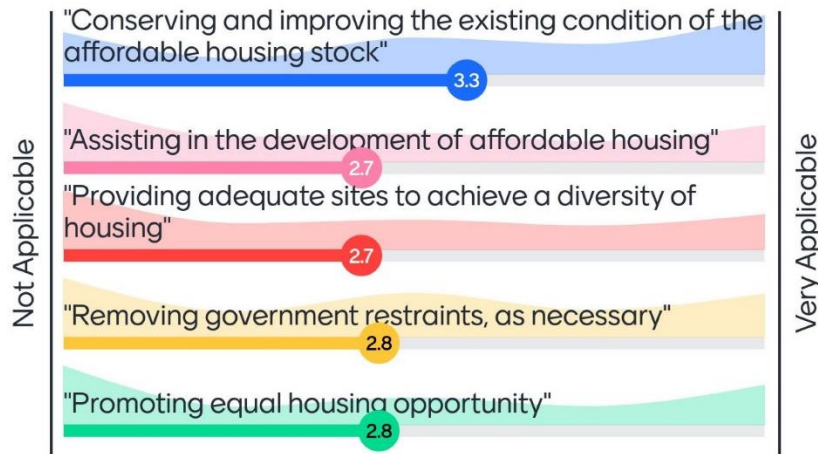
Mentimeter



26

These are existing housing goals adopted in the current Housing Element. How applicable are these goals to El Segundo today and for the future?

Mentimeter



C. SUMMARY OF PUBLIC COMMENTS

The April 13, 2021 meeting was attended by 70 attendees. Public comments received are summarized below:

- The City lacks affordable housing, including housing for seniors who can no longer afford to live in the City. The former school site did not include any affordable units.
- Need to attract young adults to move back to El Segundo. Housing costs are too high. Need to provide opportunities for young adults to buy affordable housing.
- Should consider more housing on Rosecrans.
- Increasing density should consider how to alleviate gridlocks in traffic.

June 14, 2021 Meeting:

- Ensure affordable housing option includes the option to purchase.
- Housing for teachers and first responders, and housing for the Air Force Base.
- Support quality affordable housing.

APPENDIX C: ASSESSMENT OF FAIR HOUSING

A. INTRODUCTION AND OVERVIEW OF AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions, those with populations over 50,000 that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

This analysis of fair housing issues in El Segundo relies on the 2018 Analysis of Impediments to Fair Housing Choice (AI) prepared by the Los Angeles Community Development Authority (LACDA), California Department of Housing and Community Development (HCD) AFFH Data Viewer mapping tool, 2015-2019 American Community Survey (ACS), HUD Comprehensive Housing Affordability Strategy (CHAS) data, HUD AFFH data, and additional local sources of information.

B. ASSESSMENT OF FAIR HOUSING ISSUES

1. Enforcement and Outreach

Federal fair housing laws prohibit discrimination based on race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- **The Civil Rights Act of 1866** – covers only race and was the first legislation of its kind
- **The Federal Fair Housing Act 1968** – covers refusal to rent, sell, or finance
- **The Fair Housing Amendment Act of 1988** – added the protected classes of handicap and familial status
- **The Americans with Disabilities Act (ADA)** – covers public accommodations in both businesses and in multi-family housing developments

- **Shelly v. Kramer 1948** – made it unconstitutional to use deed restrictions to exclude individuals from housing
- **Jones v. Mayer 1968** – made restrictive covenants illegal and unenforceable

California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:

- **Unruh Civil Rights Act** – extends to businesses and covers age and arbitrary discrimination
- **California Fair Employment and Housing Act (Rumford Act)** – covers the area of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
- **California Civil Code Section 53** – takes measures against restrictive covenants
- **Department of Real Estate Commissioner’s Regulations 2780-2782** – defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker’s duty to supervise
- **Business and Professions Code** – covers people who hold licenses, including real estate agents, brokers, and loan officers.

The City has committed to complying with applicable federal and State fair housing laws to ensure that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex as outlined in the 2018 AI. Further, the Los Angeles County Development Authority (LACDA) prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex.

During the 2018 AI development process, LACDA implemented a series of outreach efforts including regional discussion groups, three sets of four focus groups each, aimed to address disability and access, education, employment and transportation, and healthy neighborhoods, and a Resident Advisory Board Meetings; community input meetings; and the 2017 Resident Fair Housing Survey. Regional discussions included developer groups, companies, organizations, and agencies, and government groups, including the City of El Segundo. The following topics were covered in the Government Discussion Group meeting:

- Lack of jurisdictions that have R/ECAP areas
- Discussion on community meetings
- Discussion of surveys
- City of Los Angeles R/ECAP areas
- Social engineering in the past due to highway, designing of public housing in poor areas by private, federal, and local governments
- Setting realistic goals and outcomes
- HRC- protect class different in state verses federal law
- Mortgages based on disparate impact-census areas
- Disparate impacts on women

R/ECAPs are discussed in Chapter 3, *Racially or Ethnically Concentrated Areas of Poverty*, of this Assessment of Fair Housing. Historical trends, zoning, and home loan trends are also discussed in Chapter 5, *Disproportionate Housing Needs*, of this Assessment of Fair Housing.

Focus group meetings for preparation of the 2018 AI focused on the following contributing factors:

- **Education** – Attendees discussed the location of proficient schools, inadequate funding for schools both public and charter, lack of information on the transfer process for parents, and child safety when walking to school. Attendees expressed concern about school of choice and funding for under-performing schools, promotion of educational opportunities to parents, and safety.
- **Transportation and Jobs** – Attendees discussed lack of available clothing for employment, lack of resources and services for working families, stigma of transgender employees, and the prevalence of low skill workers. They expressed concern about the lack reliable transportation, jobs located far from workers, and childcare expenses.
- **Healthy Neighborhoods** – This focus group discussed location and access to grocery stores, illegal dumping, poor access to quality healthcare, and general public safety concerns such as safe streets and homeless encampments. There were concerns related to industrial facilities in communities highly burdened by air pollution, proximity to air pollution, bike and pedestrian improvements, and greenhouse gas emission reduction strategies.
- **Disability and Access** – The disability and access focus group discussed availability of accessible housing options, lack of knowledge of the ADA’s Right to Reasonable Accommodation, overlapping needs of people with multiple disabilities, and a long waitlist for accessible and affordable housing.

A total of 6,290 responses were recorded from the 2017 Resident Fair Housing Survey. The survey found that most residents thought their neighborhood had adequate access to public transportation, cleanliness, and schools, and that the condition of public spaces and buildings were good, very good, or excellent. More residents reported availability of quality public housing and job opportunities were only fair or poor. The survey also found that households with a person with a disability found it more difficult to get around their neighborhood or apartment complex. Access to opportunities, housing conditions, and populations of persons with disabilities in El Segundo are further discussed below in this Assessment of Fair Housing Issues.

In preparation of this 2021-2029 Housing Element, the City of El Segundo conducted multiple outreach activities including:

- April 13, 2021 - Community meeting to obtain input on housing needs and suggestions for programs and policies
- City webpage on Housing Element Update (<https://www.elsegundo.org/housing-element>)
- Community Survey through Mentimeter
- YouTube Video regarding Housing Element Update ([https://youtu.be/SC9D\]xxGQq8](https://youtu.be/SC9D]xxGQq8))
- Social media postings (Facebook, Twitter, Instagram, YouTube, and City website)
- June 14, 2021 – Joint Planning Commission and City Council meeting to discuss the selection of sites for RHNA

- September 30, 2021 – Planning Commission meeting to discuss the Draft Housing Element

All meetings were advertised through social media, postcards to agencies and organizations that serve low and moderate income and special needs residents, local businesses, nonprofit organizations, and religious facilities. Notices of meetings were also published in El Segundo Herald. The Housing Element responded to public comments by continuing to adjust the sites inventory after each public meeting. The Draft Housing Element has been available for public review since September 27, 2021.

The following comments were received during community meeting on April 13, 2021, and the Planning Commission/City Council meeting on June 14, 2021:

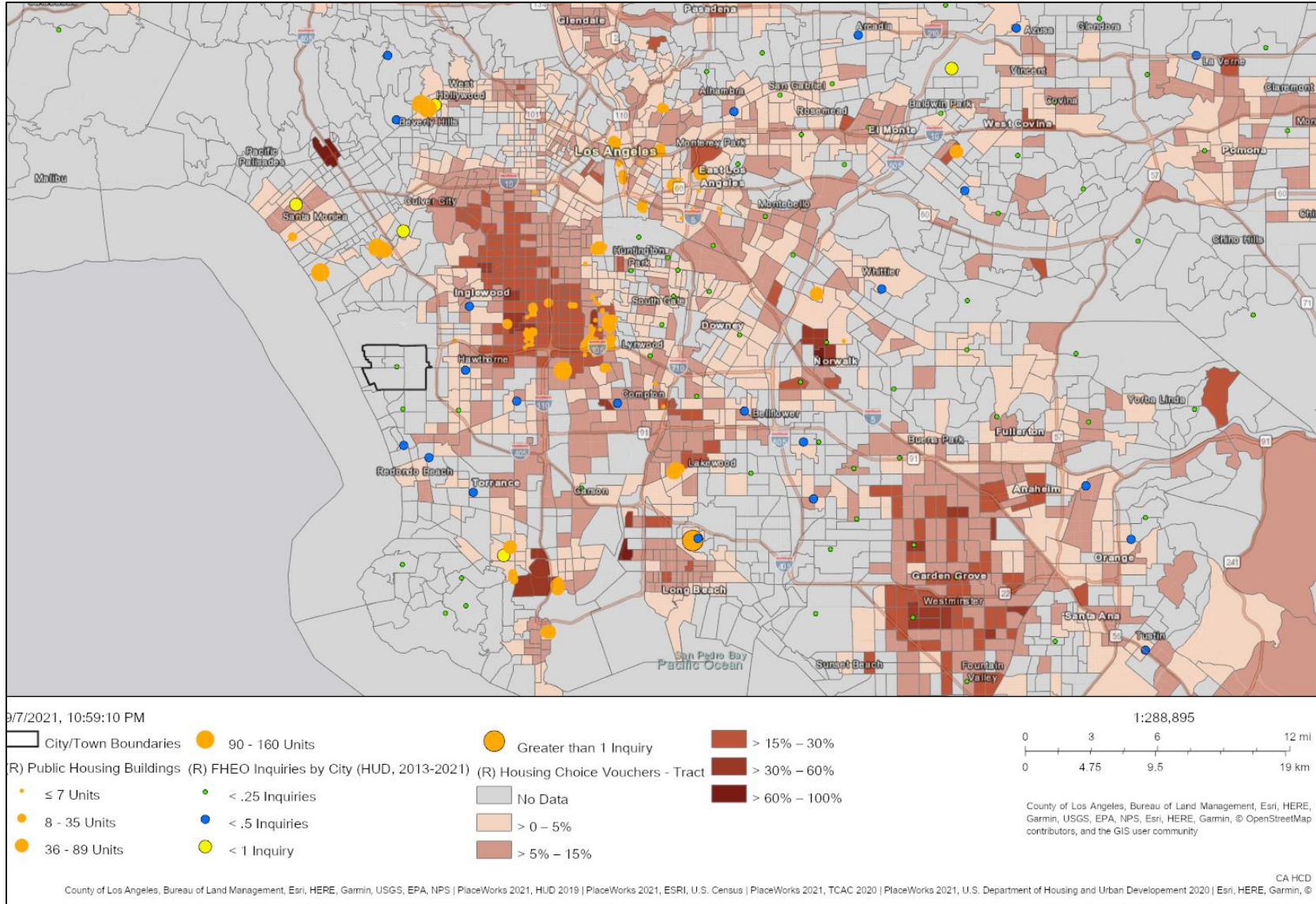
- The City lacks affordable housing, including housing for seniors who can no longer afford to live in the City; the former school site did not include any affordable units.
- Need to attract young adults to move back to El Segundo; housing costs are too high; need to provide opportunities for young adults to buy affordable housing.
- Should consider more housing on Rosecrans.
- Increasing density should consider how to alleviate gridlocks in traffic.
- Ensure affordable housing option includes the option to purchase.
- Housing for teachers and first responders, and housing for the Air Force Base.
- Support quality affordable housing.

According to HUD’s Office of Fair Housing and Equal Opportunity (FHEO) records, 130 housing discrimination cases were filed in Los Angeles County in 2020, compared to 291 in 2010. In 2020, a majority of cases were related to disability (66%). Another 21% of cases were related to racial bias. The percent of cases related to disability has increased significantly since 2010, when only 36% of cases reported a disability bias. Public housing buildings, FHEO inquiries by City and housing choice voucher (HCV) recipients by tract are shown in [Figure C-1](#). HCVs are most concentrated in the areas east of El Segundo, near Inglewood, the City of Los Angeles, and in the adjacent unincorporated County areas. Public housing buildings are concentrated in the same area. However, there are many public housing buildings scattered throughout the County.

According to the HCD AFFH Data Viewer, there has been only two FHEO inquiries in El Segundo since 2013. Both were unrelated to a specific basis of discrimination. There is no additional discrimination complaint or case data available for the City of El Segundo.

There are no concentrations of renters receiving housing choice vouchers (HCVs) in the City. There are also no public housing buildings in El Segundo.

Figure C-1: Public Housing Buildings, FHEO Inquiries by City, and HCVs by Tract



Source: HCD AFFH Data Viewer, HUD 2013-2021, 2021.

2. Integration and Segregation

RACE AND ETHNICITY

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

Dissimilarity indices can be used to measure the evenness of distribution between two groups in an area. Dissimilarity indices are commonly used to measure segregation. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The following analysis of racial/ethnic segregation also includes racial/ethnic minority population trends, maps of minority concentrated areas over time, and an analysis of the City’s sites inventory as it relates to minority (non-White) concentrated areas.

Regional Trend. As shown in Table C-1, racial/ethnic minority groups make up 73.7% of the Los Angeles County population. Nearly half of the Los Angeles County population is Hispanic/Latino (48.5%), 26.2% of the population is White, 14.4% is Asian, and 7.8% is Black/African American. El Segundo and the neighboring cities of Hermosa Beach, Manhattan Beach, and Redondo Beach have significantly smaller populations of racial/ethnic minority (non-White) populations compared to the County, while Hawthorne and Inglewood have racial/ethnic minority populations exceeding the countywide average. Of the selected jurisdictions, Inglewood has the largest racial/ethnic minority population (95.5%), and Hermosa Beach has the smallest (22%).

Table C-1: Racial/Ethnic Composition – L.A. County, El Segundo, and Neighboring Cities

Race/Ethnicity	El Segundo	Hawthorne	Hermosa Beach	Inglewood	Manhattan Beach	Redondo Beach	LA County
White	62.0%	10.3%	78.0%	4.5%	73.3%	60.3%	26.2%
Black/African American	3.7%	24.1%	1.0%	39.6%	0.4%	3.1%	7.8%
American Indian/Alaska Native	0.0%	0.2%	0.6%	0.3%	0.2%	0.3%	0.2%
Asian	10.2%	7.5%	5.2%	2.0%	13.4%	13.5%	14.4%
Native Hawaiian/Pacific Islander	0.1%	0.3%	0.0%	0.4%	0.1%	0.1%	0.2%
Some other race	0.4%	0.5%	0.3%	0.4%	0.1%	0.6%	0.3%
Two+ races	7.4%	2.2%	5.6%	2.2%	4.5%	6.1%	2.3%
Hispanic/Latino	16.2%	54.8%	9.4%	50.6%	8.0%	16.0%	48.5%

Source: 2015-2019 American Community Survey (ACS), 5-Year Estimates.

As discussed previously, HUD’s dissimilarity indices can be used to estimate segregation levels over time. Dissimilarity indices for Los Angeles County are shown in Table C-2. Dissimilarity indices between non-White and White groups indicate that the County has become increasingly segregated since 1990. Segregation between Black and White communities has decreased, while segregation

between Hispanic and Asian/Pacific Islander communities and White communities has increased. According to HUD’s thresholds, all White and non-White communities in Los Angeles County are highly segregated.

Table C-2: Racial/Ethnic Dissimilarity Trends – Los Angeles County

	1990	2000	2010	Current
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

Figure C-2 shows that most areas in Los Angeles County have high concentrations of racial/ethnic minorities. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, and the Pacific Palisades neighborhood generally have smaller non-White populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley, and central Los Angeles areas have majority racial/ethnic minority populations. El Segundo’s racial/ethnic minority populations are comparable to surrounding jurisdictions. Coastal communities north and south of El Segundo tend to have smaller racial/ethnic minority populations, while communities east of El Segundo, such as Hawthorne and Inglewood, have larger concentrations racial/ethnic minorities.

Local Trend. According to the 2015-2019 ACS, 38% of the El Segundo population belongs to a racial or ethnic minority group, an increase from 30.5% during the 2006-2010 ACS. In comparison, 73.7% of Los Angeles County residents belong to a racial or ethnic minority group. Since the 2006-2010 ACS, the City has seen a decline in the White, American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and Hispanic populations and increase in the Black/African American population, Asian population, persons of a race not listed (“some other race”), and persons of two or more races (Table C-3).

Table C-3: Change in Racial/Ethnic Composition (2010-2019)

Race/Ethnicity	2010		2019	
	Persons	Percent	Persons	Percent
White	11,499	69.5%	10,375	62.0%
Black/African American	276	1.7%	626	3.7%
American Indian/Alaska Native	90	0.5%	0	0.0%
Asian	956	5.8%	1,701	10.2%
Native Hawaiian/Pac. Islander	26	0.2%	9	0.1%
Some other race	21	0.1%	70	0.4%
Two or more races	649	3.9%	1,241	7.4%
Hispanic/Latino	3,017	18.2%	2,709	16.2%
Total	16,534	100%	16,731	100.0%

Source: 2015-2019 and 2006-2010 ACS (5-Year Estimates).

Because HUD does not provide dissimilarity indices for El Segundo, dissimilarity was calculated based on the 2000 and 2010 decennial census and 2015-2019 ACS. Indices for the City are presented in Table C-4. Dissimilarity between non-White and White communities in El Segundo has worsened since 2000. Based on HUD’s definition of the various levels of the index, segregation between Hispanic/White and Asian /White El Segundo residents is low. However, Black and White communities are highly segregated. Compared to the County as a whole, El Segundo is less segregated based on dissimilarity indices.

Table C-4: Racial/Ethnic Dissimilarity Trends – El Segundo

	2000	2010	2019
Non-White/White	14.35	13.48	22.87
Black/White	36.67	22.11	63.26
Hispanic/White	23.43	15.18	33.49
Asian/White	14.83	14.21	24.51

Source: 2000 and 2010 Decennial Census; 2015-2019 ACS (5-Year Estimates); Veronica Tam & Associates, 2021.

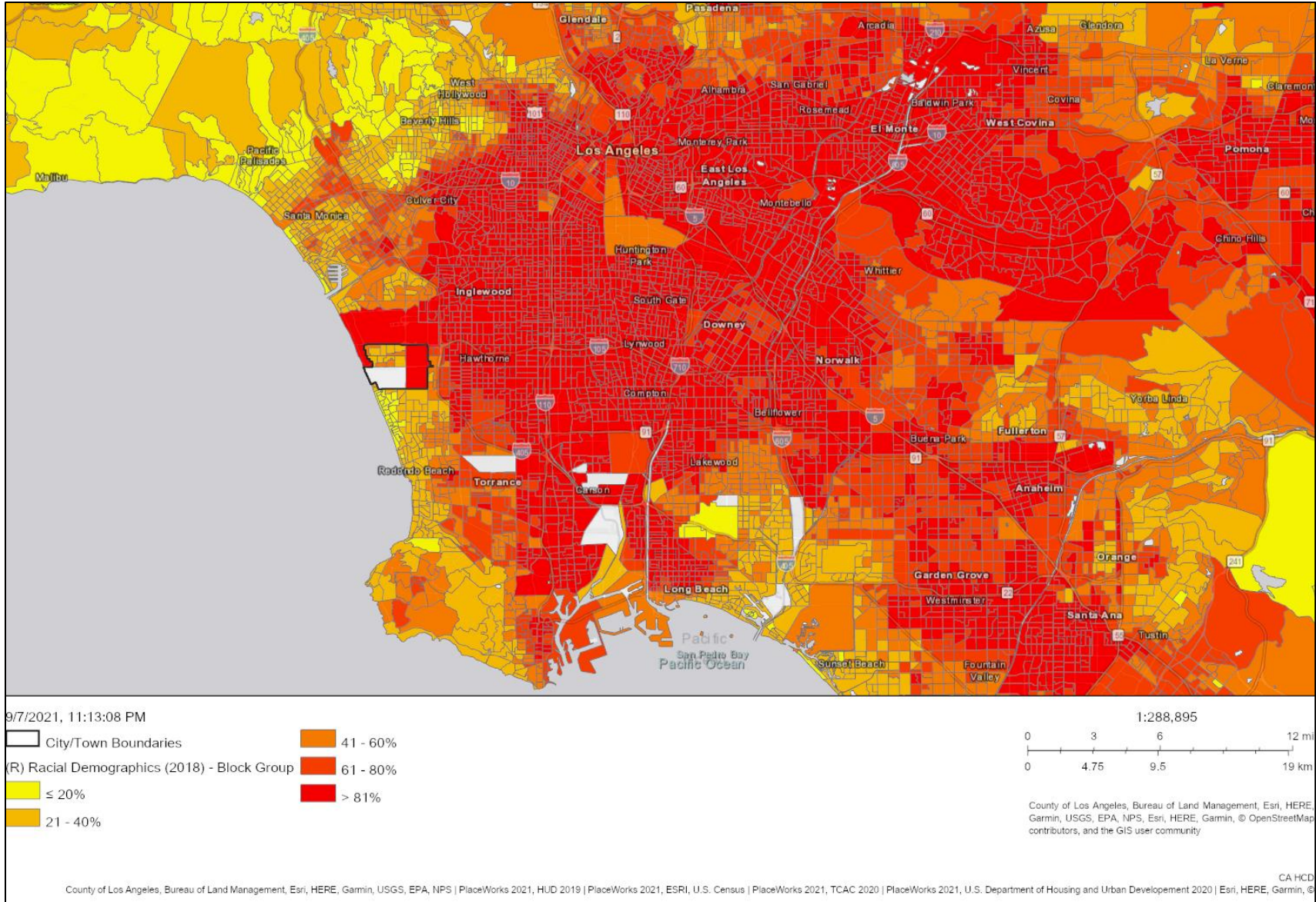
Figure C-3 and Figure C-4 compare racial or ethnic minority concentrations in El Segundo in 2010 and 2018. The eastern side of the City has seen the most significant increase in non-White populations, from less than 20% in 2010 to more than 81% in 2018. Between 21% and 60% of the population belongs to a racial/ethnic minority group in the northeastern corner of the City. Nearly all residential units are located in this section of the City.

Sites Inventory. To assess the City’s sites inventory used to meet the 2021-2029 RHNA, the distribution of units by income category and non-White block group population are shown in Figure C-4 and . The City relies on mixed use overlay sites and potential redevelopment sites in the housing overlay to meet the 2021-2029 RHNA. All sites are located in the northwestern corner of the City where nearly all existing residential units are located. Additional information on current zoning designations in El Segundo is provided Section 6, Other Relevant Factors, of this Assessment of Fair Housing. Refer to Chapter 5, Housing Opportunities, of this Housing Element for the complete RHNA strategy. Most units are in block where 41-60% of the population belongs to a racial/ethnic minority group, including all 71.6% of lower income units, 70.4% of moderate income units, and 77.4% of above moderate income units. The remaining RHNA units are in block groups where 21-40% of the population belongs to a racial or ethnic minority group. It is relevant to note that the block group containing RHNA sites with the largest non-White population has a racial/ethnic minority population of only 46%. The racial/ethnic minority population ranges provided by the HCD AFFH Data Viewer may exaggerate the concentration of minority groups in El Segundo block groups. Of block groups containing RHNA units, racial or ethnic minority populations range from 29.6% to 46%. The City’s RHNA strategy does not concentrate RHNA units, specifically lower income units, in areas where the racial/ethnic minority population exceeds the Citywide trend.

Table C-5: Distribution of RHNA Units by Racial/Ethnic Minority Population

Racial/Ethnic Minority Population (Block Group)	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<u>21-40%</u>	<u>73</u>	<u>28.4%</u>	<u>55</u>	<u>29.6%</u>	<u>53</u>	<u>22.6%</u>	<u>181</u>	<u>26.7%</u>
<u>41-60%</u>	<u>184</u>	<u>71.6%</u>	<u>131</u>	<u>70.4%</u>	<u>182</u>	<u>77.4%</u>	<u>497</u>	<u>73.3%</u>
<u>Total</u>	<u>257</u>	<u>100.0%</u>	<u>186</u>	<u>100.0%</u>	<u>235</u>	<u>100.0%</u>	<u>678</u>	<u>100.0%</u>

Figure C-2: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)



Source: HCD AFFH Data Viewer (2018), 2021.

Figure C-3: Racial/Ethnic Minority Concentrations by Block Group (2010)

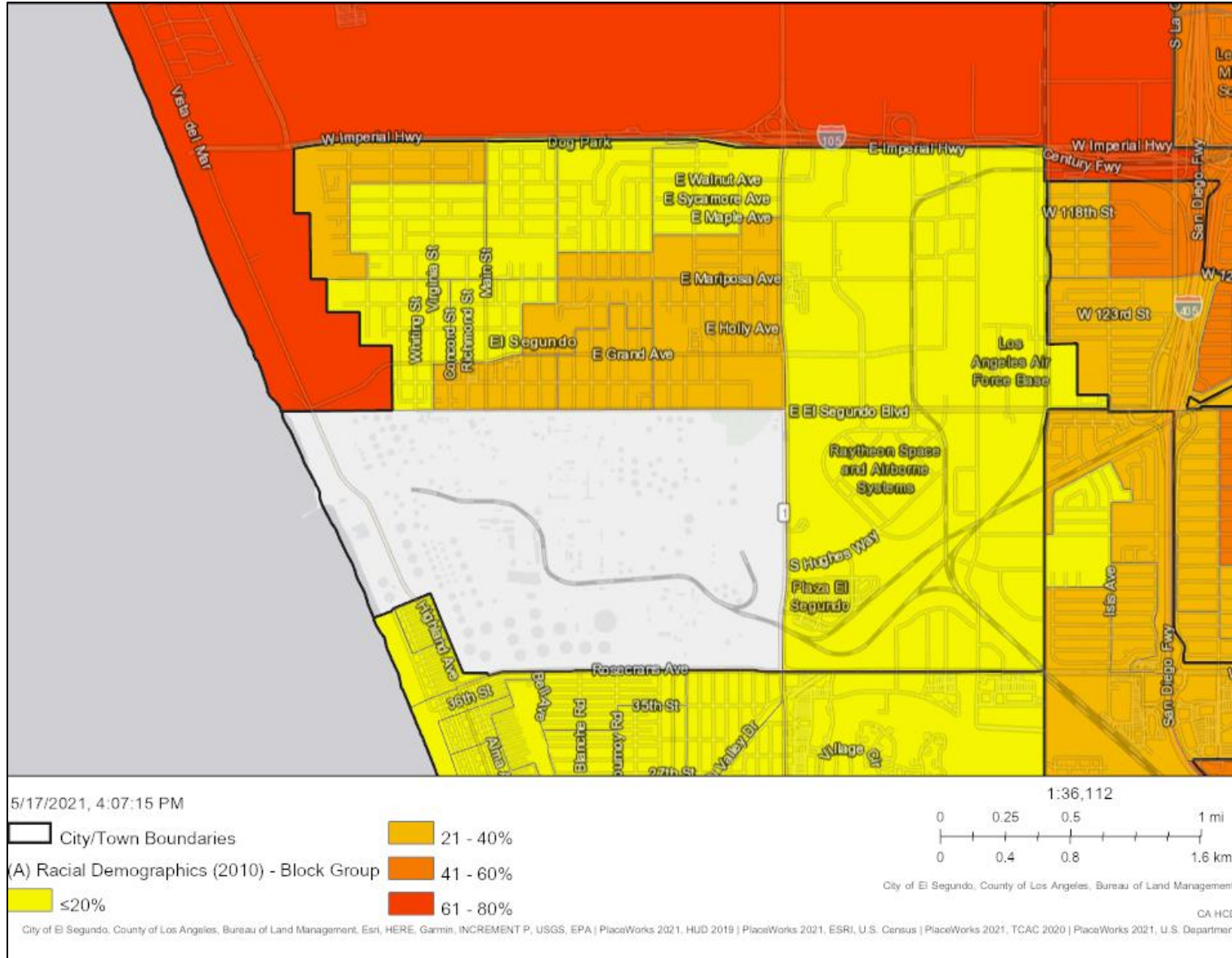
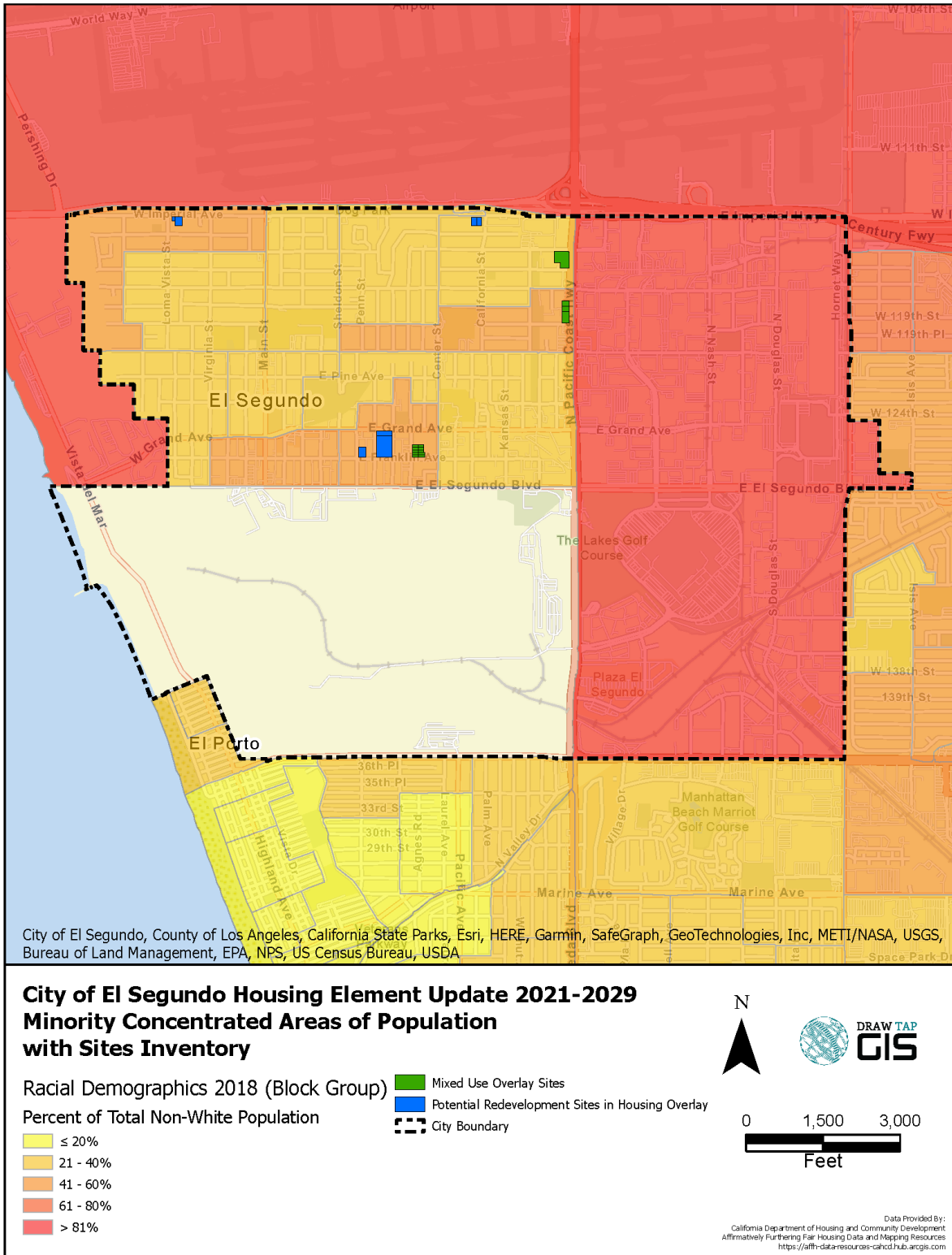


Figure C-4: Racial/Ethnic Minority Concentrations by Block Group and Sites Inventory (2018)



Source: HCD AFFH Data Viewer (2010-2018), 2021.

DISABILITY

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

Regional Trend. According to the 2015-2019 ACS, 9.9% of Los Angeles County residents experience a disability. Only 6.2% of the El Segundo population experiences a disability. El Segundo has a smaller population of persons with disabilities compared to the neighboring cities of Hawthorne (9.6%), Hermosa Beach (6.7%), Inglewood (12.5%), and Redondo Beach (6.5%), but larger than Manhattan Beach (5.6%).

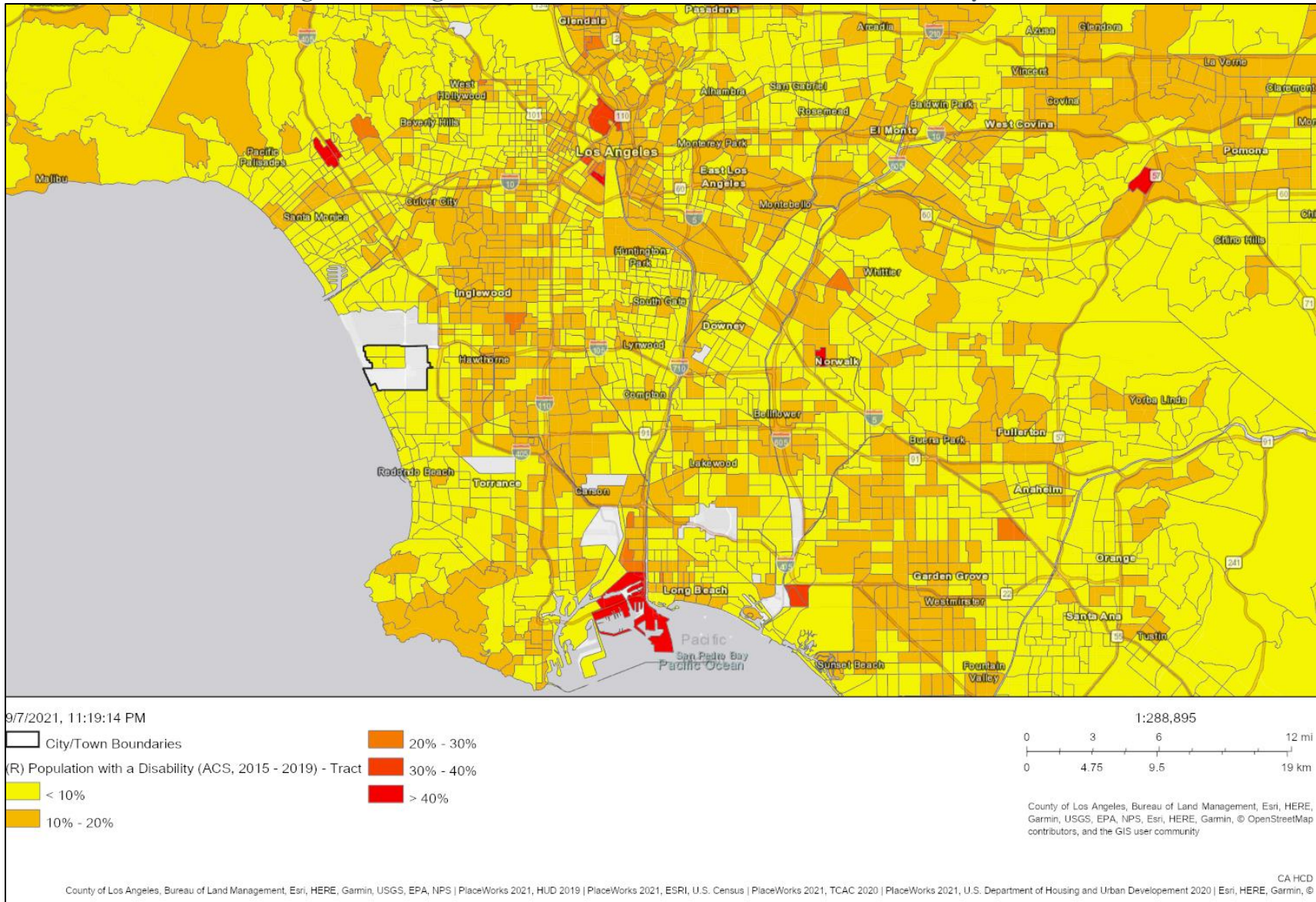
As shown in [Figure C-5](#), less than 20% of the population in most tracts in Los Angeles County experience a disability. Tracts with disabled populations exceeding 20% are not concentrated in one area of the County. Tracts with populations of persons with disabilities exceeding 20% are near the cities of Inglewood, the City of Los Angeles, Long Beach, Norwalk, and Santa Monica. The coastal cities of El Segundo, Manhattan Beach, Hermosa Beach, and Redondo Beach tend to have smaller disabled populations. The concentration of persons with disabilities in El Segundo is comparable to neighboring jurisdictions.

Local Trend. All tracts in El Segundo have populations of persons with disabilities below 10% (Figure C-6). Independent living and cognitive difficulties are the most common disability type in El Segundo; 2.7% of the population experiences an independent living difficulty, 2.6% experiences a cognitive difficulty, 2.5% experiences an ambulatory difficulty, 2.2% experiences a hearing difficulty, 1.1% experiences a vision difficulty, and 0.9% experiences a self-care difficulty.

Disabilities are generally more common amongst aging populations. Over 35% of El Segundo residents above the age of 75 experience a disability and 17% of residents between the ages of 65 and 74 experience a disability. Approximately 11% of the population citywide is aged 65 or older.

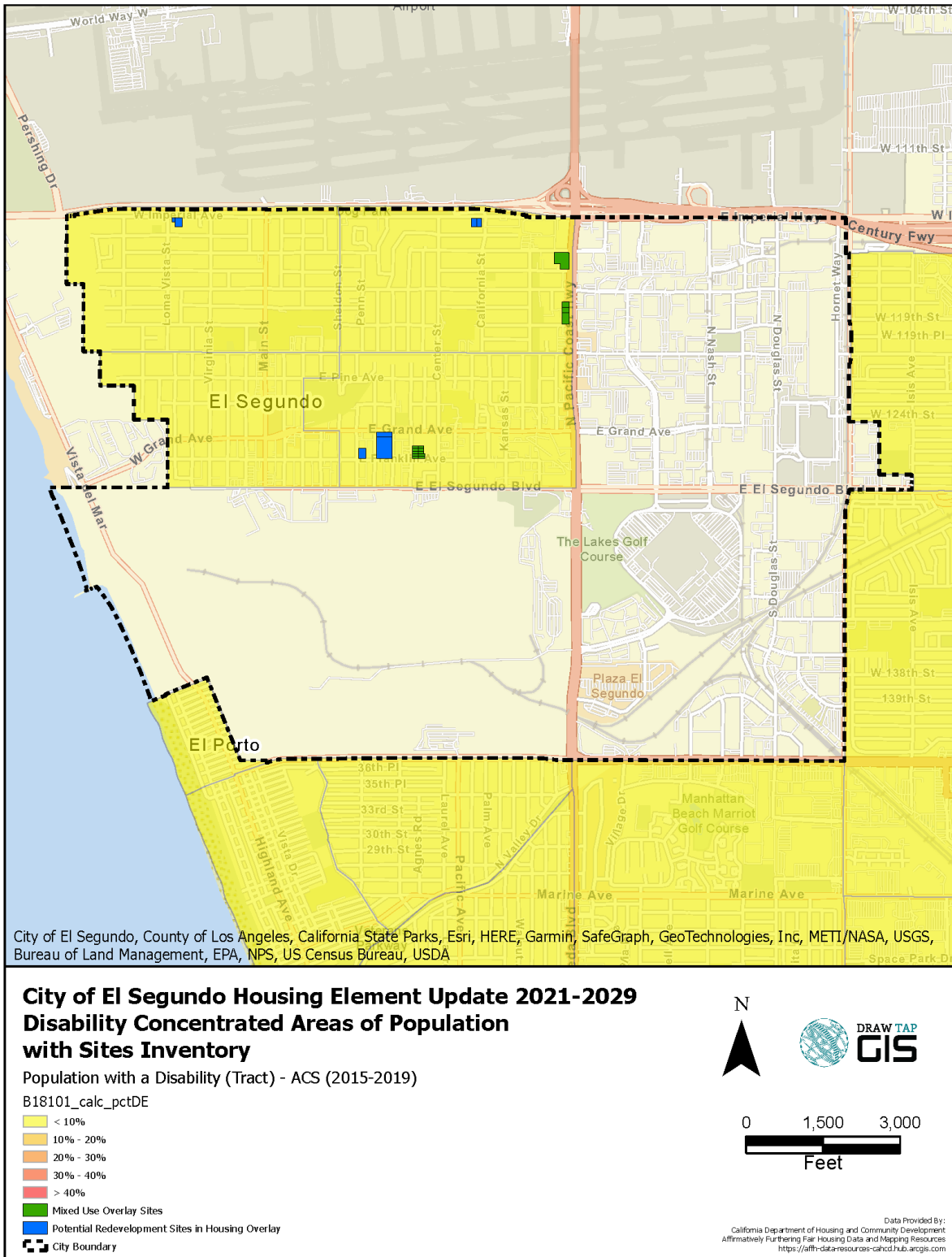
Sites Inventory. All sites selected to meet the 2021-2029 RHNA are in tracts where less than 10% of the population experiences one or more disabilities. [The City's RHNA strategy does not concentrate RHNA units of any income level in areas where populations of persons with disabilities are more prevalent.](#)

Figure C-5: Regional Concentrations of Persons with Disabilities by Tract



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-6: Concentrations of Persons with Disabilities by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

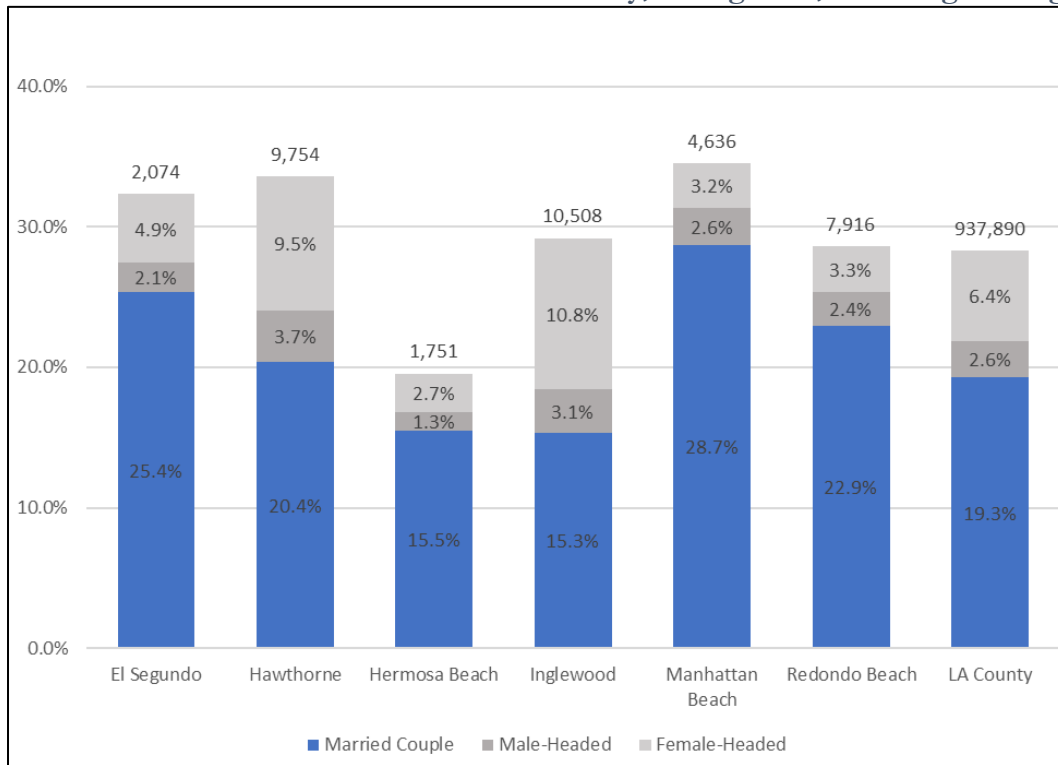
FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law.

Regional Trend. Approximately 32% of El Segundo households are families with one or more child under the age of 18. The City’s share of households with children is larger than the County, and the neighboring cities of Hermosa Beach, Inglewood, and Redondo Beach, but smaller than Hawthorne and Manhattan Beach (Figure C-7). Of the selected jurisdictions, Inglewood has the largest proportion of single-parent households representing 13.9% of all households in the City, while only 4% percent of households in Hermosa Beach are single-parent households.

More than 60% of children in most areas around Rolling Hills, Burbank, Redondo Beach, and the Pacific Palisades neighborhood live in married couple households (Figure C-8). Figure C-9 shows percent of children living in single-parent female-headed households by tract. Children in female-headed households are most concentrated in the areas east of El Segundo, including Inglewood, the City of Los Angeles, and unincorporated Los Angeles County communities, and the areas around Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

Figure C-7: Households with Children – L.A. County, El Segundo, and Neighboring Cities



Source: 2015-2019 ACS (5-Year Estimates).

Local Trend. El Segundo has seen an increase in households with children since 2010. During the 2006-2010 ACS, there were 1,999 households with children representing 27.5% of all City households. The most recent 2015-2019 ACS estimates there is now only 2,074 households with children in El Segundo representing 32% of all households in the City. Approximately 7% of households in the City are single-parent households including 4.9% female-headed single-parent households. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

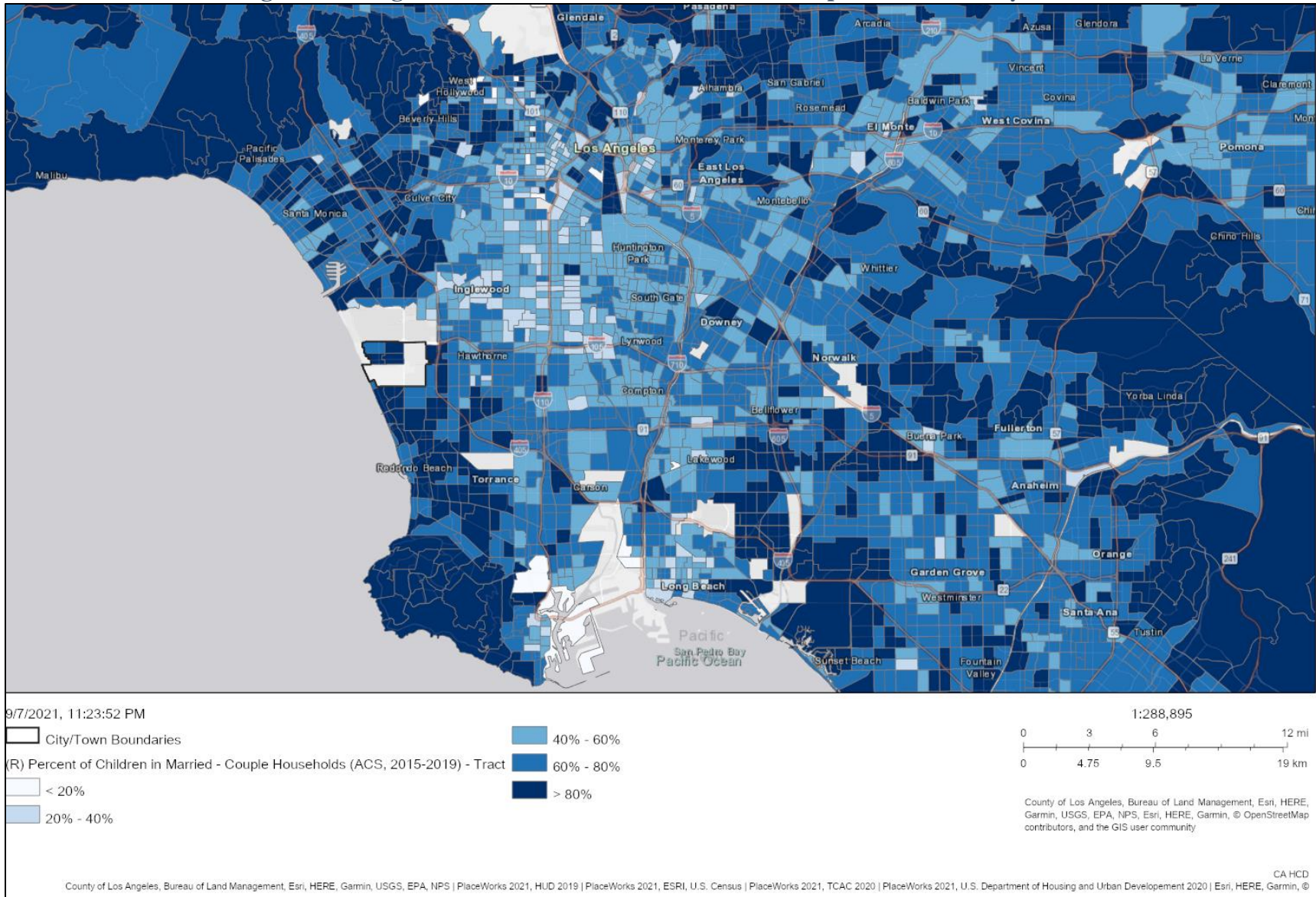
As shown in [Figure C-10](#), more than 60% of children live in married couple households in all El Segundo tracts. There are no tracts where more than 20% of children live in single-parent female-headed households according to HCD’s AFFH data viewer.

Sites Inventory. The distribution of RHNA units by population of children residing in married couple households is shown in Table C-6 and Figure C-10. Consistent with the Citywide trend, most RHNA units, including 93.8% of lower income units, 93.5% of moderate income units, and 94.9% of above moderate income units, are in tracts where more than 80 percent of children reside in married couple households. There is one tract in the City, in the northwestern corner, where only 75.6 percent of children reside in married couple households. Approximately 5.9% of RHNA units are located in this tract. The City’s RHNA strategy does not disproportionately place sites in areas where fewer children reside in married couple households. As discussed above, there are no tracts in El Segundo where more than 20% of children reside in single-parent female-headed households.

Table C-6: Distribution of RHNA Units by Children in Married Couple Households

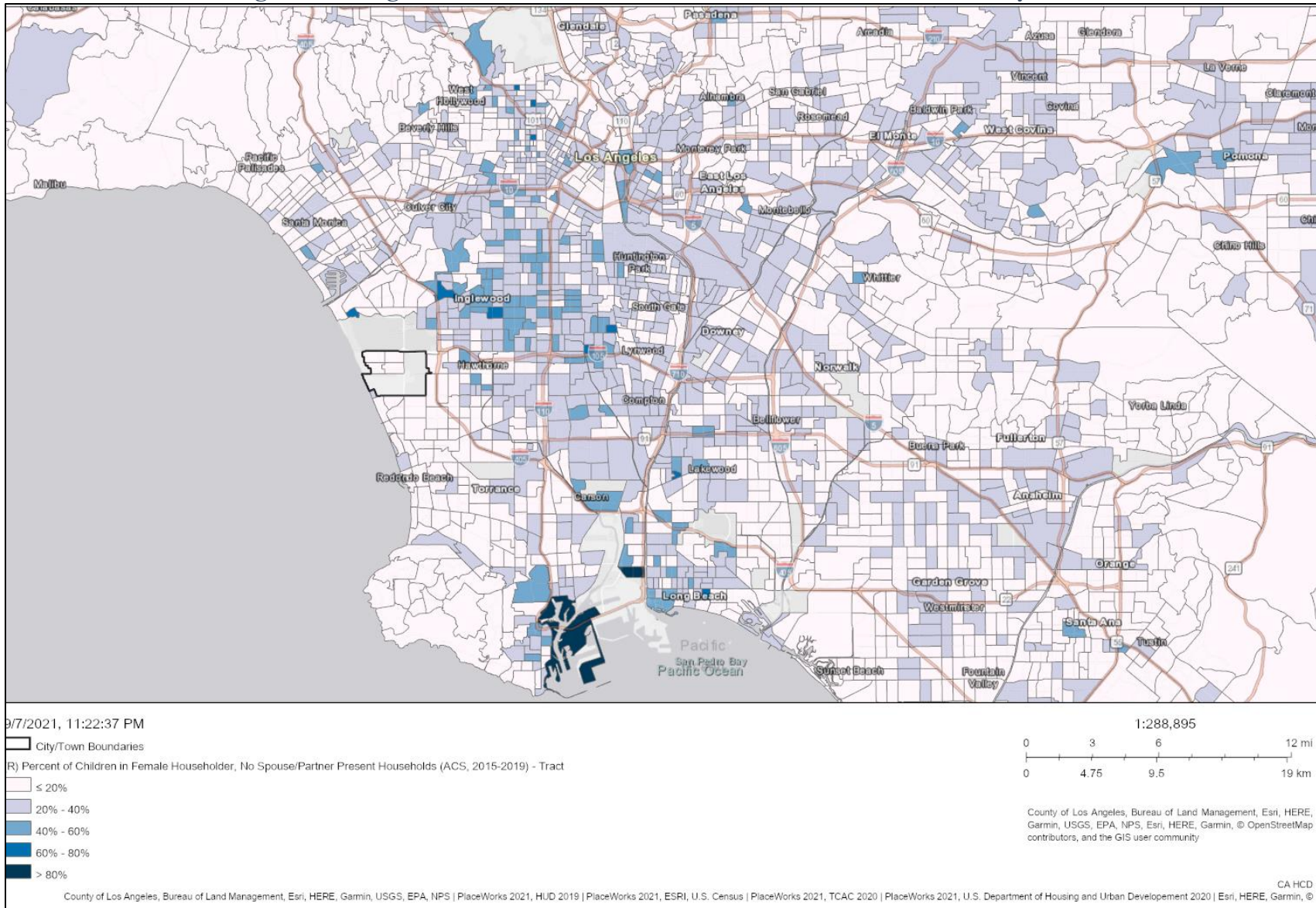
Percent of Children in Married Couple HHs (Tract)	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
60-80%	16	6.2%	12	6.5%	12	5.1%	40	5.9%
>80%	241	93.8%	174	93.5%	223	94.9%	638	94.1%
Total	257	100.0%	186	100.0%	235	100.0%	678	100.0%

Figure C-8: Regional Percent of Children in Married Couple Households by Tract



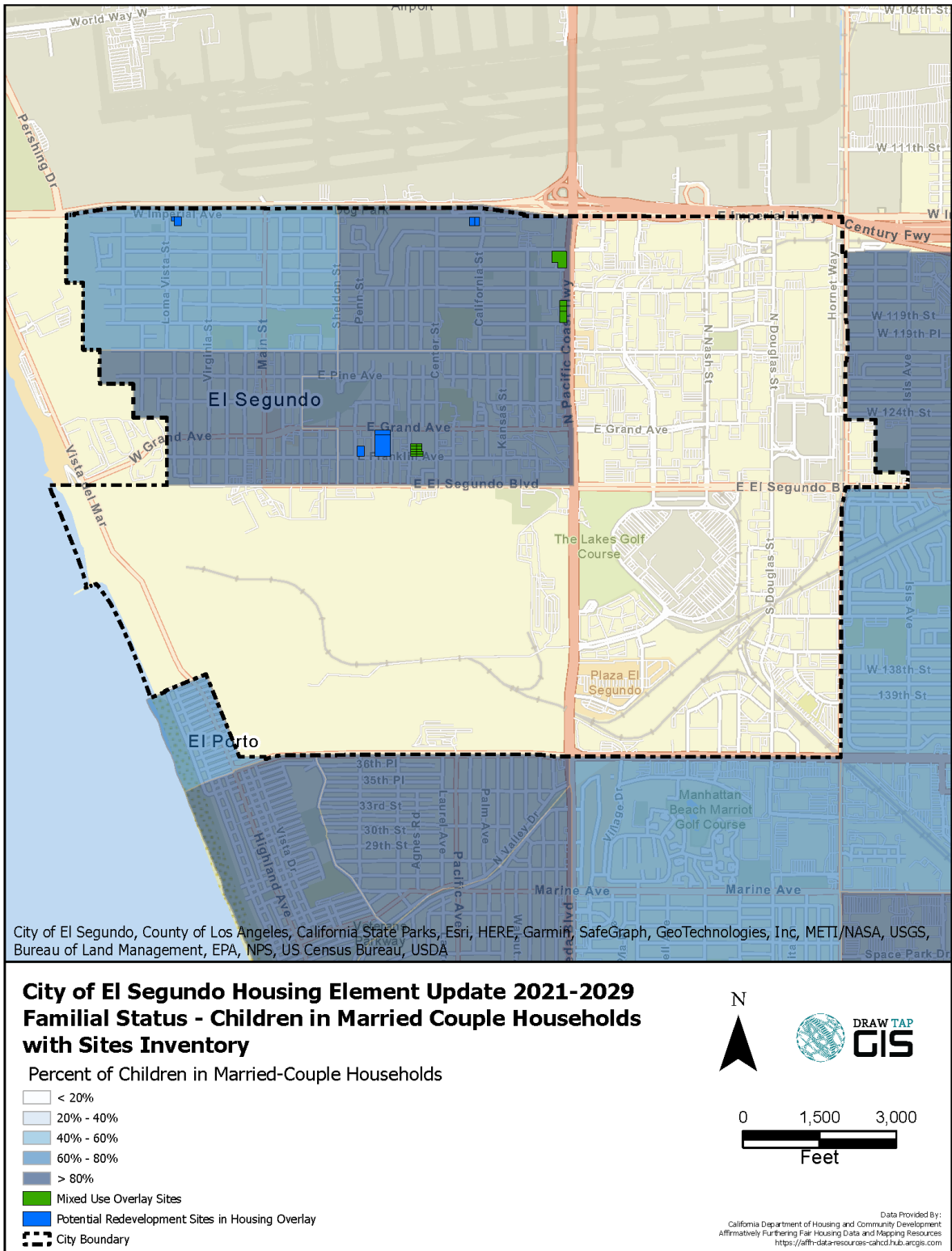
Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-9: Regional Percent of Children in Female-Headed Households by Tract



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-10: Children in Married Couple Households by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

INCOME

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI (based on HUD’s income definition of up to 80% of the AMI).

Regional Trend. [Table C-7](#) shows that only 24.3% of El Segundo households earn 80% or less than the area median income and are considered lower income, compared to 41.3% Countywide. According to the 2015-2019 ACS, the median household income in El Segundo is \$109,577, significantly higher than \$68,044 countywide. El Segundo also has a higher median income than the nearby cities of Hawthorne (\$54,215) and Inglewood (\$54,400), but lower than Hermosa Beach (\$136,702), Manhattan Beach (\$153,023), and Redondo Beach (\$113,499).

Table C-7: Income Level Distribution

Income Category	El Segundo		Los Angeles County	
	Households	Percent	Households	Percent
Very Low Income (<50% AMI)	835	12.6%	859,239	26.1%
Low Income (50-80% AMI)	781	11.8%	501,140	15.2%
Moderate Income (80-120% AMI)	991	14.9%	532,128	16.1%
Above Moderate Income (>120% AMI)	4,031	60.7%	1,402,692	42.6%
Total Households	6,638	100.0%	3,295,199	100.0%

Note: AMI = Area Median Income
Source: Southern California Association of Governments (SCAG) Final RHNA Data Appendix, 2020.

[Figure C-11](#) shows LMI areas regionally. Coastal cities, from Rancho Palos Verdes to El Segundo, and the Pacific Palisades neighborhood have low concentrations of LMI households. In these areas, less than 25% of the population is LMI in most tracts. LMI households are most concentrated in the central Los Angeles County region around the City of Los Angeles. There are smaller concentrations of LMI households in and around the cities of Glendale, El Monte, San Fernando, and Long Beach. El Segundo has LMI household concentrations consistent with coastal cities to the north and south.

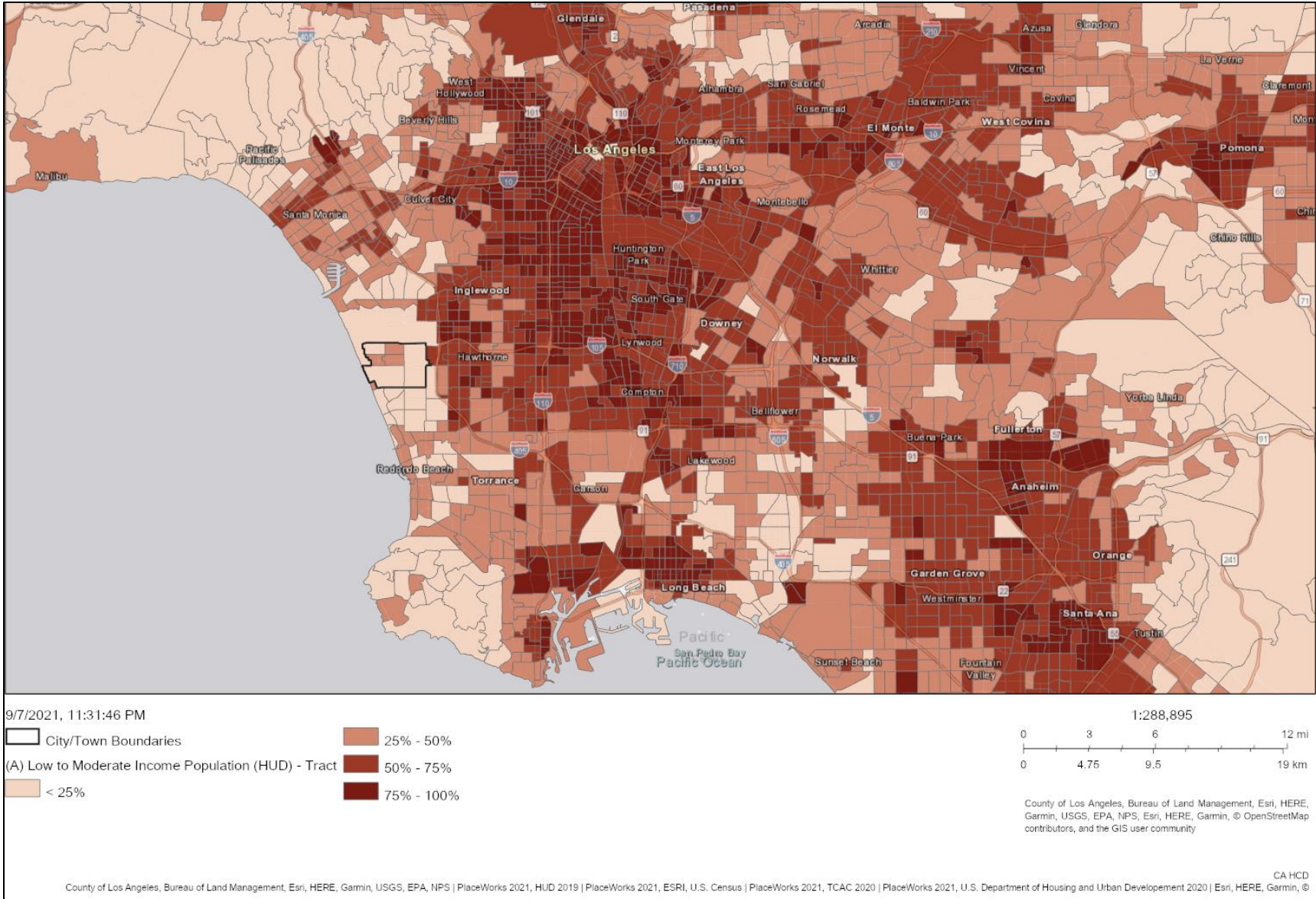
Local Trend. As discussed above, less than a quarter of El Segundo households are in the low or moderate income categories. [Figure C-12](#) shows LMI concentrations by block group in the City. According to HUD’s definition, there are no LMI areas in El Segundo. Less than 50% of households in all block groups are LMI.

Sites Inventory. [Figure C-12](#) also shows the [mixed use overlay sites and potential redevelopment sites in the housing overlay](#) used to meet the 2021-2029 RHNA. None of the sites are in LMI areas where more than 51% of households are low or moderate income. However, a larger proportion of lower and moderate income units are in block groups where 25% to 50% of households are LMI, compared to above moderate income units. Approximately [60%](#) of lower income units and [62%](#) of moderate income units are in tracts where more than 25% of the population is LMI compared to only [50%](#) of above moderate income units. [Despite this, none of the sites selected are in LMI areas. The City’s RHNA strategy does not exacerbate existing conditions related to LMI households. Further, sites are located in various areas of the residential section of El Segundo, promoting housing suitable for households of all income levels throughout the City to the greatest extent possible.](#)

Table C-8: Distribution of RHNA Units by Concentration of LMI Households

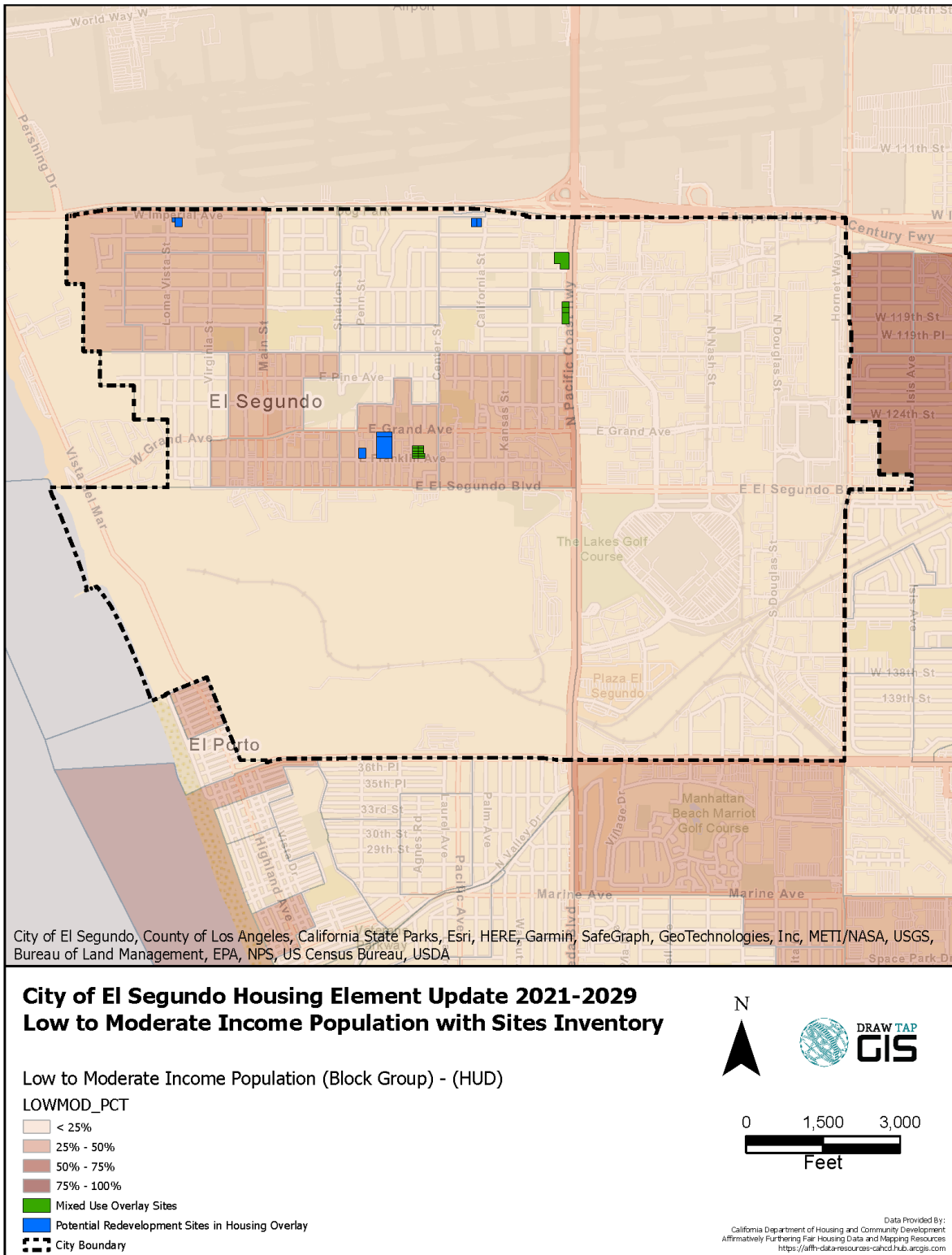
Population of LMI HHs (Block Group)	Lower Income		Moderate Income		Above Mod. Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	103	40.1%	71	38.2%	117	49.8%	291	42.9%
25-50%	154	59.9%	115	61.8%	118	50.2%	387	57.1%
Total	257	100.0%	186	100.0%	235	100.0%	678	100.0%

Figure C-11: Regional LMI Household Concentrations by Tract



Source: HCD AFFH Data Viewer, HUD LMI database (based on 2011-2015 ACS), 2021.

Figure C-12: LMI Household Concentrations by Block Group and Sites Inventory



Source: HCD AFFH Data Viewer, HUD LMI database (based on 2011-2015 ACS), 2021.

3. Racially or Ethnically Concentrated Areas of Poverty

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPS)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD identified census tracts with a majority non-White population with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. HCD and the California Tax Credit Allocation Committee (TCAC) convened as the Fair Housing Task Force to create opportunity maps. The maps also identify areas of high segregation and poverty. TCAC Opportunity Maps are discussed in more detail in the following section of this fair housing assessment.

Regional Trend. Approximately 15% of the County population is below the federal poverty level ([Table C-9](#)). Black/African American, American Indian/Alaska Native, persons of a race not listed (“Some other race”), and Hispanic/Latino populations all experience poverty at a higher rate than the average countywide. The proportion of non-Hispanic White residents under the poverty level is the lowest compared to other racial/ethnic groups in the County. Over 21% of persons with disabilities are also below the poverty level.

Table C-9: Poverty Status by Race/Ethnicity and Disability Status

	Percent Below Poverty Level	
	El Segundo	L.A. County
Black or African American	1.6%	20.8%
American Indian and Alaska Native	59.5%	18.1%
Asian	2.4%	11.1%
Native Hawaiian and Other Pacific Islander	0.0%	11.5%
Some other race	31.2%	19.2%
Two or more races	6.5%	11.7%
Hispanic or Latino (of any race)	11.9%	18.1%
White alone, not Hispanic or Latino	5.1%	9.6%
With a disability	--	21.2%
Population for whom poverty status is determined	5.9%	14.9%

Note: -- = Data not available.
Source: 2015-2019 ACS (5-Year Estimates).

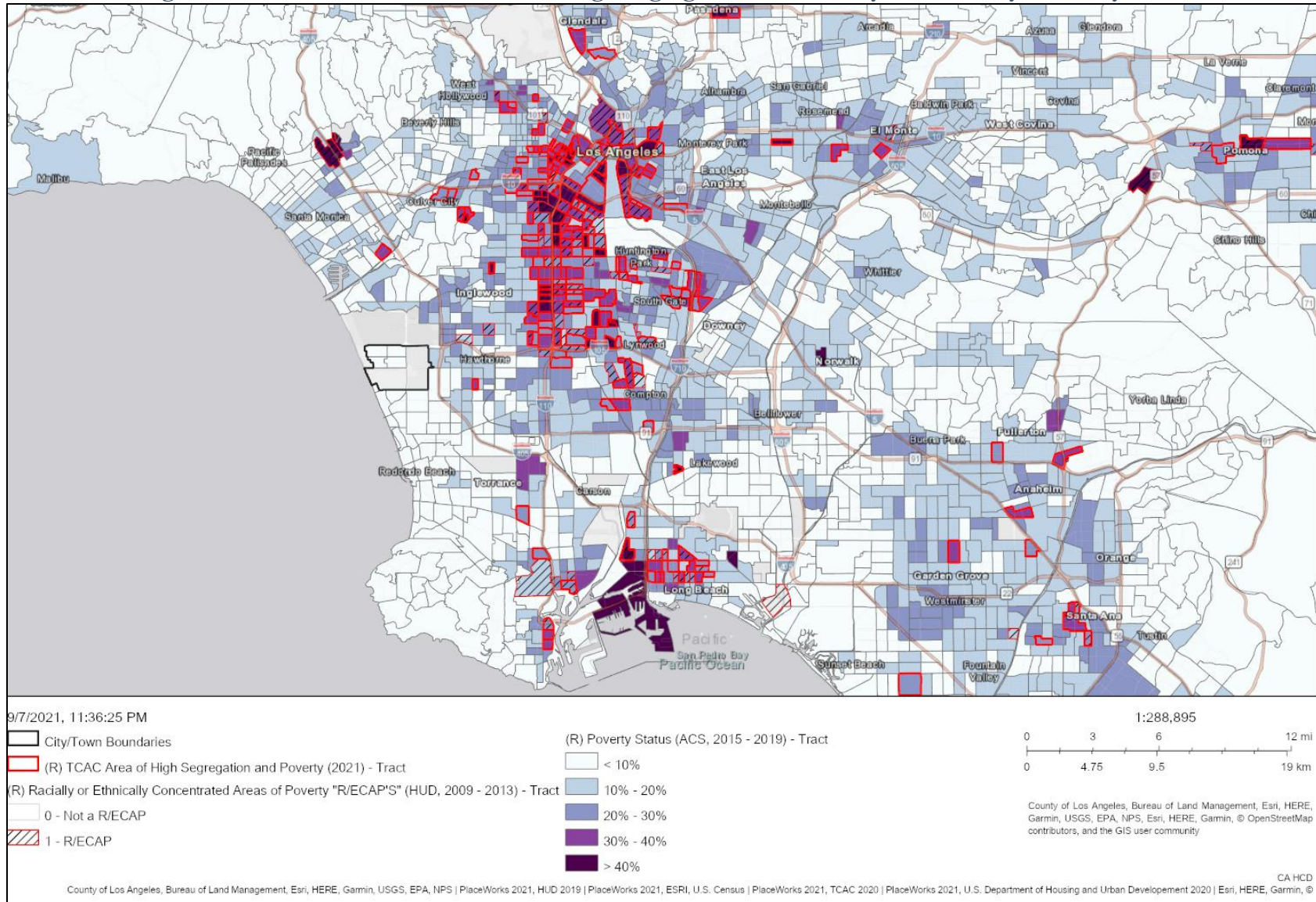
[Figure C-13](#) shows R/ECAPs, TCAC designated areas of high segregation and poverty, and poverty status in the Los Angeles County region. R/ECAPs and areas of high segregation and poverty are concentrated in the central County areas around the City of Los Angeles. Areas of high segregation and poverty have also been identified in tracts east of El Segundo in Hawthorne and Inglewood. Tracts with larger populations of persons experiencing poverty are also concentrated in these areas.

Local Trend. As presented in [Table C-9](#) above, only 5.9% of the El Segundo population is below the poverty level, significantly lower than the rate countywide. American Indian and Alaska Native residents experienced poverty at the highest rate. Nearly 60% the American Indian and Alaska Native population, 31.2% of the population belonging to a race not listed (“some other race”), and 11.9% of the Hispanic or Latino population is below the poverty level.

There are no R/ECAPs or TCAC-designated areas of high segregation and poverty in the City and fewer than 10% of the population in all El Segundo tracts have incomes below the poverty level.

Sites Inventory. There are no R/ECAPs or TCAC areas of high segregation and poverty in El Segundo; therefore, no sites selected to meet the RHNA are in tracts with these designations.

Figure C-13: R/ECAPs, TCAC Areas of High Segregation and Poverty, and Poverty Status by Tract



Source: HCD AFFH Data Viewer, HUD 2009-2013 R/ECAP database, TCAC 2021, 2015-2019 ACS, 2021.

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE (RCAAS)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.⁵ According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” Based on their research, HCD defines RCAAs as census tracts where 1) 80% or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trend. [Figure C-14](#) shows racial/ethnic minority populations and median income by block group in the El Segundo region. Jurisdictions along the coast, including El Segundo, Manhattan Beach, and the Playa Vista neighborhood, have higher median incomes and smaller racial/ethnic minority populations. Cities east of El Segundo such as Hawthorne, Lawndale, and Inglewood, have higher concentrations of racial/ethnic minorities. Many block groups in the areas east of El Segundo also have median incomes below the 2020 State median income of \$87,100. There is a small concentration of RCAAs, block groups with median incomes exceeding \$125,000 and racial/ethnic minority populations below 20%, in Manhattan Beach.

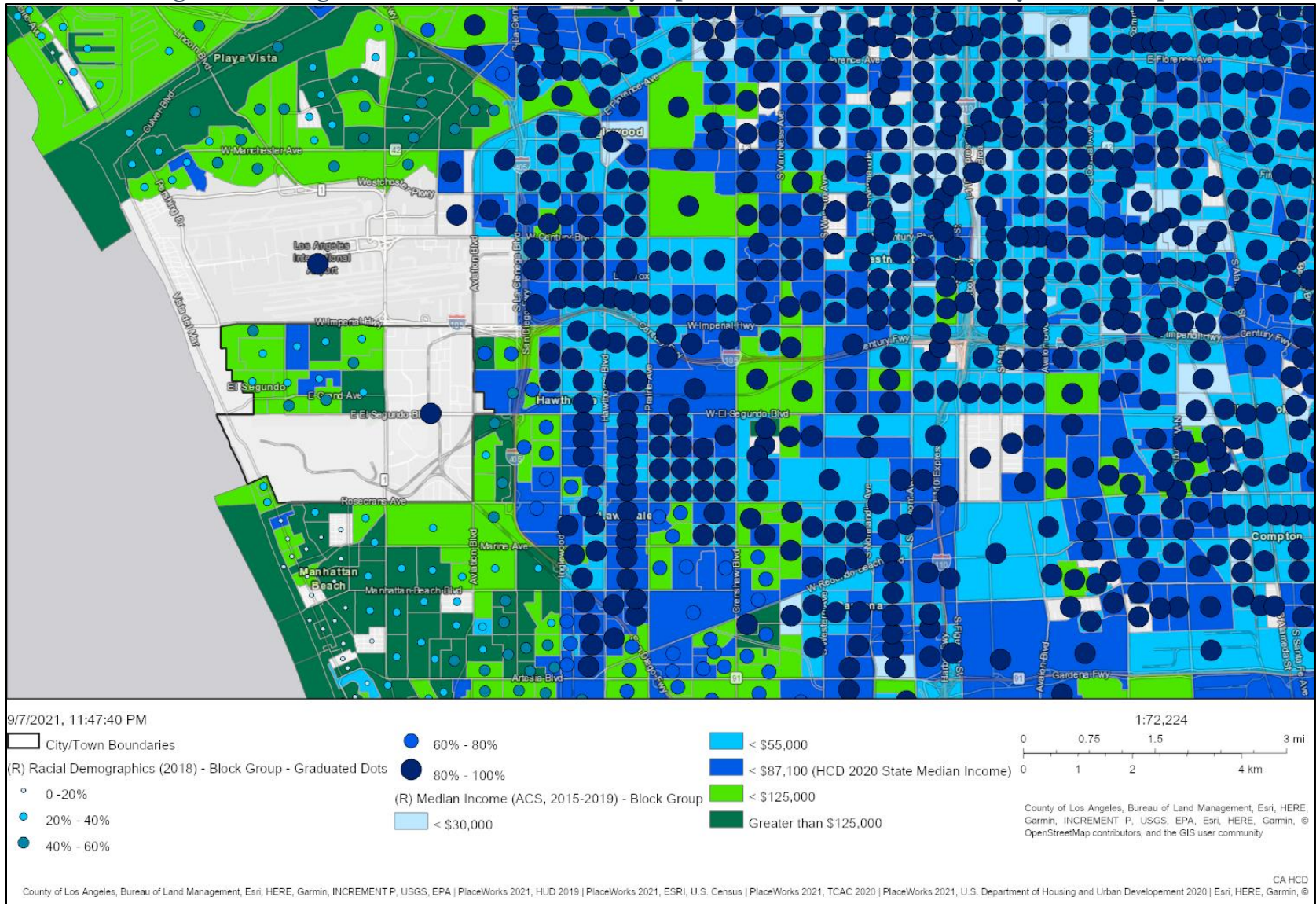
Local Trend. As discussed previously, only 38% of the El Segundo population belongs to a racial or ethnic minority group. The remaining 62% of the population is non-Hispanic White. Racial/ethnic minority populations and median income by El Segundo block group are presented in [Figure C-15](#). Of the block groups in the City with data for income, two have median incomes exceeding \$125,000, two have median incomes below the State median, and the remaining have median incomes between \$87,100 and \$125,000. There are no block groups in the City where racial/ethnic minorities make up less than 20% of the population; therefore, there are no RCAAs in El Segundo.

On July 8, 2022, HCD released a map illustrating census tracts designated as RCAAS, in addition to an updated data methodology. A census tract is designated an RCAA if its proportions of non-Hispanic White residents and households earning above the region’s area median income are overrepresented. The map in Figure C-16 illustrates that there is one tract in El Segundo that is considered an RCAA. According to HCD AFFH Data Viewer data, this tract contains block groups with racial/ethnic minority populations ranging from 29.6% to 40.7%, similar to the Citywide trend. Like the remainder of the City, this tract is designated as a TCAC highest resource area.

Sites Inventory. Of the 678 units identified to meet the RHNA in El Segundo, 291 (43%) are located in the RCAA, including 40.1% of lower income units, 38.2% of moderate income units, and 49.8% of above moderate income units. The City’s RHNA strategy ensures above moderate income units alone are not allocated in the RCAA. The strategy promotes a mix of housing types that can adequately serve populations of various income levels in the RCAA. Further, sites selected to meet the RHNA are not located in the RCAA alone and can serve existing and future El Segundo residents throughout the City.

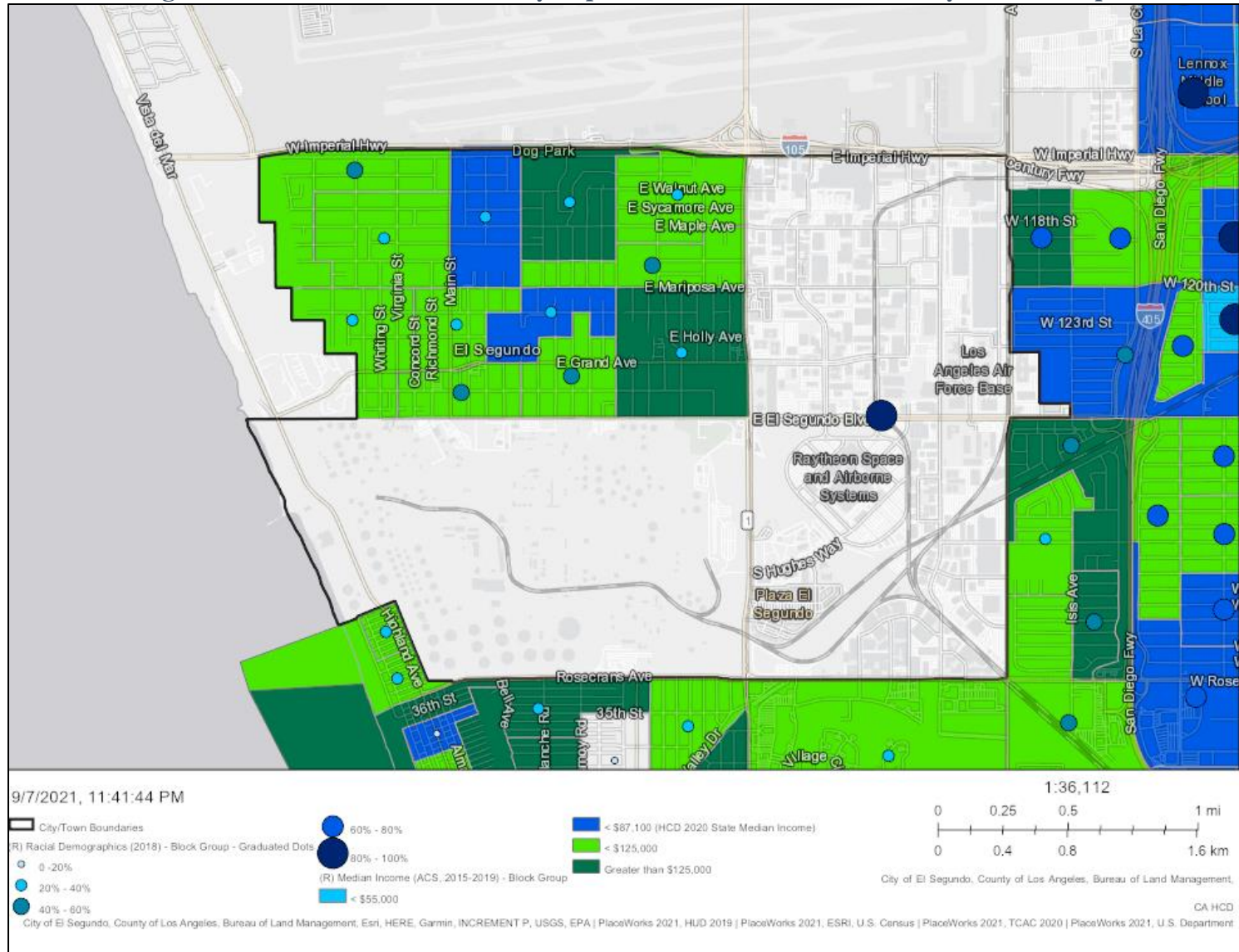
⁵ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.’ Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Figure C-14: Regional Racial/Ethnic Minority Populations and Median Income by Block Group



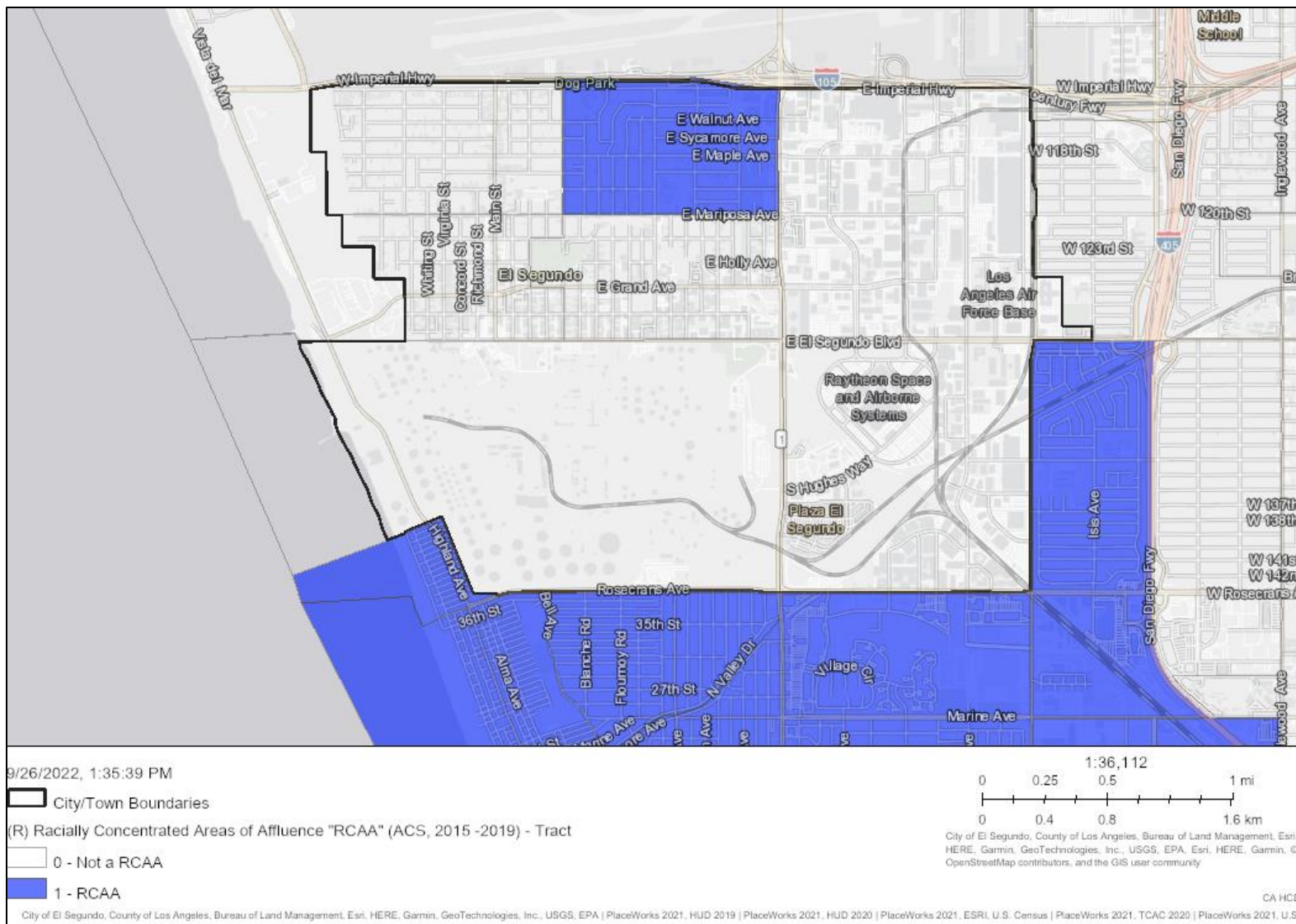
Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021

Figure C-15: Racial/Ethnic Minority Populations and Median Income by Block Group



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-16: RCAAs



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

4. Access to Opportunities

To assess fair access to opportunities regionally and locally, this analysis uses HUD Opportunity Indicators and TCAC Opportunity Area Maps. This section also specifically addresses economic, education, environmental, and transportation opportunities.

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. HUD only provides indicator scores for jurisdictions receiving CDBG funding. Because El Segundo receives CDBG funds through the County, opportunity indicator scores are not available. Index scores are based on the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators related to economic, environmental, and educational opportunities and poverty and racial segregation. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. [Table C-10](#) shows the full list of indicators.

Table C-10: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

Regional Trend. HUD Opportunity Indicator scores for Los Angeles County are shown in [Table C-11](#). The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

Table C-11: HUD Opportunity Indicators by Race/Ethnicity – Los Angeles County

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Prox.	Env. Health
Total Population							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Source: HUD AFFH Database – Opportunity Indicators, 2020.

The central Los Angeles County areas around the City of Los Angeles are comprised of mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are mostly concentrated in coastal communities from Rolling Hills and Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

Local Trend. Opportunity map scores for El Segundo census tracts are presented in [Figure C-18](#) along with the City’s sites inventory. As discussed previously, nearly all El Segundo residents reside in the northwestern corner of the City. A majority of the southern and northeastern areas are comprised of commercial, corporate, and industrial uses. There are no housing units in these tracts. Only four El Segundo tracts in the northwestern corner of the City have TCAC Opportunity Map designations. Due to insufficient data, the remaining two tracts the City, along the eastern and southern boundaries, do not have TCAC Opportunity Map categorizations.

All tracts with sufficient data in the City are highest resource tracts. There are no tracts in the City that are classified as areas of high segregation and poverty. Opportunity map categorization and domain scores for El Segundo census tracts are shown in [Table C-12](#).

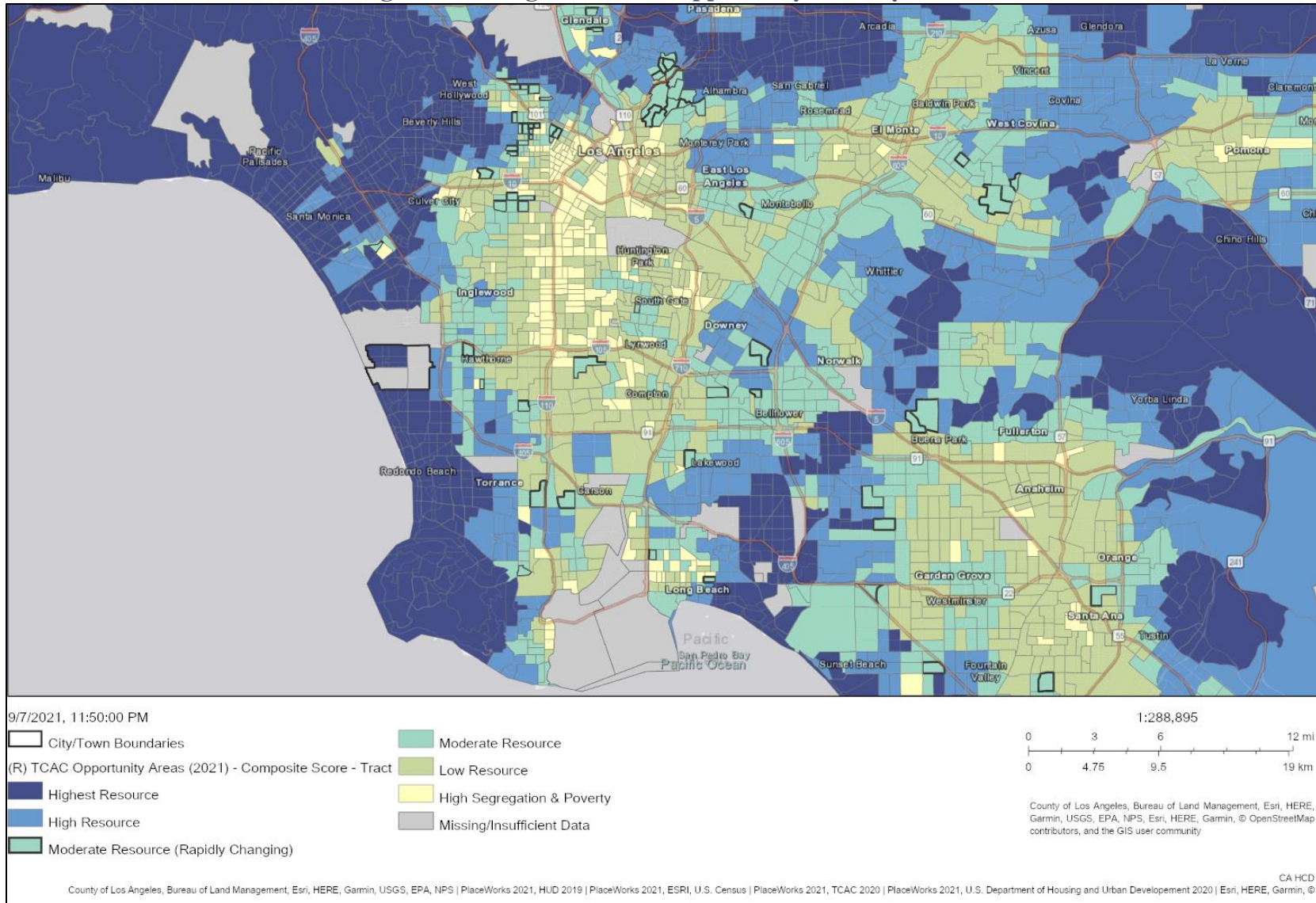
Sites Inventory. All units selected to meet the RHNA are in highest resource areas. The City’s RHNA strategy does not exacerbate fair housing conditions related to TCAC opportunity areas.

Table C-12: Opportunity Map Scores and Categorization

Census Tract	Economic Score	Environmental Score	Education Score	Composite Score	Final Category
6037620101	0.805	0.649	0.931	0.701	Highest Resource
6037620001	0.897	0.474	0.952	0.831	Highest Resource
6037620002	0.918	0.288	0.963	0.845	Highest Resource
6037620102	0.881	0.271	0.986	0.852	Highest Resource

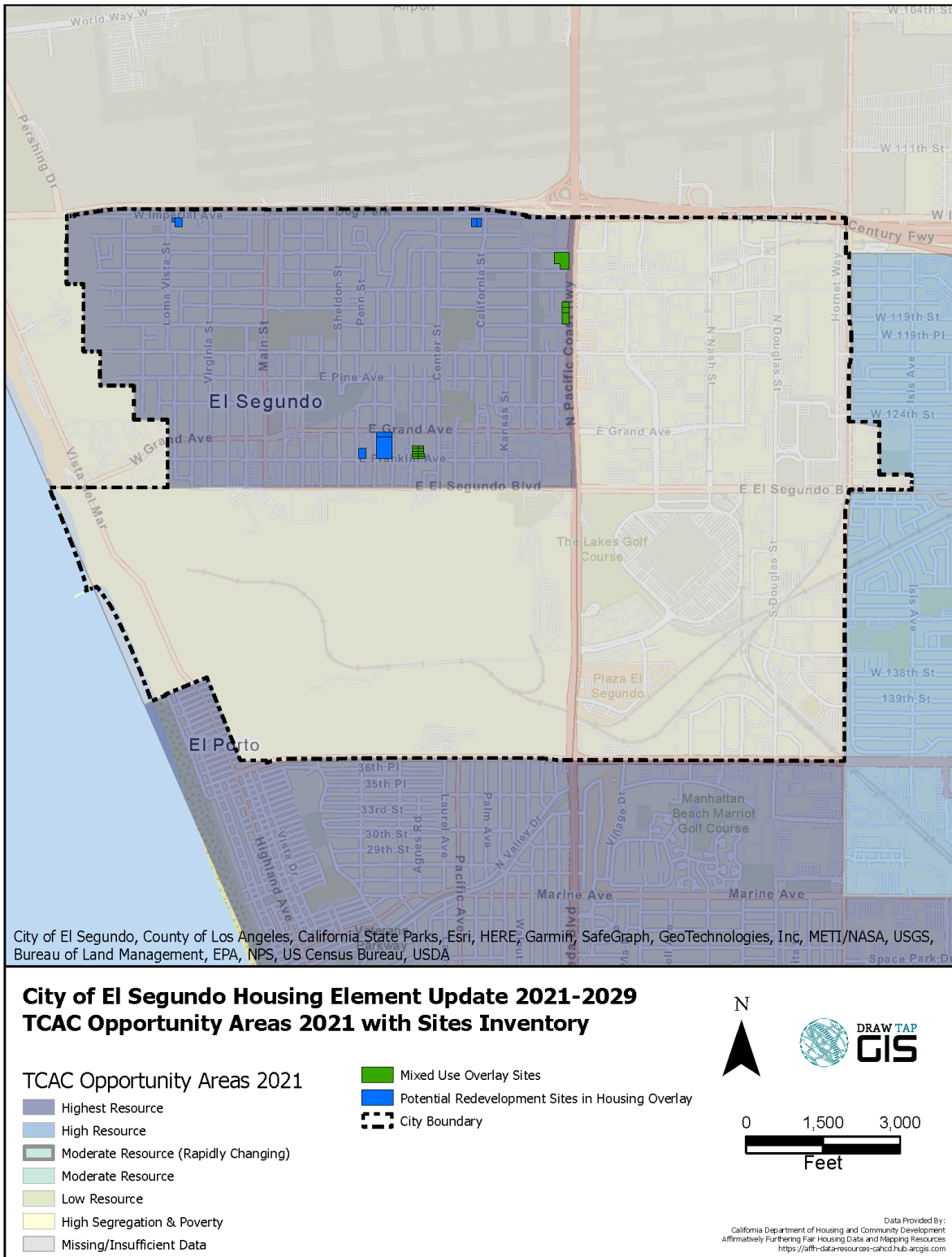
Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

Figure C-17: Regional TCAC Opportunity Areas by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

Figure C-18: TCAC Opportunity Areas by Tract and Sites Inventory



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

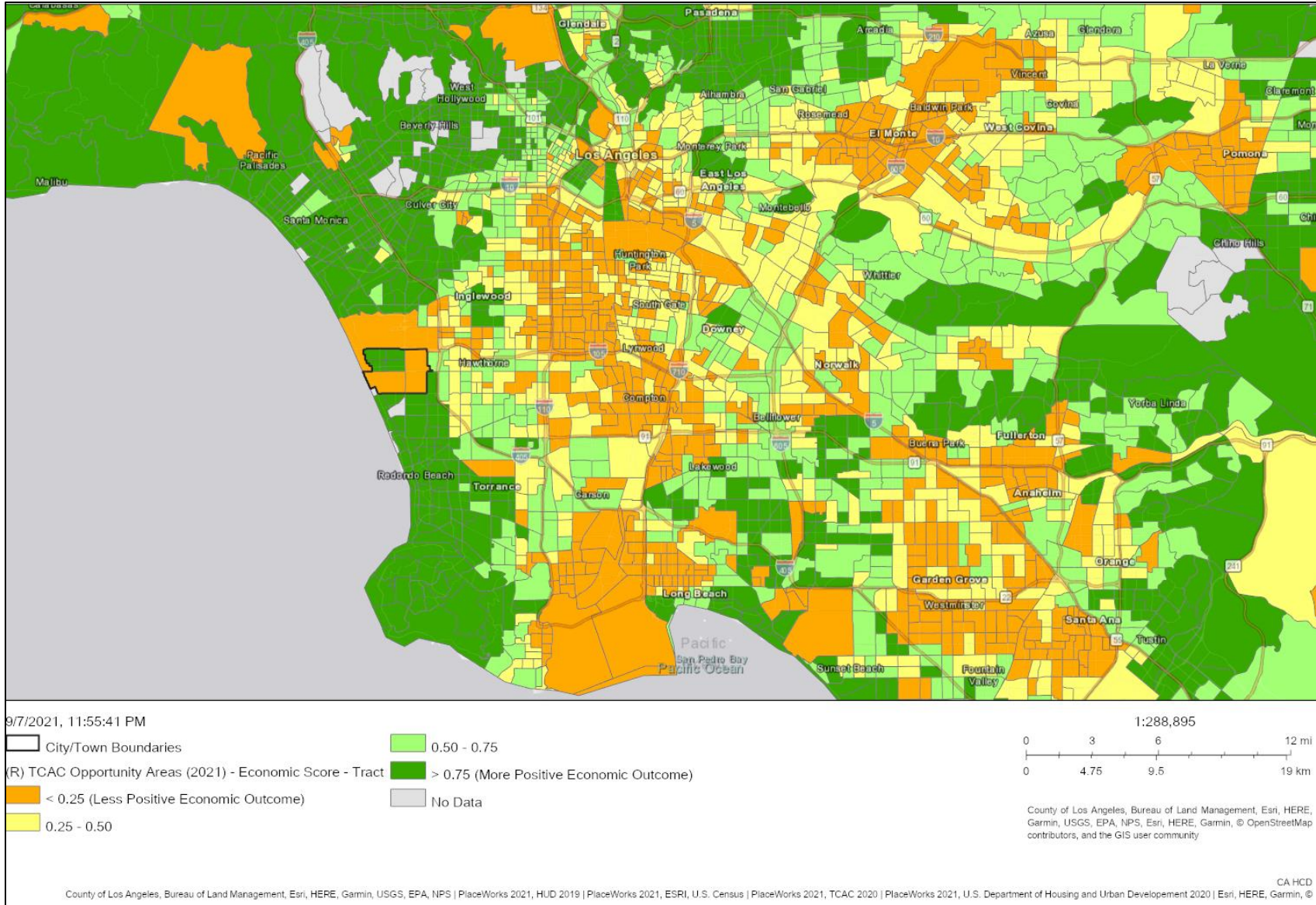
ECONOMIC

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. See [Table C-10](#) for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend. As presented in [Table C-11](#) above, in Los Angeles County, White residents have the highest labor market participation, while Hispanic residents have the lowest labor market participation. [Figure C-19](#) shows TCAC Opportunity Map economic scores in the Los Angeles region by tract. Consistent with final TCAC categories, tracts with the highest economic scores are concentrated in coastal communities, from the Rancho Palos Verdes to Santa Monica, and areas around Beverly Hills, Pasadena, and Arcadia. Tracts with economic scores in the lowest quartile are concentrated in the central Los Angeles County areas, San Gabriel Valley cities around El Monte, and around the cities of Long Beach and Carson.

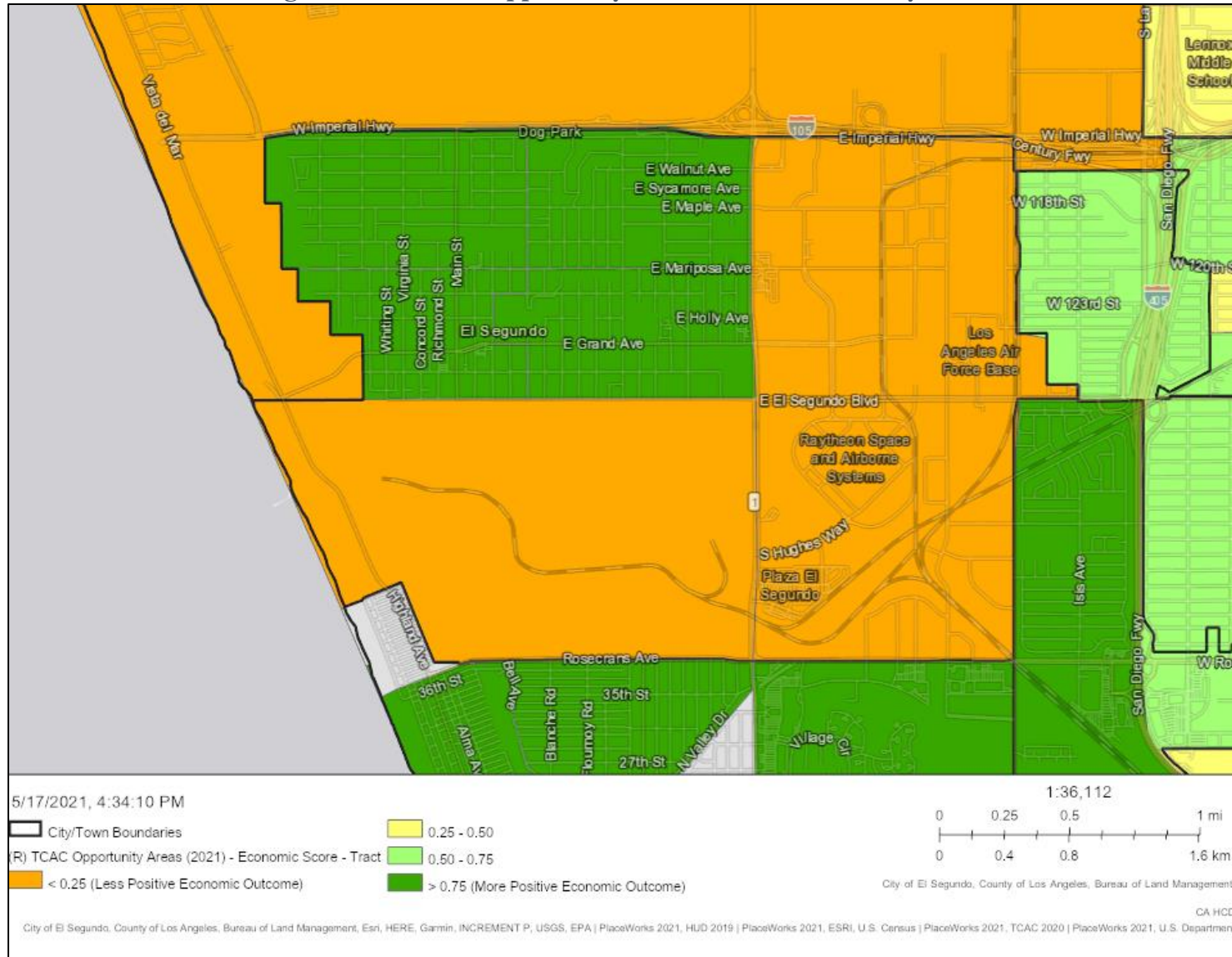
Local Trend. As presented in [Figure C-20](#), the northwestern corner of the City is comprised of tracts with economic scores in the highest quartile. As discussed previously, the tracts along the eastern and southern City boundaries are comprised of mostly industrial, corporate, and commercial uses. There are no housing units located in these tracts. These tracts scored in the lowest quartile for economic opportunity. The tract along the eastern City boundary has high concentrations of racial/ethnic minorities exceeding 81% (see [Figure C-3](#)).

Figure C-19: Regional TCAC Opportunity Area Economic Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021

Figure C-20: TCAC Opportunity Area Economic Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

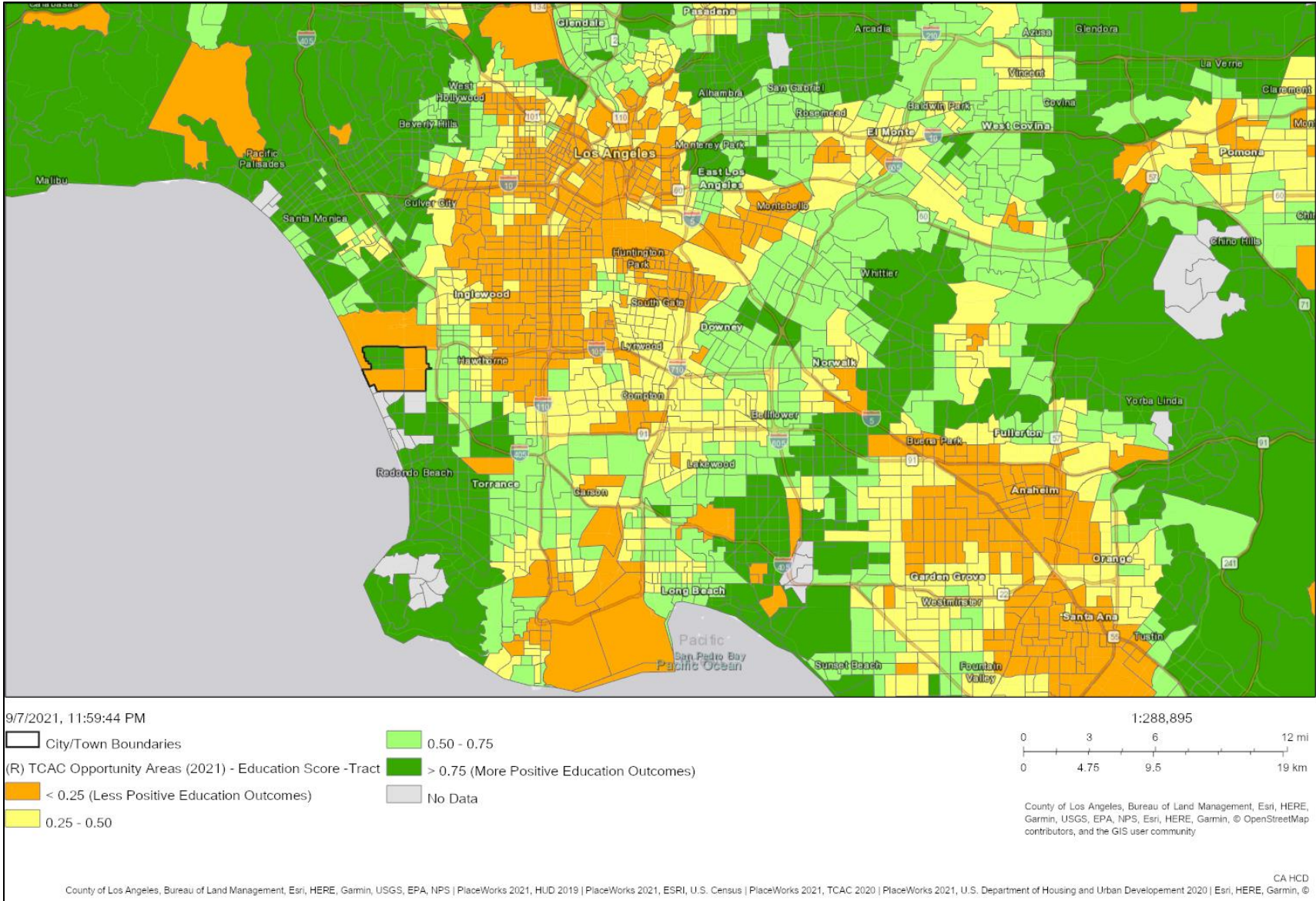
EDUCATION

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. See [Table C-10](#) for the complete list of TCAC Opportunity Map domains and indicators.

Regional Trend. As presented in [Table C-11](#) previously, White Los Angeles County communities are located closest to the highest quality school systems, while Black communities are typically located near lower quality school systems. TCAC Opportunity Map education scores for the region are shown in [Figure C-21](#). The central County areas have the highest concentration of tracts with education scores in the lowest percentile. There is also a concentration of tracts with low education scores around the San Pedro community and City of Long Beach. Coastal communities, and areas near Arcadia, Whittier, and Beverly Hills have the highest education scores.

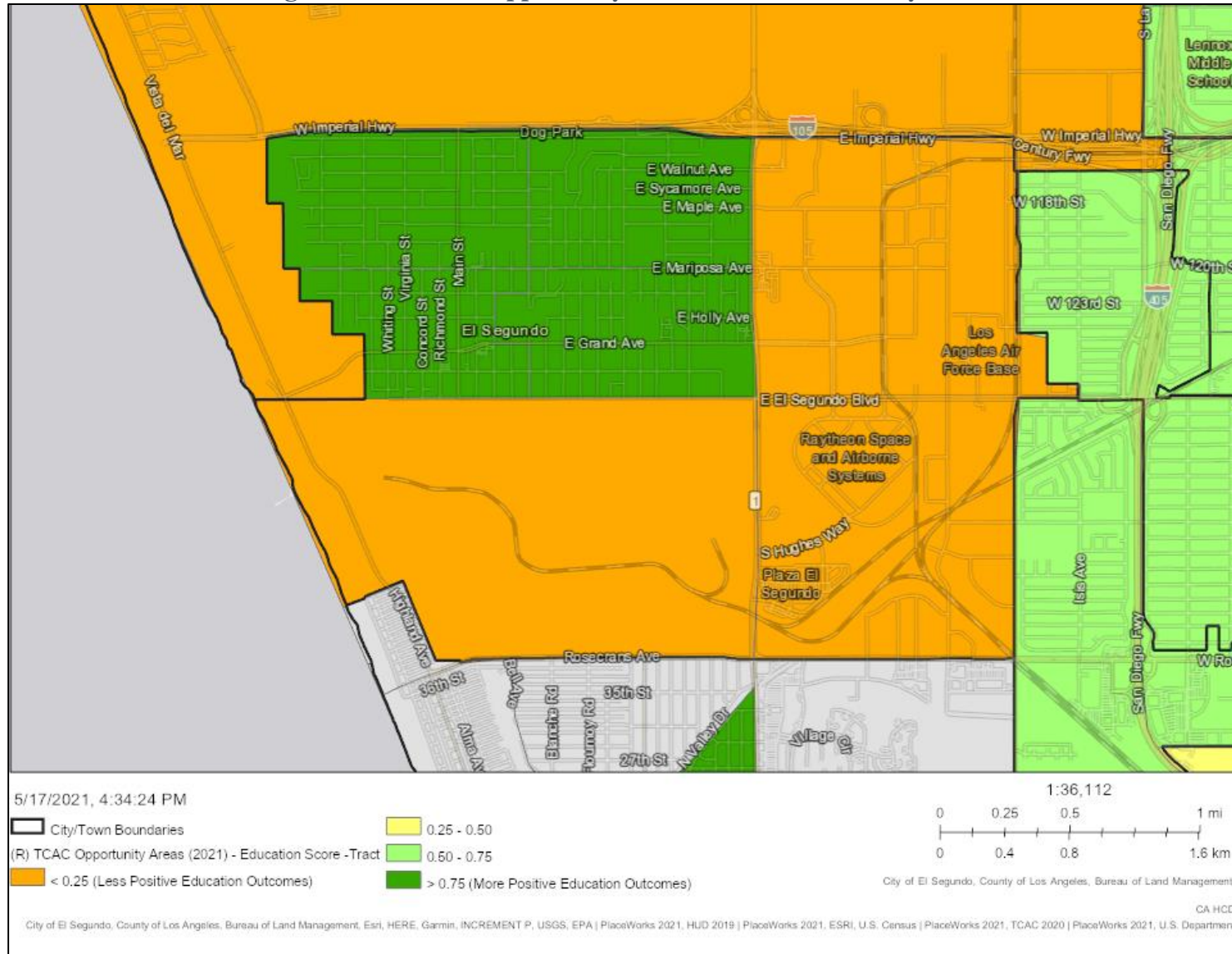
Local Trend. [Figure C-22](#) shows TCAC education scores for El Segundo tracts. Tracts in El Segundo received education scores consistent with economic scores discussed above. The northwestern corner of the City, where a large majority of El Segundo households are located, scored in the highest quartile, while the tracts along the eastern and southern City boundaries received education scores below 0.25.

Figure C-21: Regional TCAC Opportunity Area Education Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021

Figure C-22: TCAC Opportunity Area Education Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021

ENVIRONMENTAL

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to considering (1) environmental factors such as pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure and (2) sensitive receptors, including seniors, children, persons with asthma, and low birth weight infants, CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trend. As discussed previously, Black residents countywide are most likely to experience adverse environmental health conditions, while White residents are the least likely. A larger proportion of Los Angeles County has environmental scores in the lowest percentile compared to economic and education scores ([Figure C-23](#)). The central Los Angeles County, San Gabriel Valley, and South Bay areas all have concentrations of tracts with environmental scores in the lowest percentile. Tracts with the highest environmental scores are in western South Bay areas (i.e., Rolling Hills and Redondo Beach), and areas around Inglewood, Altadena, Whittier, Lakewood, and Malibu.

Local Trend. Environmental scores by tract in El Segundo are shown in [Figure C-24](#). Only one tract in the northwestern corner of the City received an environmental score above 0.50. The three remaining tracts in the northwestern corner scored between 0.25 and 0.50, and the tracts along the eastern and southern City boundaries scored in the lowest quartile. The tract along the eastern City boundary has a larger non-White population compared to the rest of the City (see [Figure C-3](#)).

[Access to parks, recreation, and open space is also crucial to healthy communities. To affirmatively further fair housing, all residents, regardless of demographics, should have access to recreational areas and open space. Figure C-25 shows protected open space in the City, including City and County land. There are many open space areas accessible to El Segundo residents in all areas of the City. The areas mapped include a variety of uses from national forests to small urban parks. In the case of El Segundo, most areas are parks and smaller open space areas. The northwestern section of the City, where nearly all residential units are located, has the highest density of open space. There are additional open space areas on the eastern side of the City and in the coastal area.](#)

Sites Inventory. The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) and the City's sites inventory is shown in [Figure C-26](#). A census tract's overall CalEnviroScreen percentile equals the percentage of all ordered CalEnviroScreen scores that fall below the score for that area. The areas with the highest (worst) scores are in the northwestern corner of the City; [however, nearly all residential units in the City, including potential sites for future residential development projects, are located in this corner.](#)

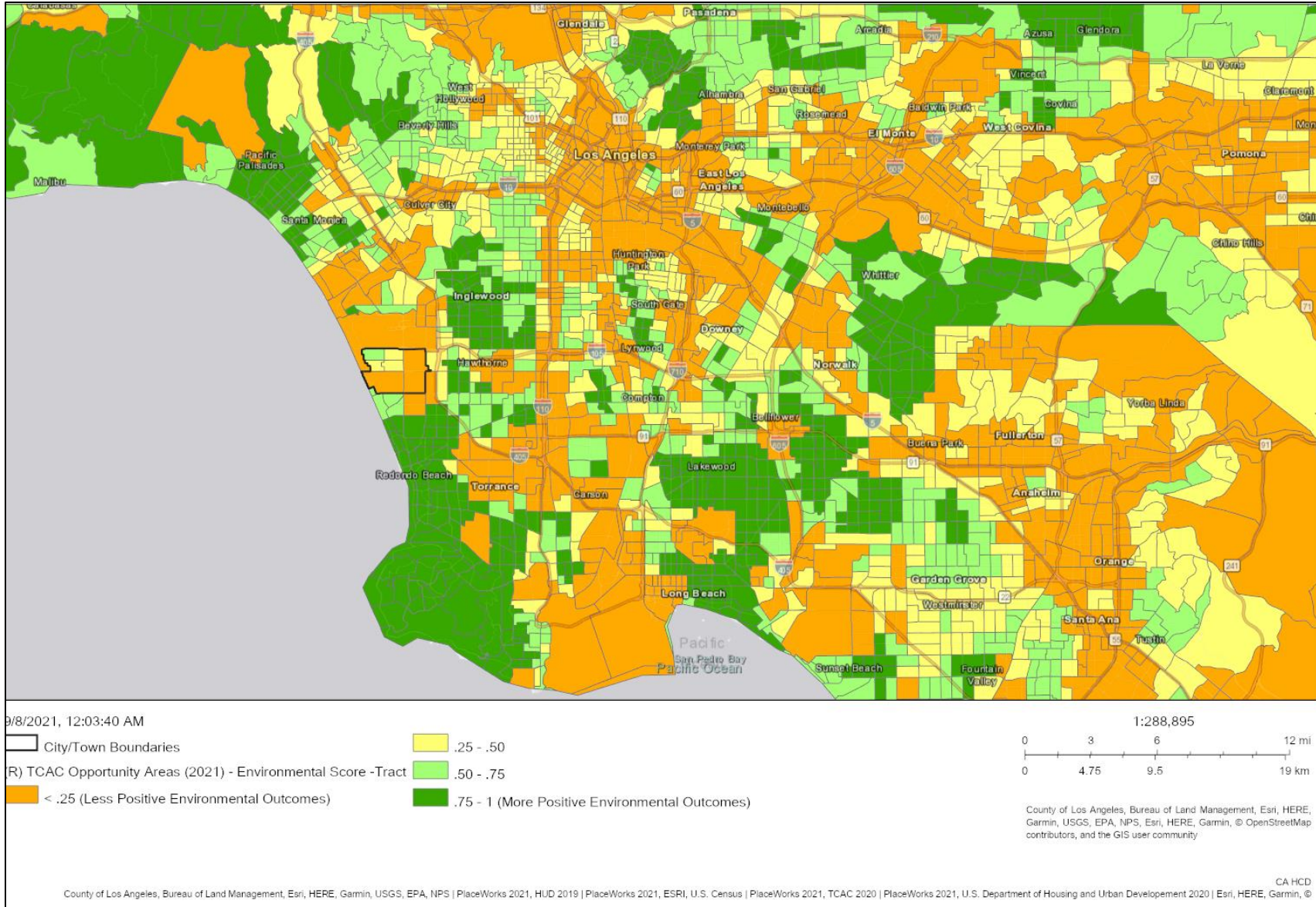
The distribution of RHNA units by CalEnviroScreen 4.0 score is shown in [Table C-13](#). Approximately [54%](#) of lower income units, [55%](#) of moderate income units, and [45%](#) of above moderate income units are in tracts scoring between the [51st](#) and [60th](#) percentile, [the worst scores amongst El Segundo tracts. As shown in Figure C-26, tracts with CalEnviroScreen 4.0 scores include the tract bound by City boundaries to the north and west, Sheldon Street to the east, and W. Mariposa Avenue to the south, and the tract bound by W. Mariposa Avenue to the north, the Pacific Coast Highway to the east, El Segundo Boulevard to the south, and Sheldon Street to the west. While there are a significant number of RHNA units in these tracts, it is also relevant to note that 40.1% of lower income units, 38.2% of moderate income units, and 49.5% of above moderate income units are also in tracts with](#)

CalEnviroScreen 4.0 scores in the 20th percentile or lower (best scores). RHNA units of all income levels are distributed throughout tracts with variable CalEnviroScreen 4.0 scores, ensuring housing units, specifically lower income units, are not concentrated in areas with worse environmental conditions. Further, all units are located in the northwestern area of the City where open space areas are prevalent and accessible (Figure C-25).

Table C-13: Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile Score

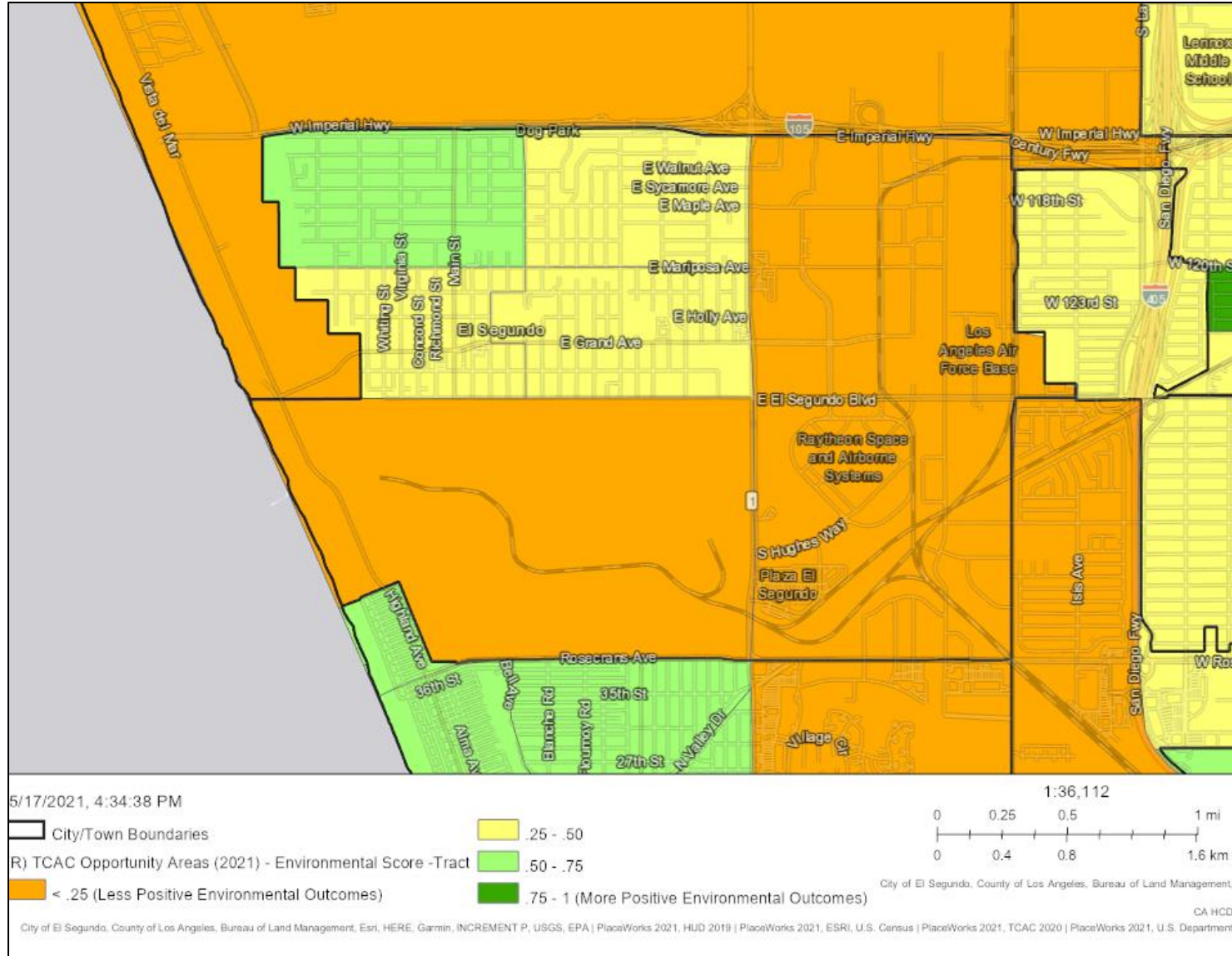
CalEnviroScreen 4.0 Percentile (Tract)	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
11-20%	103	40.1%	71	38.2%	117	49.8%	291	42.9%
21-30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
31-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
41-50%	16	6.2%	12	6.5%	12	5.1%	40	5.9%
51-60%	138	53.7%	103	55.4%	106	45.1%	347	51.2%
Total	257	100.0%	186	100.0%	235	100.0%	634	100.0%

Figure C-23: Regional TCAC Opportunity Area Environmental Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021

Figure C-24: TCAC Opportunity Area Environmental Scores by Tract



Source: HCD AFFH Data Viewer, TCAC 2021, 2021.

Figure C-25: Protected Open Space in City of El Segundo (2019)

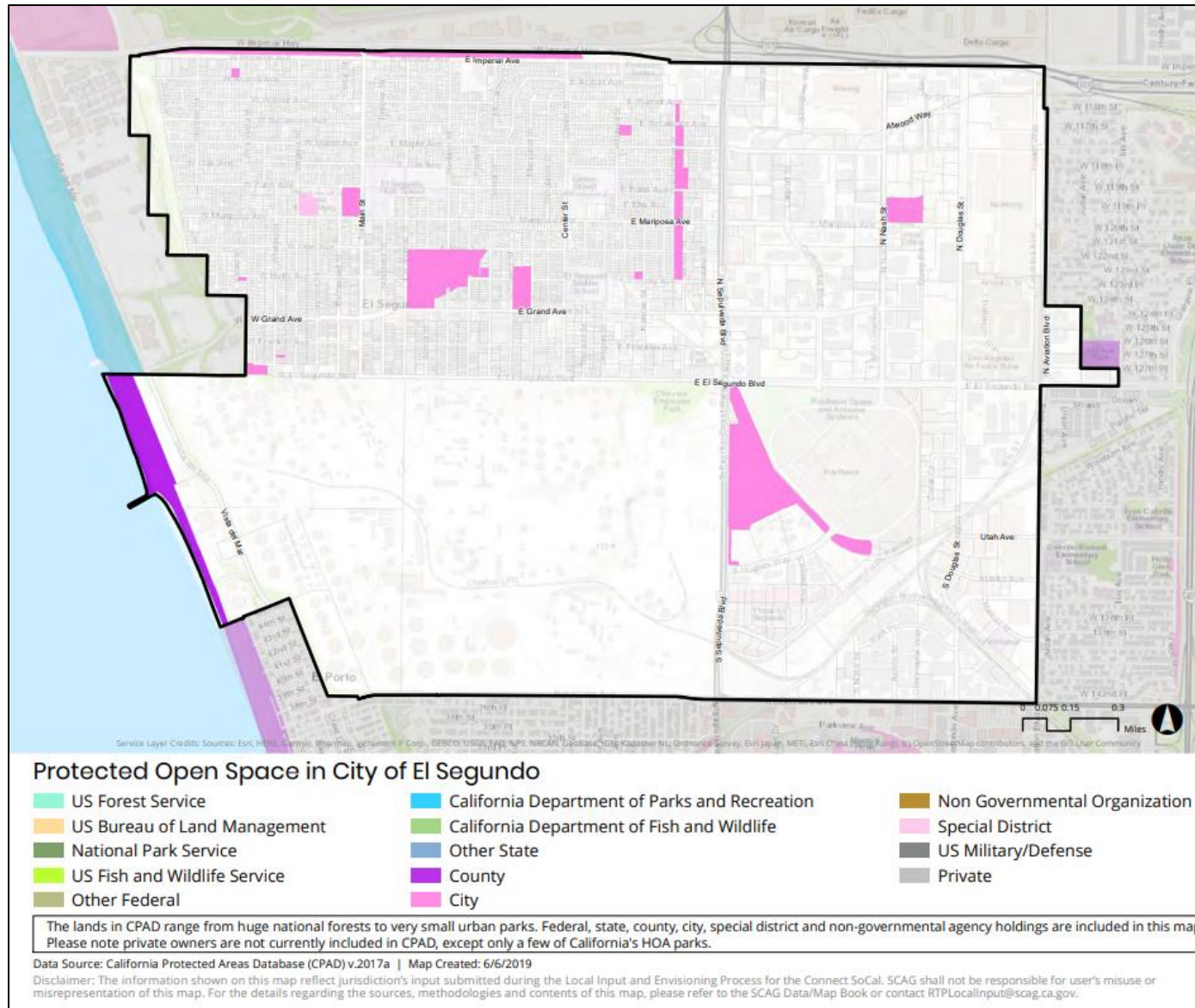
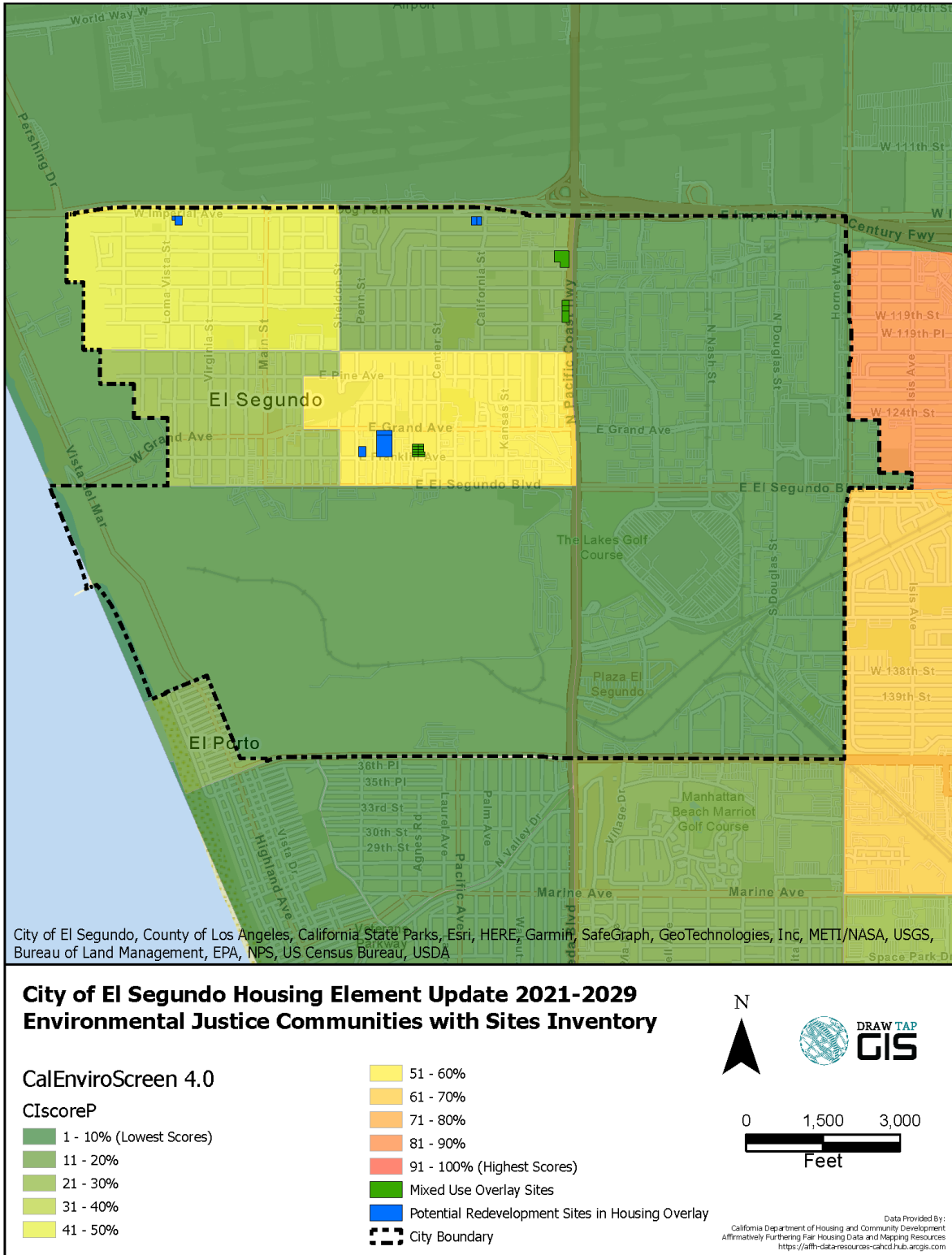


Figure C-26: CalEnviroScreen 4.0 Percentile Score by Tract and Sites Inventory



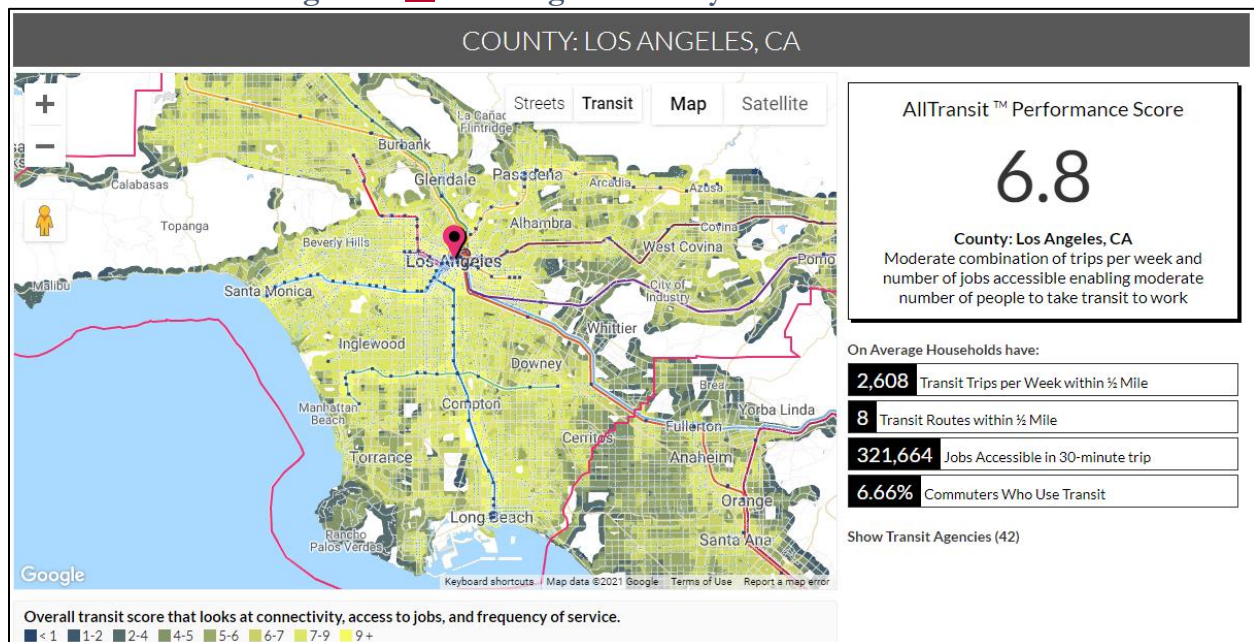
Source: HCD AFFH Data Viewer, CalEnviroScreen 4.0, 2021.

TRANSPORTATION

HUD’s Job Proximity Index, shown in [Table C-11](#), can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. This section also utilizes All Transit metrics to identify transportation opportunities in Los Angeles County and El Segundo.

Regional Trend. All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. El Segundo’s All Transit Performance score of 5.8 Hawthorne (7.3), Hermosa Beach (6.4), Inglewood (7.7), Lawndale (7.8), Redondo Beach (6.6), and the County (6.8). The City scored slightly higher than Manhattan Beach (5.6). Los Angeles County All Transit metrics are shown in [Figure C-27](#). The County’s All Transit score of 6.8 indicates a moderate combination of trips per week and number of accessible jobs enabling a moderate number of people to take transit to work. All Transit estimates 93.9% of jobs and 90.1% of workers are located within ½ a mile from transit.

Figure C-27: Los Angeles County All Transit Metrics



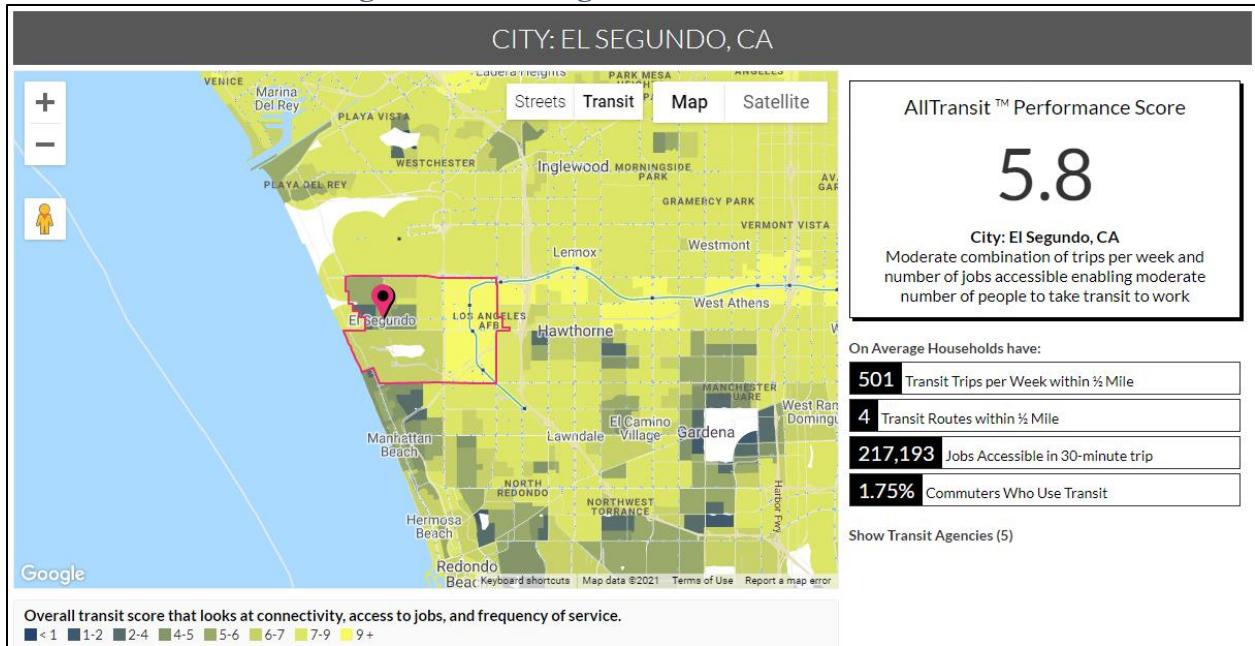
Source: All Transit Metrics: All Transit Performance Score – Los Angeles County, 2019.

As shown in [Figure C-29](#), block groups around Santa Monica and Beverly Hills, Pasadena, Torrance, downtown Los Angeles, and coastal areas around El Segundo have the highest jobs proximity index scores indicating employment opportunities are most accessible in these areas. Central County areas, from Inglewood to Bellflower, southern South Bay cities, and parts of the San Gabriel Valley have the lowest jobs proximity index scores. Most of the central County areas are considered HQTAs.

Local Trend. All Transit metrics for El Segundo are shown in [Figure C-28](#). El Segundo received an All Transit Performance Score of 5.8, indicating a moderate combination of trips per week and

number of jobs accessible by transit. All Transit estimates that 99.6% of jobs and 99.6% of workers in El Segundo are within 1/2 a mile from transit.

Figure C-28: El Segundo All Transit Metrics

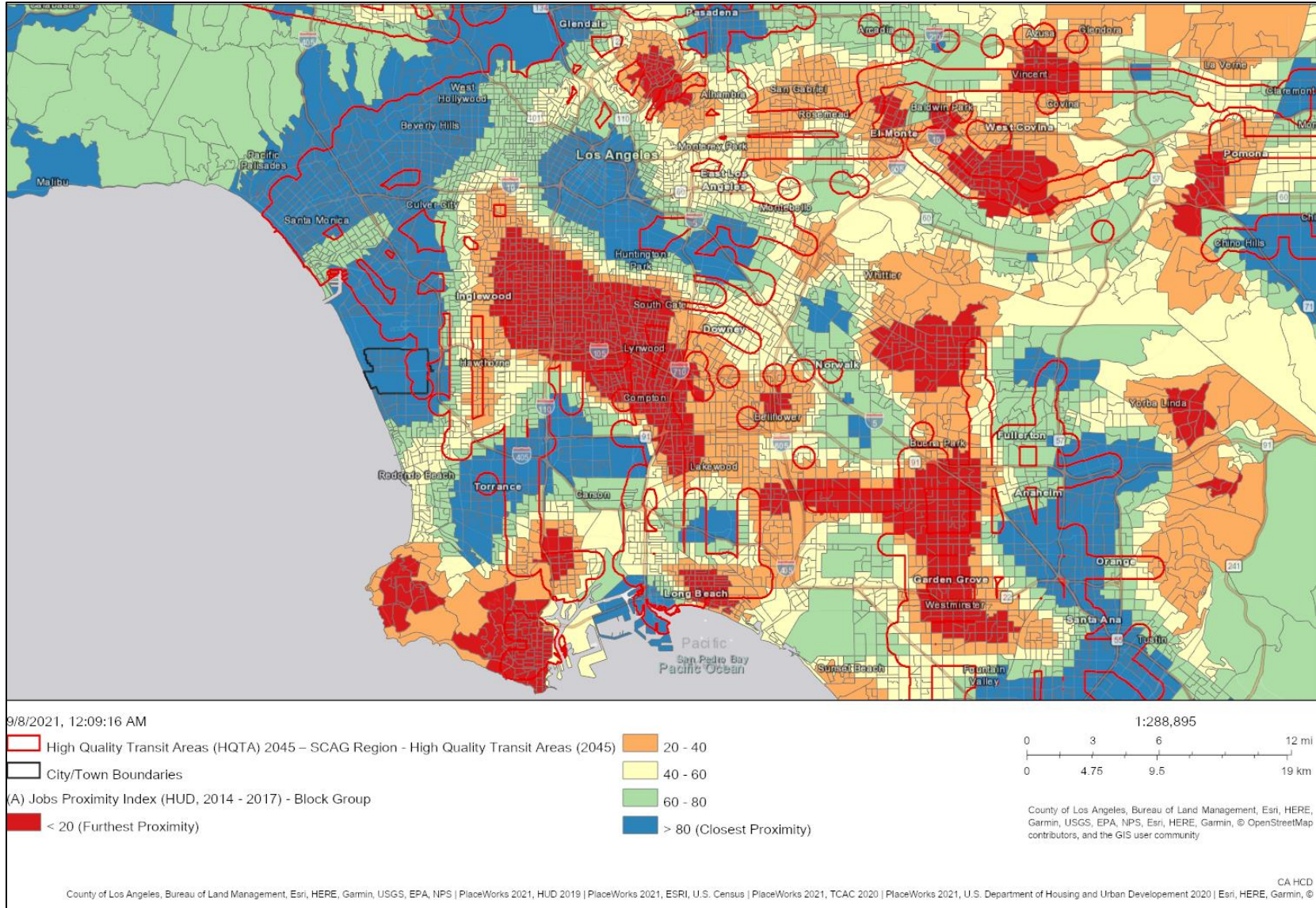


Source: All Transit Metrics: All Transit Performance Score – El Segundo, 2019.

As shown in [Figure C-30](#), all census block groups in El Segundo received the highest jobs proximity index scores exceeding 80, indicating that employment opportunities are very accessible in the City. Additionally, the eastern side of the City is considered an HQTAs ([Figure C-29](#)).

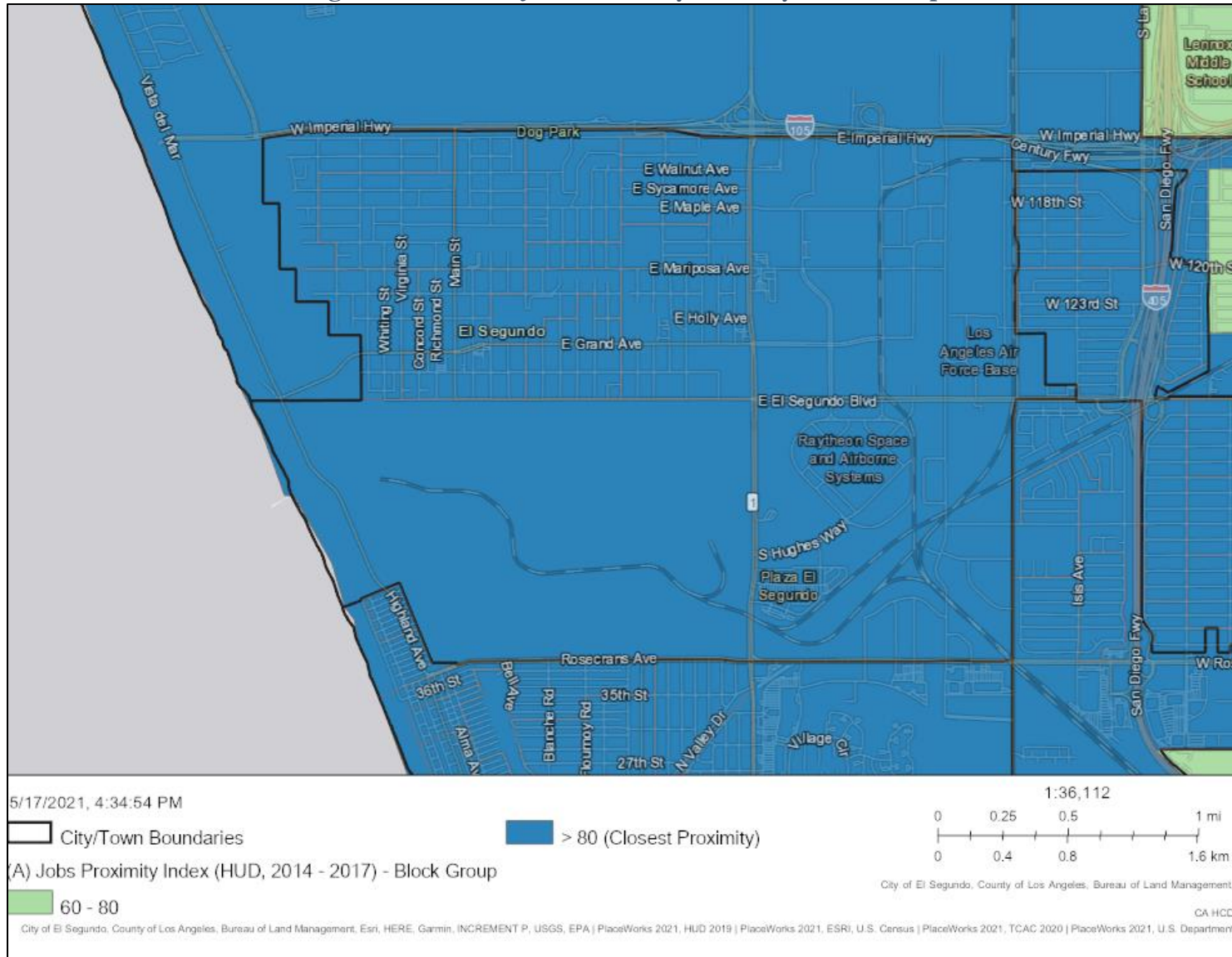
[Figure C-31](#) shows bikeways throughout the City. El Segundo has a widespread network of proposed or planned interconnected bikeways according to the SCAG Data/Map Book for the City of El Segundo. Additional bikeways throughout the City will encourage mobility, specifically in the northwestern corner of the City where nearly all residential units are located.

Figure C-29: Regional HUD Jobs Proximity Index by Block Group and HQTAs



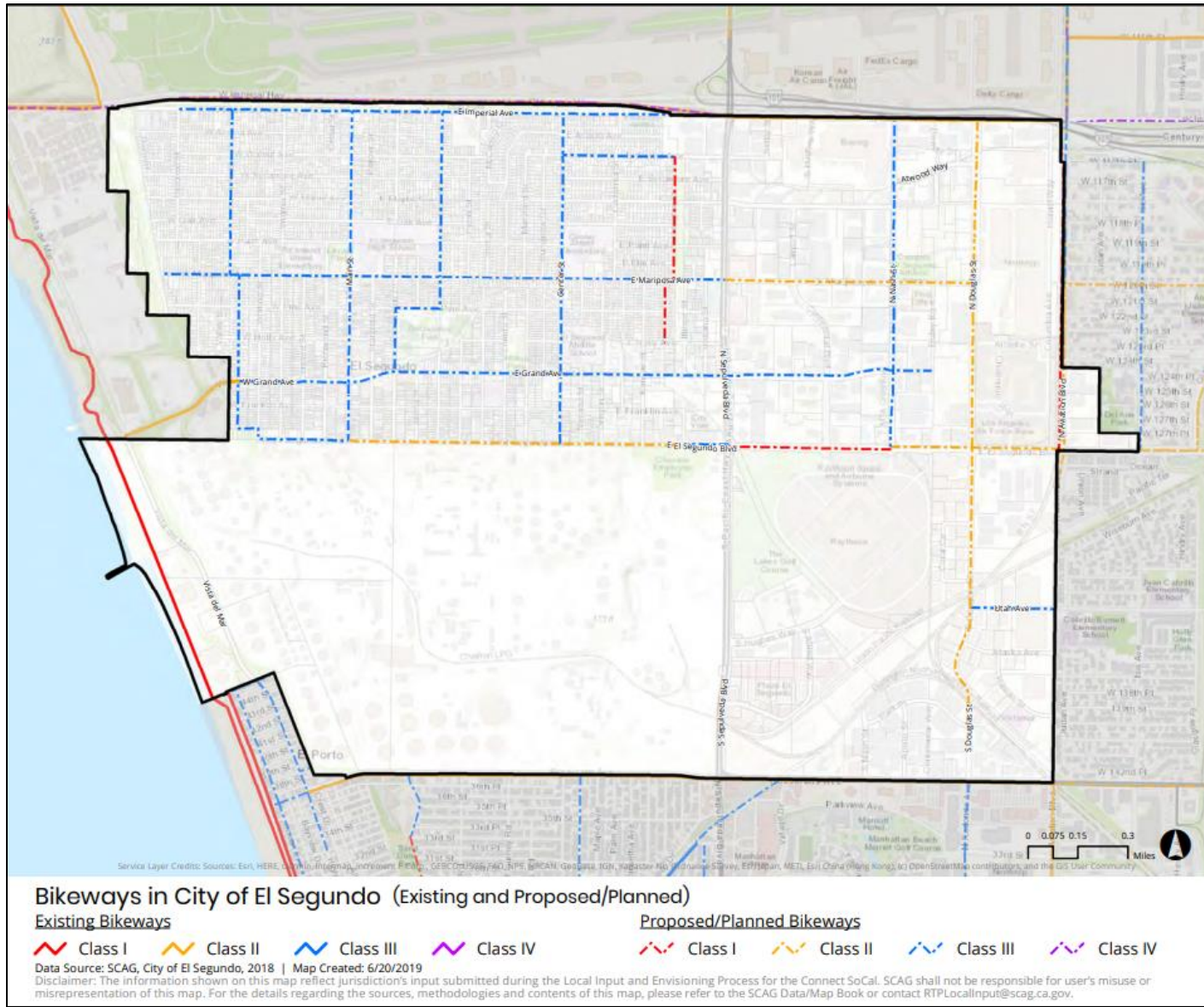
Source: HCD AFFH Data Viewer, HUD 2014-2017, 2021.

Figure C-30: HUD Jobs Proximity Index by Block Group



Source: HCD AFFH Data Viewer, HUD 2014-2017, 2021.

Figure C-31: Bikeways in the City of El Segundo



5. Disproportionate Housing Needs

Housing problems in El Segundo were calculated using HUD’s 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. [Table C-14](#) breaks down households by race and ethnicity and presence of housing problems for El Segundo and Los Angeles County households. The following conditions are considered housing problems:

- Substandard Housing (measured by incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

In El Segundo, 24.7% of owner-occupied households and 44.4% of renter-occupied households have one or more housing problems. The City has a smaller proportion of households with a housing problem compared to the County, where 38.9% of owner-occupied households and 62.3% of renter-occupied households experience a housing problem. In El Segundo, all Pacific Islander renter-households experience a housing problem. White owner-occupied households, Asian owner-occupied households, and Hispanic renter-occupied households also experience housing problems at a higher rate than the City average.

Table C-14: Housing Problems by Race/Ethnicity

	El Segundo		Los Angeles County	
	Owner	Renter	Owner	Renter
White	26.6%	43.7%	32.1%	52.6%
Black	--	43.8%	41.5%	63.7%
Asian	38.0%	42.4%	38.3%	56.3%
American Indian	--	--	39.7%	56.4%
Pacific Islander	--	100.0%	39.7%	55.5%
Hispanic	0.0%	53.3%	48.2%	71.1%
Other	0.0%	24.0%	36.5%	55.7%
All	24.7%	44.4%	38.9%	62.3%

Note: -- = 0 households in category.
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

COST BURDEN

Households are considered cost burdened if housing costs exceed 30% of their gross income for housing, and severely cost burdened if housing costs exceed 50% of their gross income. Cost burden in El Segundo and Los Angeles County is assessed using 2020 HUD CHAS data (based on 2013-2017 ACS estimates) and the HCD Data Viewer (based on 2010-2014 and 2015-2019 ACS estimates).

Regional Trend. Cost burden by tenure and race/ethnicity for Los Angeles County is shown in [Table C-15](#). Approximately 45% of Los Angeles County households are cost burdened, including 35% of owner-occupied households and 54.2% of renter-occupied households. Non-Hispanic Black and Hispanic renter households have the highest rate of cost burden of 59.6% and 58.3%, respectively. Non-Hispanic White and non-Hispanic Pacific Islander owner households have the lowest rate of cost burden of 31.1% and 33.3%, respectively. Cost burden is more common amongst renter households than owner households regardless of race or ethnicity.

Table C-15: Cost Burden by Race/Ethnicity and Tenure – Los Angeles County

	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	31.1%	14.8%	648,620
Black, non-Hispanic	40.0%	19.6%	104,895
Asian, non-Hispanic	34.4%	15.8%	255,890
American Indian, non-Hispanic	36.9%	16.3%	3,215
Pacific Islander, non-Hispanic	33.3%	14.8%	2,165
Hispanic	39.5%	17.8%	470,670
Other	34.9%	17.2%	26,905
Renter-Occupied			
White, non-Hispanic	49.4%	27.5%	541,545
Black, non-Hispanic	59.6%	34.8%	206,950
Asian, non-Hispanic	47.6%	25.5%	226,765
American Indian, non-Hispanic	48.8%	26.8%	4,420
Pacific Islander, non-Hispanic	47.9%	22.5%	4,355
Hispanic	58.3%	30.5%	755,590
Other	50.9%	27.5%	43,210

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Cost burden [Figure C-32](#) and [Figure C-33](#) show concentrations of cost burdened owners and renters by tract for the region. Tracts with high concentrations of cost burdened owners are generally dispersed throughout the County. Overpaying owners are most prevalent in the central County areas, in the westside cities of Santa Monica and Beverly Hills, and parts of the San Gabriel Valley. In most tracts in coastal areas from Rolling Hills to El Segundo, 20% to 60% of owners are cost burdened. There is a higher concentration of cost burdened renters countywide. More than 40% of renters overpay for housing in most Los Angeles County tracts. Tracts where more than 60% of renters are cost burdened are most concentrated in the central County areas around Inglewood and the City of Los Angeles, Long Beach, eastern County cities including Norwalk, and parts of the San Gabriel Valley. Between 20% and 60% of renters in coastal areas around El Segundo overpay for housing. There is a higher concentration of overpaying renters in tracts to the east of the City.

Local Trend. Cost burden by tenure in El Segundo based on HUD CHAS data is shown in [Table C-16](#). Pacific Islander, Hispanic, and Black renter-occupied households have the highest rate of cost burden in the city (100%, 45.3%, and 43.8% respectively). There are no cost burdened Hispanic owners or owners of a race not listed (“other”) in El Segundo. For all racial and ethnic groups other than Asians, cost burden is more prevalent amongst renter-occupied households. Overall, 31.9% of El Segundo households are cost burdened, and 14.6% are severely cost burdened. Only 24% of owners in El Segundo spend more than 30% of their income on housing, compared to 38.3% of renters. Fewer households are cost burdened in El Segundo compared to the County.

Table C-16: Cost Burden by Race/Ethnicity and Tenure – El Segundo

	Cost Burdened (>30%)	Severely Cost Burdened (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	26.2%	11.5%	2,350
Black, non-Hispanic	--	--	0
Asian, non-Hispanic	38.0%	20.0%	250
American Indian, non-Hispanic	--	--	0
Pacific Islander, non-Hispanic	--	--	0
Hispanic	0.0%	0.0%	285
Other	0.0%	0.0%	75
Renter-Occupied			
White, non-Hispanic	40.0%	16.8%	2,325
Black, non-Hispanic	43.8%	25.0%	80
Asian, non-Hispanic	22.7%	3.0%	330
American Indian, non-Hispanic	--	--	0
Pacific Islander, non-Hispanic	100.0%	0.0%	10
Hispanic	45.3%	26.3%	685
Other	20.0%	20.0%	250

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Figure C-34 through Figure C-37 compare cost burden by tract in using the 2010-2014 and 2015-2019 ACS. The rate of cost burdened owners has decreased or remained the same in all tracts in El Segundo since the 2010-2014 ACS. Between 20% and 40% of owners are currently cost burdened in all tracts. The rate of cost burdened renters has increased in one tract in the northwestern corner of the City. According to the most recently 2015-2019 ACS estimates, between 40% and 60% of renters overpay in most El Segundo tracts. Only 20% to 40% of renters overpay in the tract at the cross section of the PCH and El Segundo Boulevard.

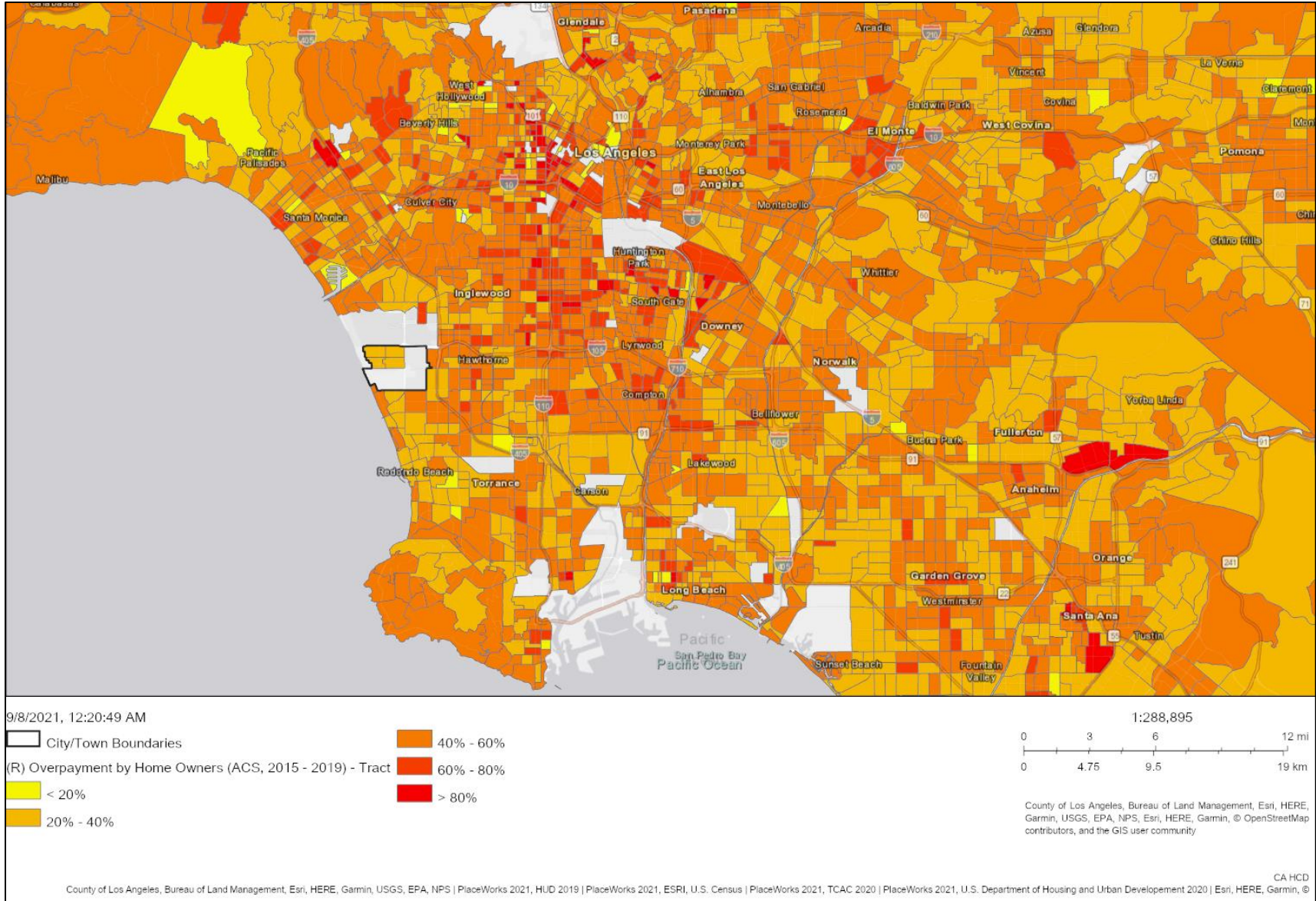
Sites Inventory. As discussed above, between 20% and 40% of owners overpay for housing in all El Segundo tracts; therefore, all RHNA units are located in tracts with populations of cost burdened owners in this range. The distribution of RHNA units by cost burdened renters is shown below. Over half (51.2%) of RHNA units are in tracts where 20% to 40% of renters overpay for housing, including 53.7% of lower income units, 55.4% of moderate income units, and 45.1% of above moderate income units. The other 48.8% of RHNA units are in tracts where 40% to 60% of renters overpay. As shown in Figure C-37, the distribution of RHNA units is consistent with the Citywide trend where 40% and 60% of renters are cost burdened in a majority of the City. The City’s RHNA strategy does not exacerbate existing fair housing conditions related to cost burden.

Table C-17: Distribution of RHNA Units by Percent of Cost Burdened Renters

Cost Burdened Renters (Tract)	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
20-40%	138	53.7%	103	55.4%	106	45.1%	347	51.2%
40.1-60%	119	46.3%	83	44.6%	129	54.9%	331	48.8%

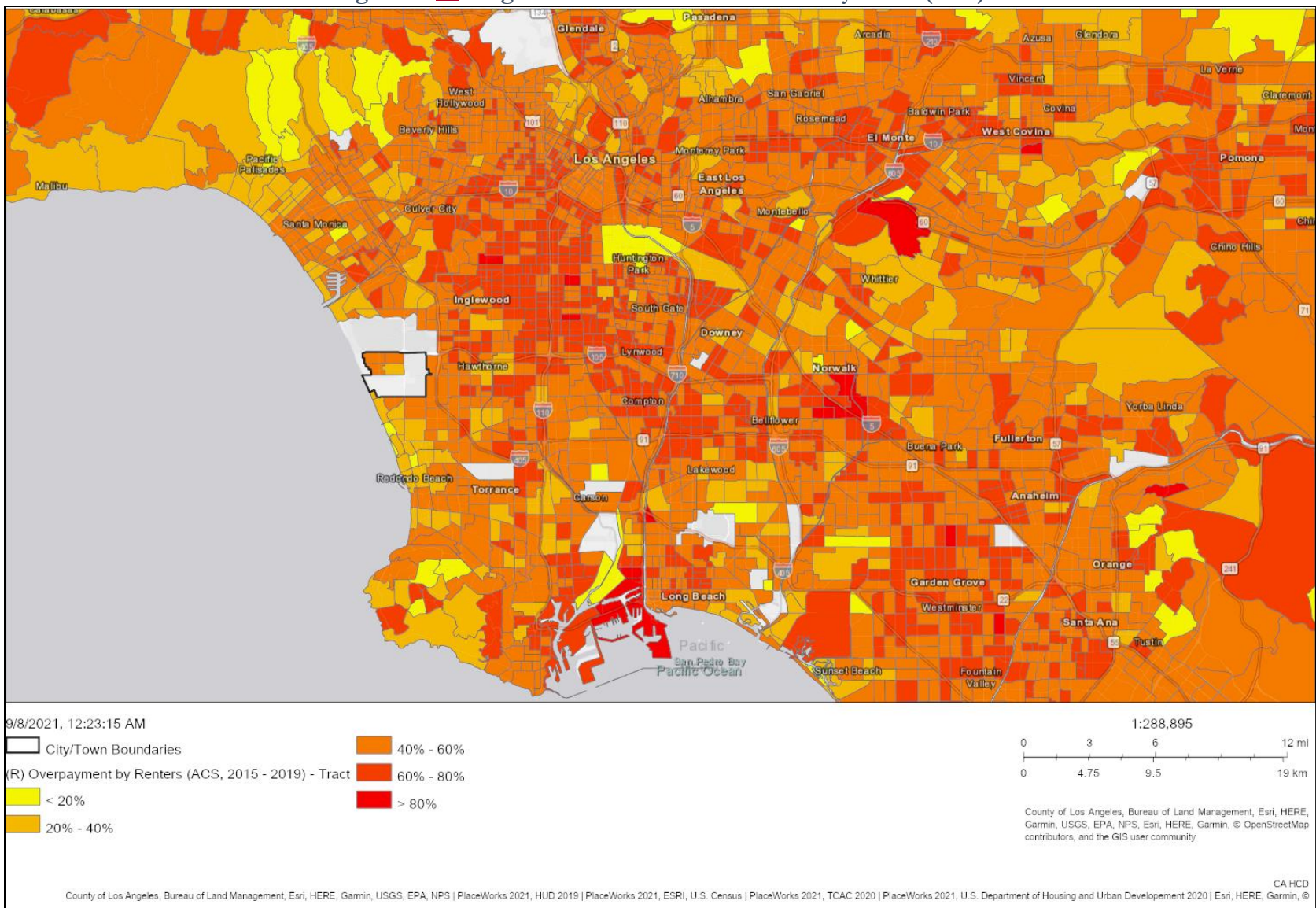
<u>Total</u>	<u>257</u>	<u>100.0%</u>	<u>186</u>	<u>100.0%</u>	<u>235</u>	<u>100.0%</u>	<u>678</u>	<u>100.0%</u>
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Figure C-32: Regional Cost Burdened Owners by Tract (2019)



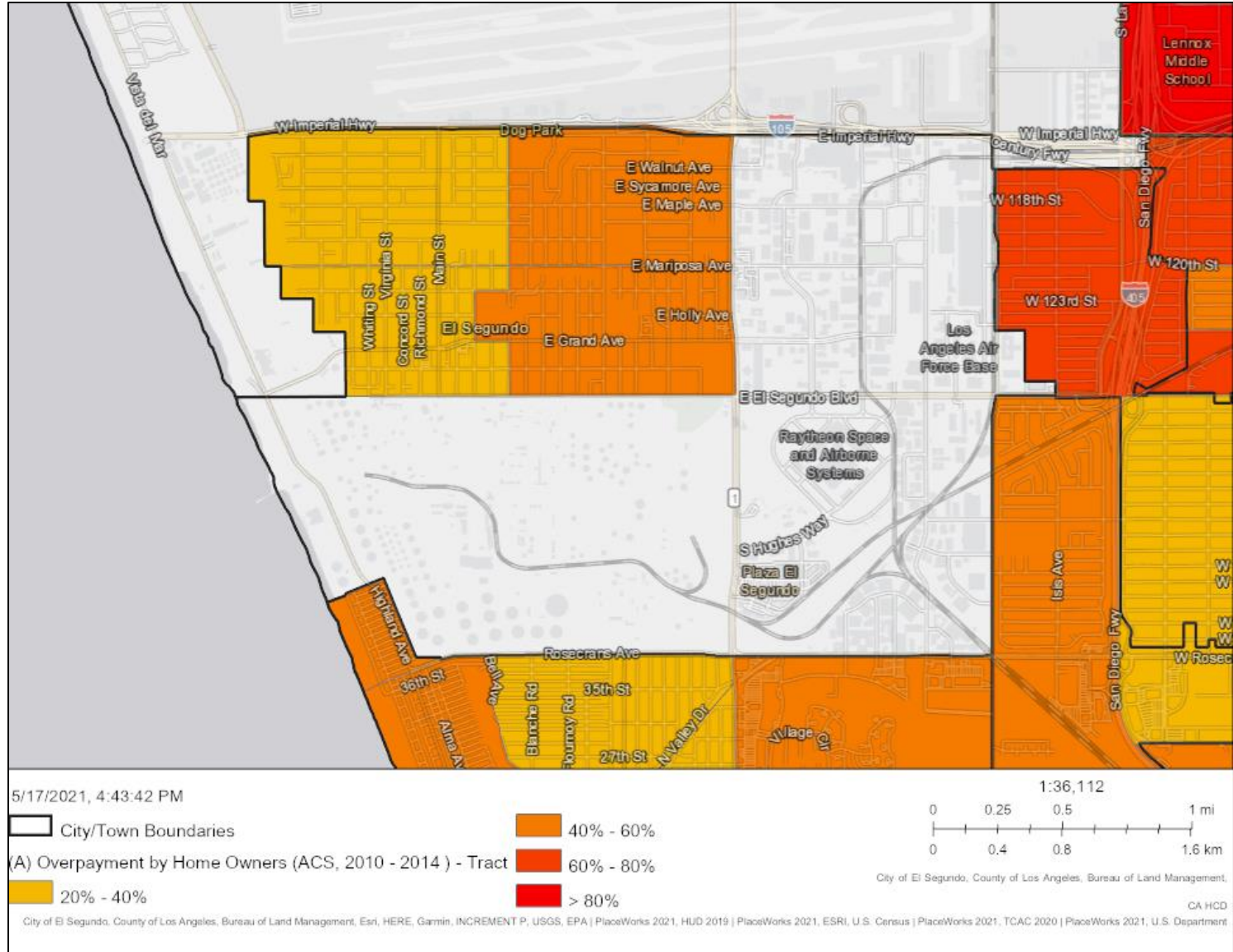
Source: HCD AFFH Data Viewer, 2010-2014 ACS, 2021.

Figure C-33: Regional Cost Burdened Renters by Tract (2019)



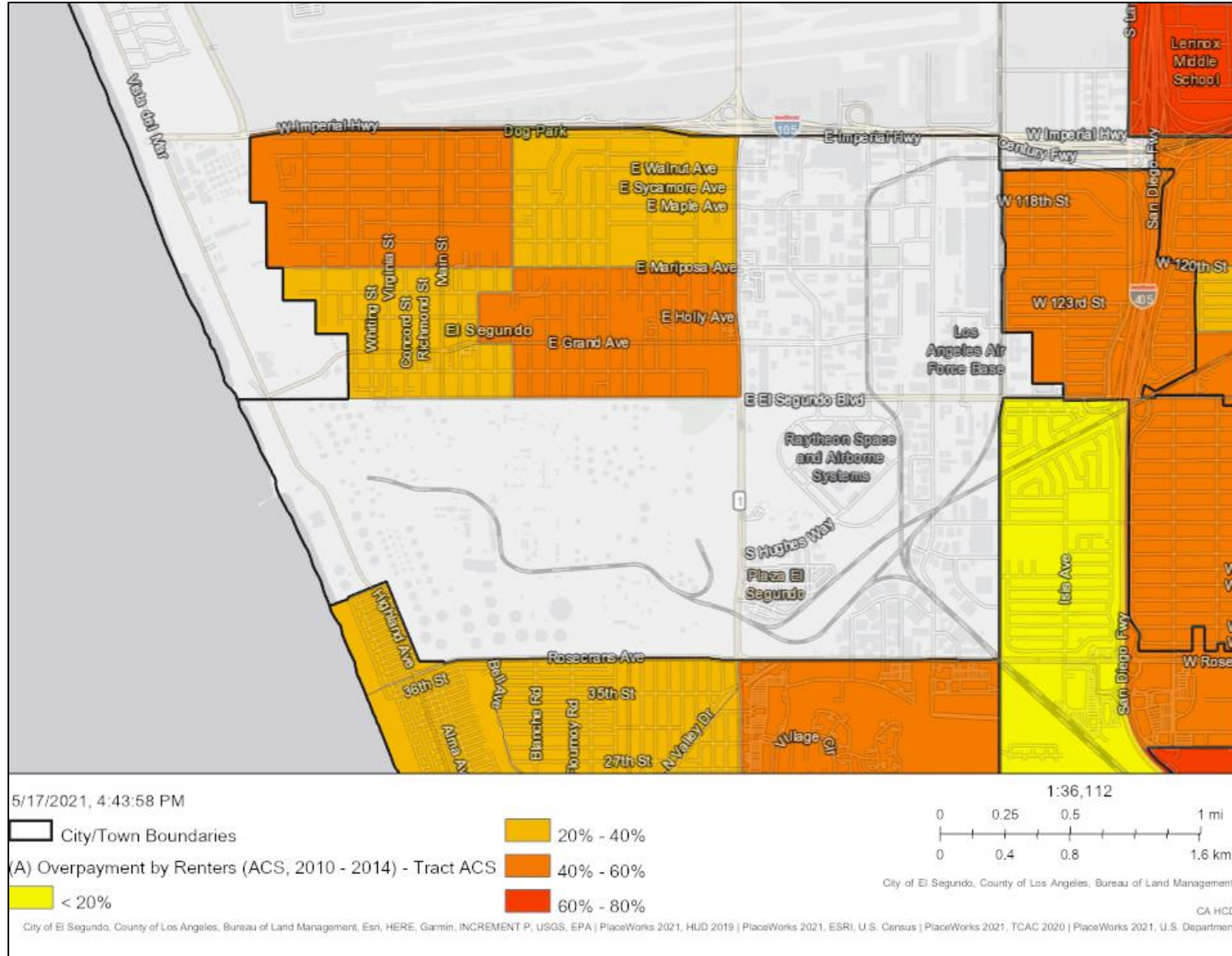
Source: HCD AFFH Data Viewer, 2010-2014 ACS, 2021.

Figure C-34: Cost Burdened Owners by Tract (2014)



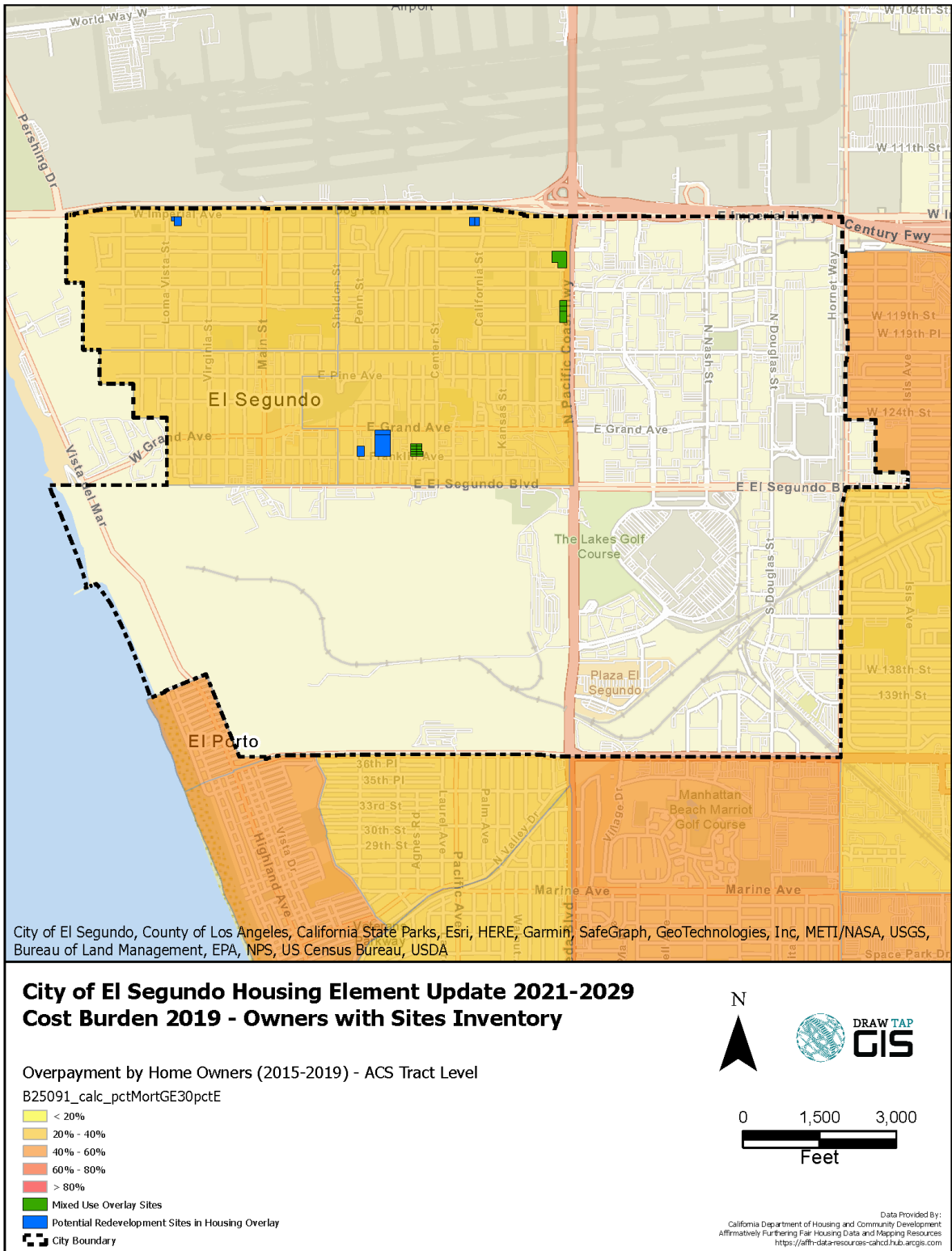
Source: HCD AFFH Data Viewer, 2010-2014 ACS, 2021.

Figure C-35: Cost Burdened Renters by Tract (2014)



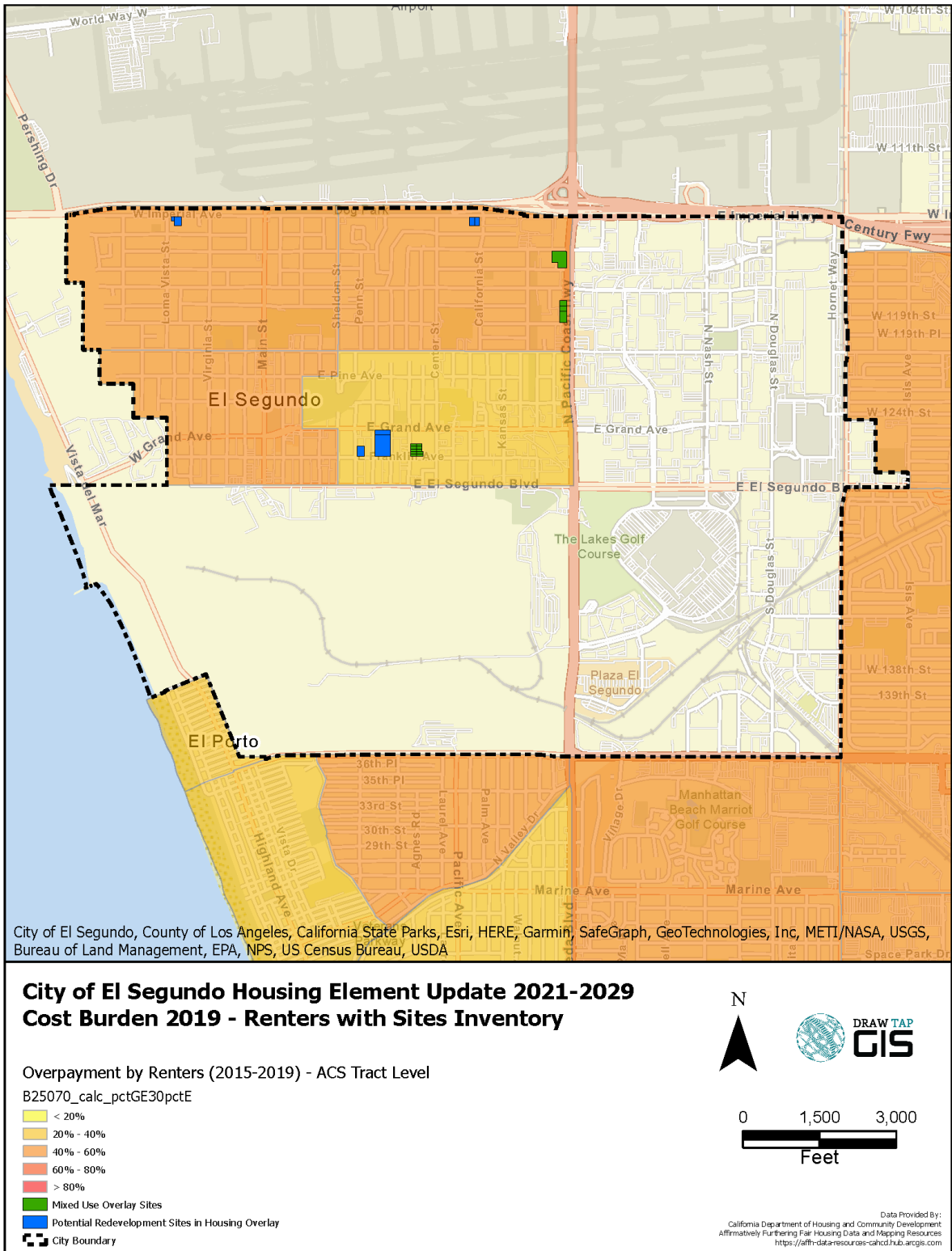
Source: HCD AFFH Data Viewer, 2010-2014 ACS, 2021.

Figure C-36: Cost Burdened Owners by Tract and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

Figure C-37: Cost Burdened Renters by Tract and Sites Inventory (2019)



Source: HCD AFFH Data Viewer, 2015-2019 ACS, 2021.

OVERCROWDING

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. HUD CHAS data based on the 2013-2017 ACS and the HCD AFFH Data Viewer (2015-2019 ACS) is used to show overcrowding in El Segundo and Los Angeles County.

Regional Trend. As shown in [Table C-18](#), 5.7% of owner-occupied households and 16.7% of renter-occupied households in the County are overcrowded. Severe overcrowding is also an issue in the County, especially amongst renter households. More than 1% of owner households and 7.6% of renter households are severely overcrowded.

Table C-18: Overcrowding by Tenure

	Overcrowded (>1 person per room)		Severely Overcrowded (>1.5 persons per room)		Total Households
	Households	Percent	Households	Percent	
El Segundo					
Owner-Occupied	25	0.8%	15	0.5%	2,960
Renter-Occupied	215	5.8%	80	2.2%	3,680
Los Angeles County					
Owner-Occupied	85,870	5.7%	23,025	1.5%	1,512,365
Renter-Occupied	298,460	16.7%	134,745	7.6%	1,782,835

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

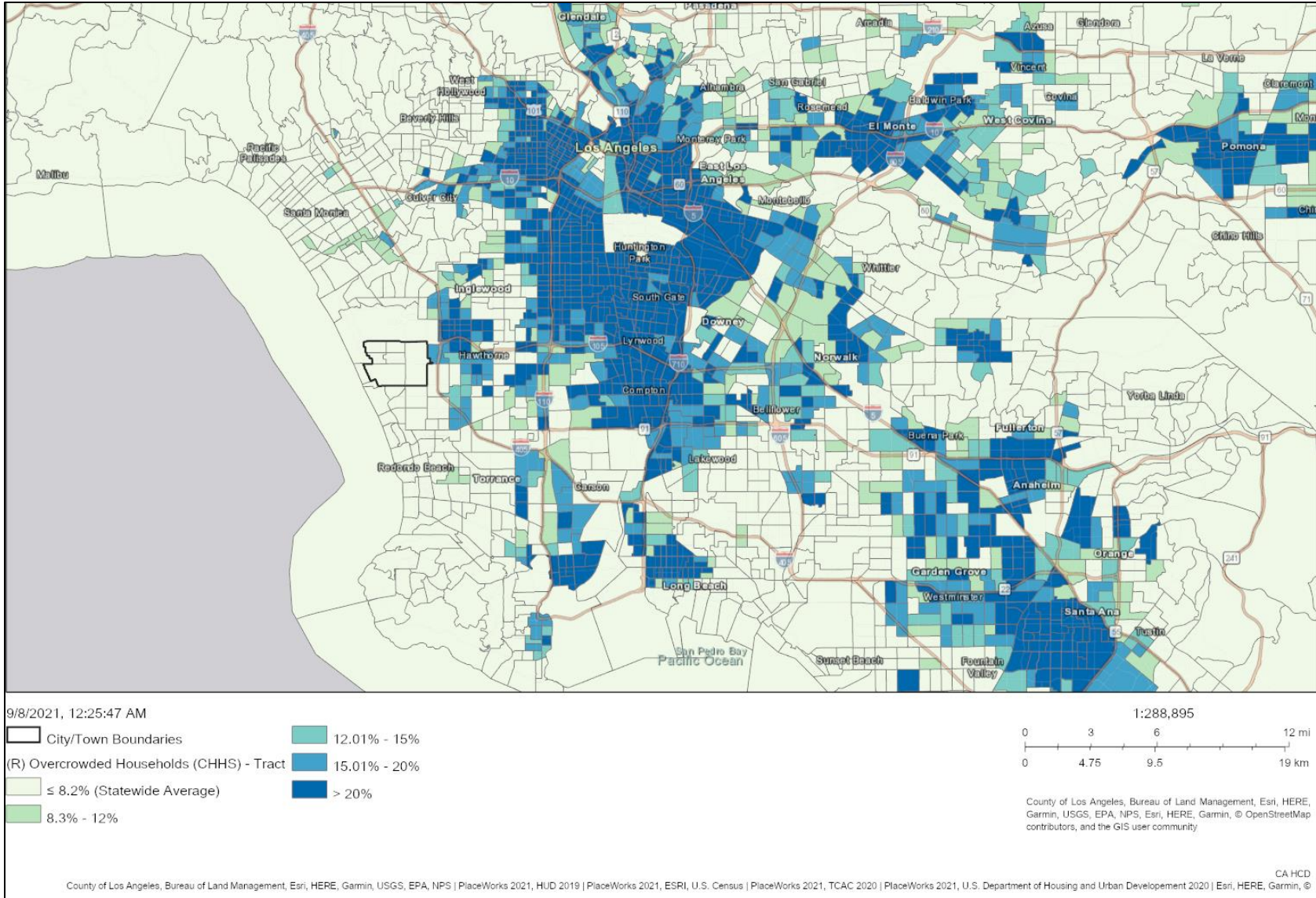
[Figure C-38](#) shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated in the central County areas, including the City of Los Angeles, South Gate, and Compton, and in parts of San Gabriel Valley. Areas north and south of El Segundo have concentrations of overcrowded households below the State average. Tracts east of El Segundo, around Hawthorn and Inglewood, have significantly more overcrowding.

Local Trend. As presented in [Table C-18](#) above, a smaller share of households in El Segundo are overcrowded compared to the countywide average. Less than 1% of owner-occupied households and 5.8% of renter-occupied households in the City have more than one person per room. Only 0.5% of owner households and 2.2% of renter households are severely overcrowded, with more than 1.5 persons per room.

[Figure C-39](#) shows overcrowding by tract in the City. There are no tracts in El Segundo where the percent of overcrowded households exceeds the statewide average of 8.2%.

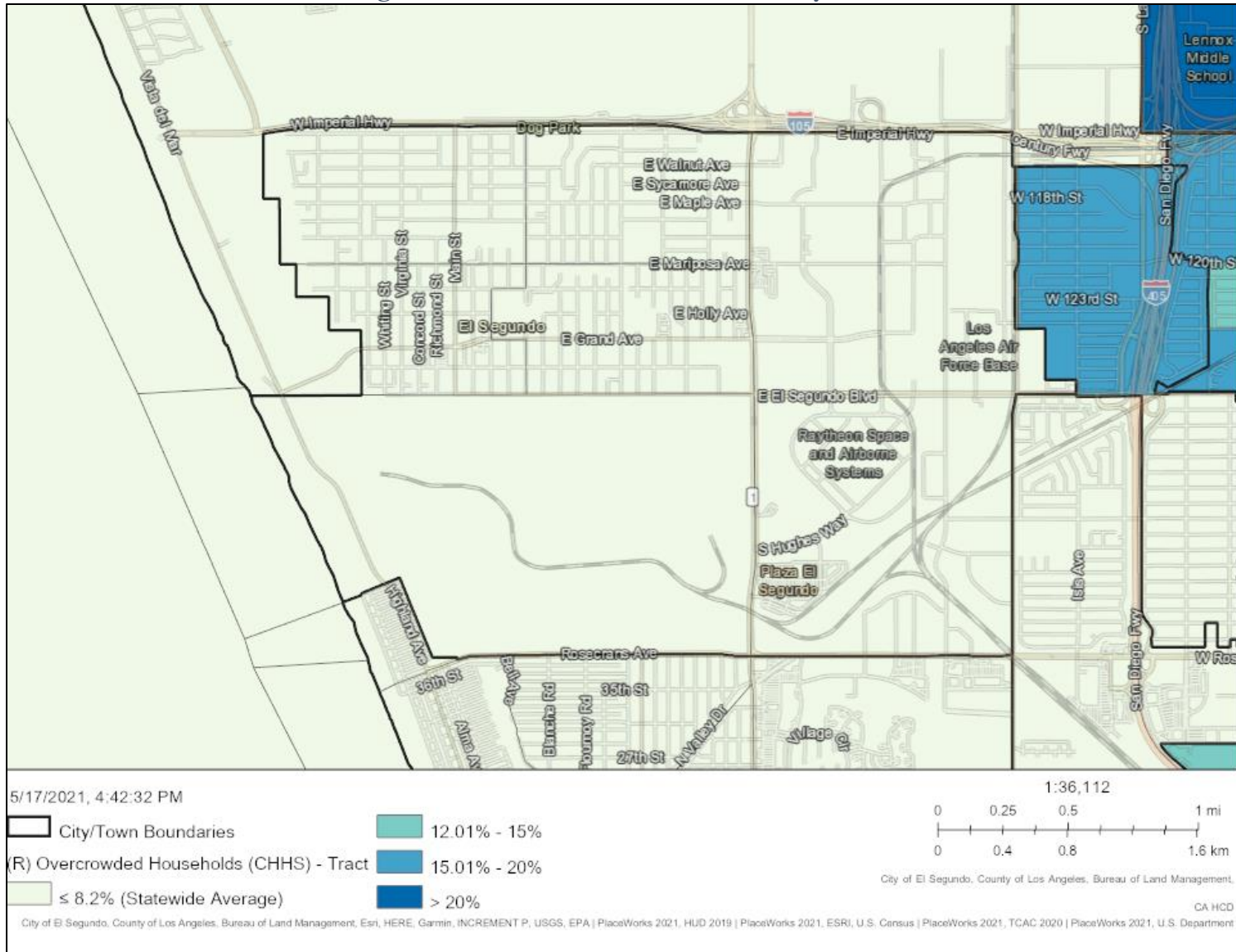
Sites Inventory. There are no RHNA units in tracts where the population of overcrowded households exceeds the statewide average of 8.2%. The City's RHNA strategy does not exacerbate conditions related to overcrowding.

Figure C-38: Regional Overcrowded Households by Tract



Source: HCD AFFH Data Viewer, 2020 HUD CHAS data, 2021.

Figure C-39: Overcrowded Households by Tract



Source: HCD AFFH Data Viewer, 2020 HUD CHAS data, 2021.

SUBSTANDARD HOUSING

Incomplete plumbing or kitchen facilities and housing stock age can be used to measure substandard housing conditions. Incomplete facilities and housing age are based on the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Regional Trend. Less than 1% households in the County lack complete plumbing facilities, and 1.5% lack complete kitchen facilities. Incomplete facilities are more common amongst renter-occupied households. Only 0.4% of owner households lack complete kitchen facilities compared to 2.5% of renters ([Table C-19](#)).

Table C-19: Incomplete Facilities

	Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		Total Households
	Households	Percent	Households	Percent	
El Segundo					
Owner-Occupied	0	0.0%	0	0.0%	2,792
Renter-Occupied	19	0.5%	129	3.6%	3,625
Total	19	0.3%	129	2.0%	6,417
Los Angeles County					
Owner-Occupied	3,672	0.2%	5,823	0.4%	1,519,516
Renter-Occupied	11,410	0.6%	44,441	2.5%	1,797,279
Total	15,082	0.5%	50,264	1.5%	3,316,795

Source: 2015-2019 ACS (5-Year Estimates).

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. In the County, 86% of the housing stock was built prior to 1990, including 60.5% built prior to 1970 ([Table C-20](#)).

Local Trend. There are no owner-occupied households lacking complete plumbing or kitchen facilities in El Segundo ([Table C-19](#)). A larger proportion of renter-occupied households in El Segundo lack complete kitchen facilities compared to the share countywide. Of renter households, 0.5% lack complete plumbing facilities and 3.6% lack complete kitchen facilities.

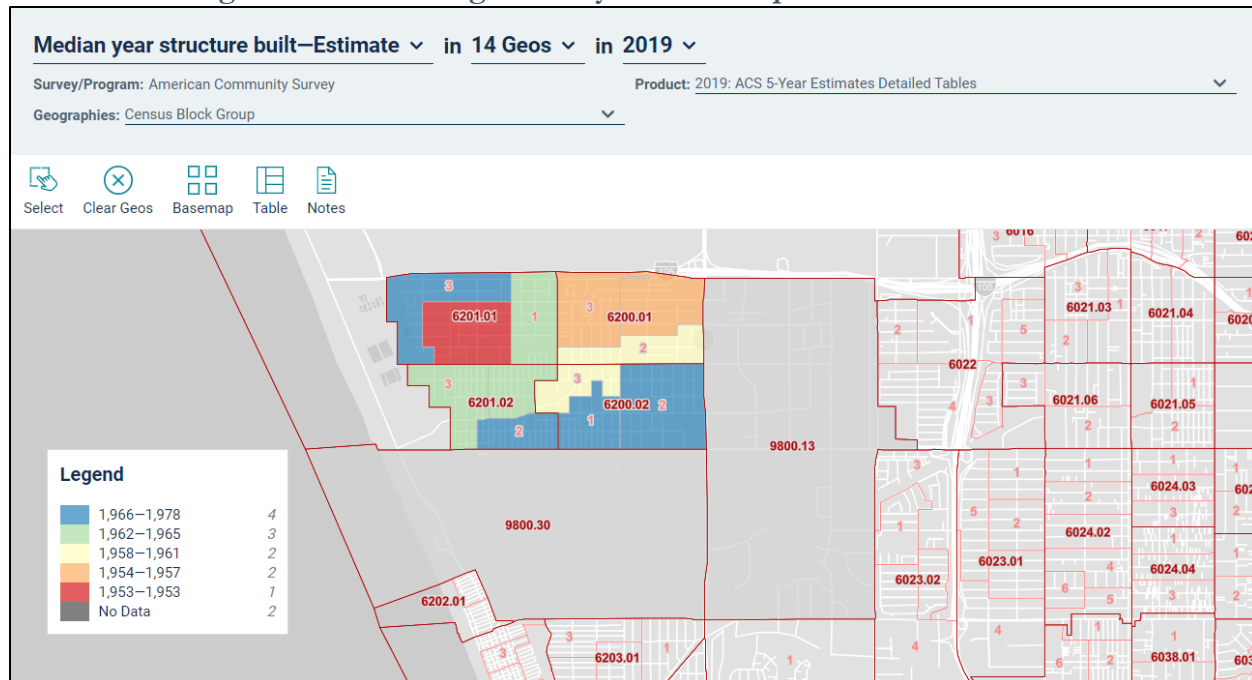
[Table C-20](#) shows the housing stock age in El Segundo and El Segundo block groups. Nearly 90% of the City's housing stock was built prior to 1990, a slightly higher share than the County. Tract 6200.01 block groups 1 and 3, and tract 6201.01 block group 2 have the largest share of housing units aged 50 or older. More than 70% of housing units in these block groups were built prior to 1970. [Figure C-40](#) shows the median year housing units were built by block group. The northernmost tracts, tracts 6201.01 and 6200.01, have slightly older housing stocks.

Table C-20: Housing Unit Age

Tract/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
Block Group 1, Tract 6200.01	73.1%	21.0%	5.9%	442
Block Group 2, Tract 6200.01	64.9%	27.8%	7.3%	479
Block Group 3, Tract 6200.01	76.5%	11.0%	12.4%	571
Block Group 1, Tract 6200.02	55.3%	29.4%	15.4%	494
Block Group 2, Tract 6200.02	42.5%	29.7%	27.7%	602
Block Group 3, Tract 6200.02	59.9%	29.1%	11.1%	416
Block Group 1, Tract 6201.01	57.4%	38.1%	4.6%	680
Block Group 2, Tract 6201.01	75.3%	18.9%	5.8%	782
Block Group 3, Tract 6201.01	56.8%	33.3%	9.9%	718
Block Group 1, Tract 6201.02	57.5%	23.1%	19.4%	381
Block Group 2, Tract 6201.02	55.1%	36.7%	8.2%	403
Block Group 3, Tract 6201.02	62.0%	29.9%	8.1%	803
Block Group 1, Tract 9800.13	--	--	--	0
Block Group 1, Tract 9800.30	--	--	--	0
El Segundo	61.7%	27.4%	10.9%	6,771
Los Angeles County	60.5%	25.4%	14.1%	3,542,800

Source: 2015-2019 ACS (5-Year Estimates).

Figure C-40: Housing Stock by Block Group – Median Year Built



DISPLACEMENT RISK

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

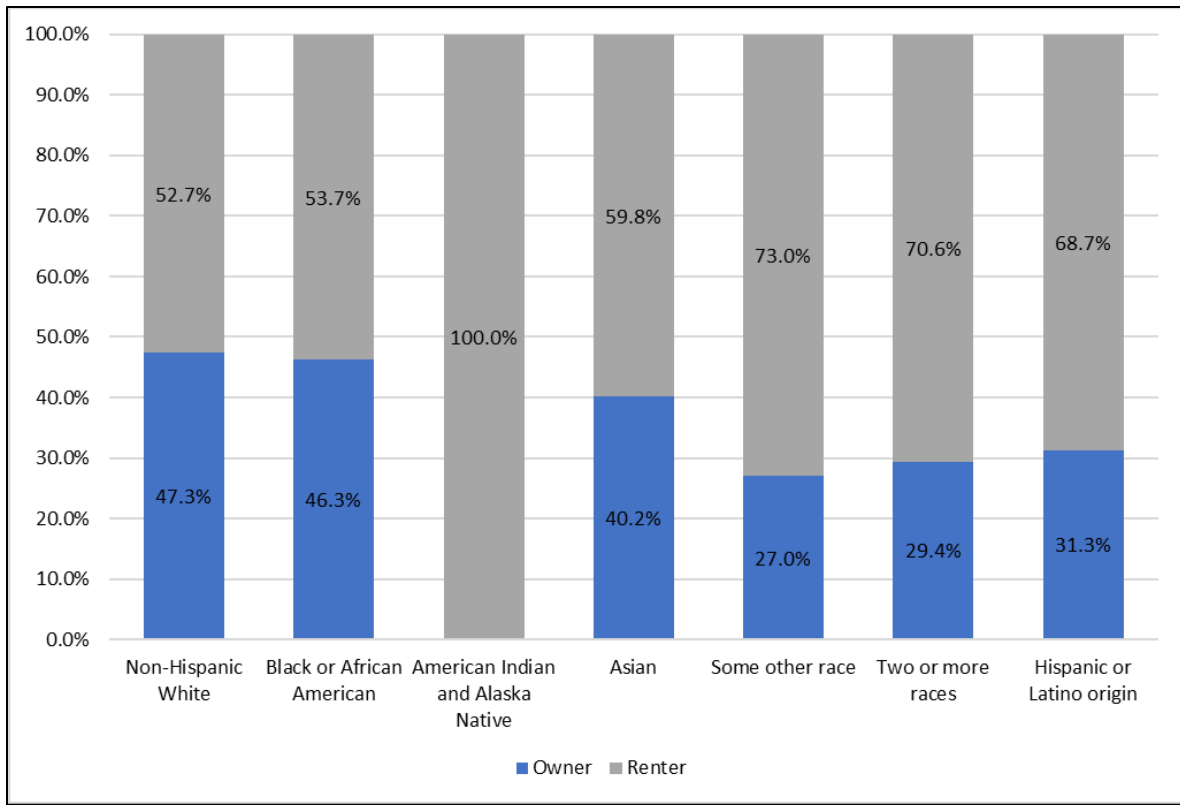
- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
 - Share of renters is above 40%,
 - Share of people of color is above 50%,
 - Share of very low-income households that are severely rent burdened households is above the county median,
 - The area or areas in close proximity have recently experienced displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Regional Trend. [Figure C-43](#) shows sensitive communities at risk of displacement in the region. Vulnerable communities are most concentrated in the central County areas around the City of Los Angeles, Inglewood, South Gate, and Compton, East Los Angeles, and parts of the San Gabriel Valley. There are fewer vulnerable communities in coastal areas from Rolling Hills to Malibu.

Local Trend. As shown in [Figure C-44](#), there are no sensitive communities at risk of displacement in El Segundo. Tracts just east of the City in Hawthorne and Lawndale are considered vulnerable to displacement in the event of increased redevelopment or shifts in housing cost.

As discussed previously, vulnerability is measured based on several variables including: share of renters exceeding 40%, share of people of color exceeding 50%, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. According to 2015-2019 ACS estimates, 56.5% of households in El Segundo are renter-occupied, a slight increase from 55.7% during the 2006-2010 ACS. All racial/ethnic minority groups are more likely to be renters compared to White householders. As presented in [Figure C-41](#), 100% of American Indian and Alaska Native householder (15 total households), 73% of households of some other race, 70.6% of households of two or more races, 68.7% of Hispanic or Latino households, 59.8% of Asian households, and 53.7% of Black or African American households are renter-occupied compared to only 52.7% of non-Hispanic White households. As discussed previously, some racial/ethnic minority groups are more likely to experience housing problems including cost burden (see [Table C-16](#)). Based on this demographic data, racial/ethnic minority populations in El Segundo are more likely to be at risk of displacement.

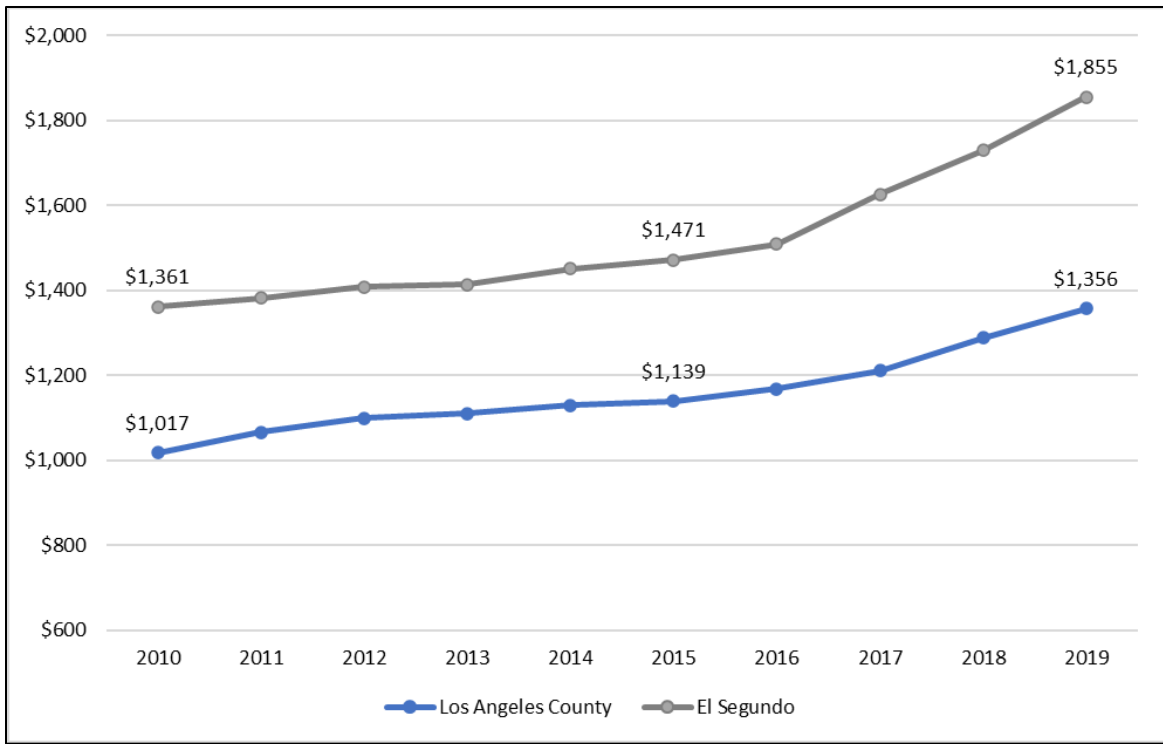
Figure C-41: Tenure by Race (2019)



Source: 2015-2019 ACS (5-Year Estimate).

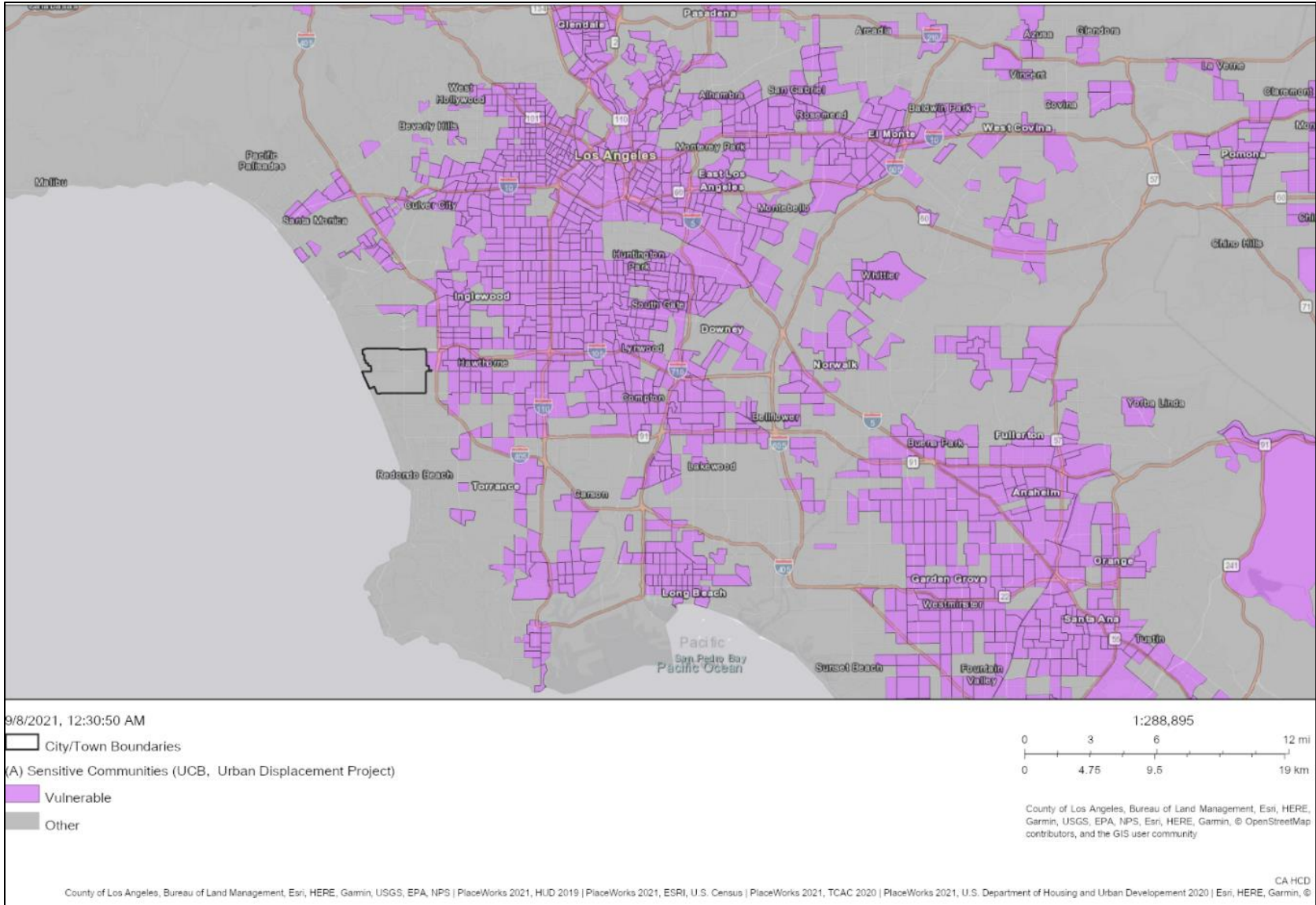
Figure C-42 shows the median contract rent in El Segundo and Los Angeles from 2010 to 2019. El Segundo tends to have higher median contract rental prices compared to the County. As of 2019, the median contract rent in El Segundo was \$1,855 compared to \$1,356 in Los Angeles County. During this period, both the County and El Segundo have seen significantly median rental price increases. Between 2010 and 2019, the median contract rental price in El Segundo increased by 36.3% compared to only 33.3% Countywide. As presented above, increasing rental prices in the City are more likely to disproportionately affect people of color.

Figure C-42: Median Contract Rent (2010-2019)



Source: 2006-2010 through 2015-2019 ACS (5-Year Estimate).

Figure C-43: Regional Sensitive Communities At Risk of Displacement

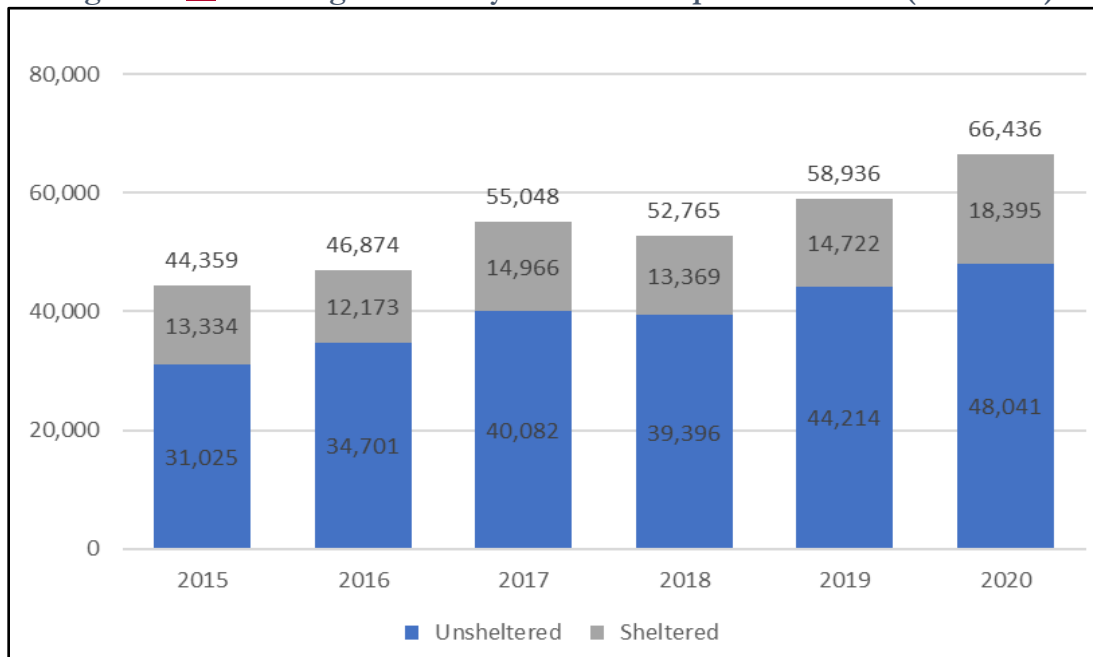


Source: HCD AFFH Data Viewer, 2020 Urban Displacement Project, 2021.

HOMELESSNESS

Regional Trend. The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. [Figure C-45](#) shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72% of the homeless population is unsheltered and the remaining 28% is sheltered. The homeless population has increased by nearly 50% since 2015, and 12.7% since 2019. According to 2020 Department of Finance (DOF) estimates, the Los Angeles County population as a whole has grown only 0.5% since 2015.

Figure C-45: Los Angeles County Homeless Population Trend (2015-2020)



Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

[Table C-21](#) shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19% of the homeless population belongs to a family with one or more child, 38.4% are chronically homeless, and 22.3% have a serious mental illness. Since 2019, the population of homeless family members (+45.7%), persons experiencing chronic homelessness (+54.2%), persons fleeing domestic violence (+40%), non-binary/gender non-conforming persons (+325.5%), and persons with a substance use disorder (+104%) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4% and 4.7%, respectively.

Table C-21: Los Angeles County Homeless Population Demographics (2019-2020)

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
Total	58,936	100.0%	66,436	100.0%	12.7%
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
Gender					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
Health and Disability**					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
Percent of Total County Population	--	0.6%	--	0.7%	--
*Members of families with at least one child under 18.					
** Indicators are not mutually exclusive.					
Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.					

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Nearly 20% of the homeless population are members of families with one or more child under the age of 18, 9.9% are elderly persons aged 62 and older, 17% have a physical disability, and 8.3% have a developmental disability. Only 32% of homeless persons with a developmental disability, 17.3% with a physical disability, and 21.5% of homeless seniors are sheltered. However, most families (76.3%) are sheltered ([Table C-22](#)).

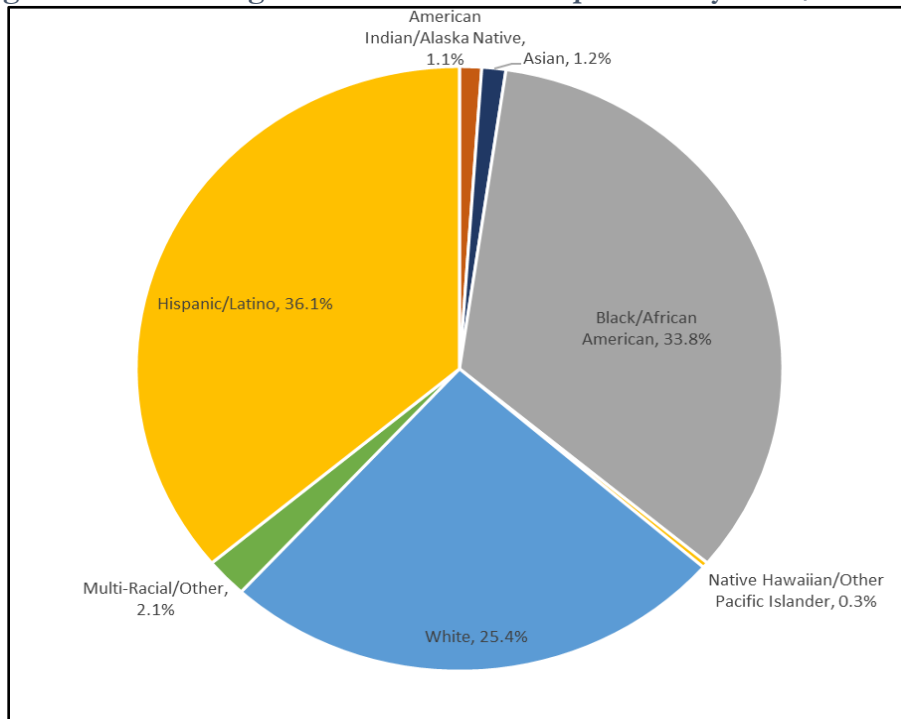
Table C-22: Homeless Populations and Special Needs Groups

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290

Source: LAHSA, 2020 LA CoC Homeless Count.

Figure C-46 and Table C-23 show the Los Angeles CoC homeless population by race and ethnicity. The Hispanic/Latino, Black/African American, and White populations make up the largest proportions of the homeless population. The Black/African American population is the most overrepresented in the Los Angeles CoC region. Nearly 34% of homeless persons are Black or African American, compared to only 7.8% of the population countywide. The American Indian and Alaska Native population is also overrepresented, making up only 0.2% of the County population, but 1.1% of the homeless population.

Figure C-46: Los Angeles CoC Homeless Population by Race/Ethnicity



Source: LAHSA, 2020 LA CoC Homeless Count.

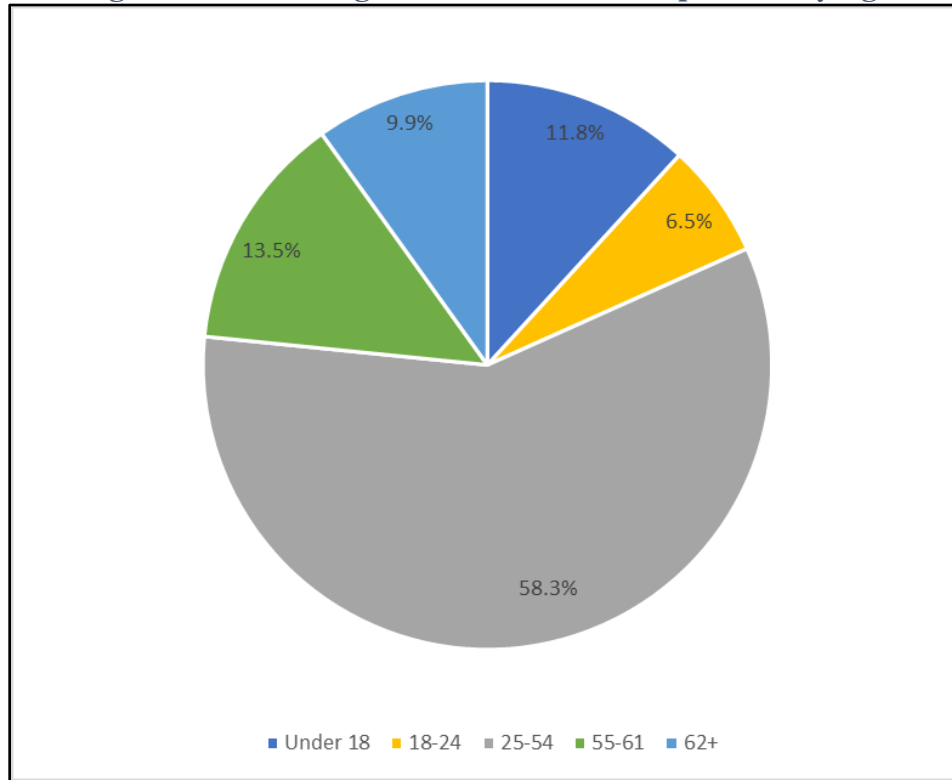
Table C-23: Los Angeles CoC Homeless Population by Race/Ethnicity

Race/Ethnicity	Homeless Population		% LA County Population
	Persons	Percent	
American Indian/Alaska Native	686	1.1%	0.2%
Asian	774	1.2%	14.4%
Black/African American	21,509	33.8%	7.8%
Hispanic/Latino	23,005	36.1%	48.5%
Native Hawaiian/Other Pacific Islander	205	0.3%	0.2%
White	16,208	25.4%	26.2%
Multi-Racial/Other	1,319	2.1%	2.6%

Source: LAHSA, 2020 LA CoC Homeless Count; 2015-2019 ACS (5-Year Estimates).

Figure C-47 and Table C-24 show the distribution of homeless persons in the Los Angeles CoC region by age. Adults aged 25 to 54 make up most of the homeless population, followed by adults aged 55 to 61, and children under 18. Children account for 11.8% of the homeless population and seniors (age 62+) account for 9.9% of the population; 6.6% of the homeless population is transitional aged youths between the ages of 18 and 24.

Figure C-47: Los Angeles CoC Homeless Population by Age



Source: LAHSA, 2020 LA CoC Homeless Count.

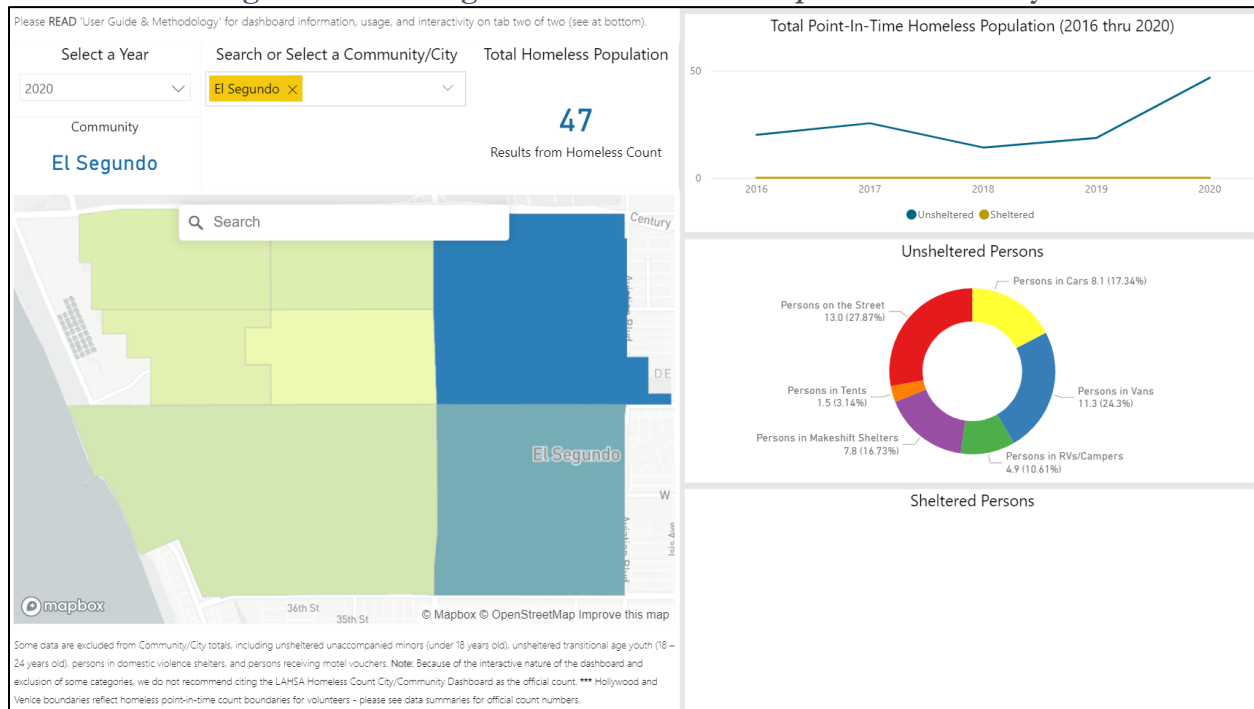
Table C-24: Los Angeles CoC Homeless Population by Age

Age	Homeless Population		% LA County Population
	Persons	Percent	
Under 18	7,491	11.8%	22.0%
18-24	4,181	6.6%	9.7%
25-54	37,138	58.3%	43.2%
55-61	8,606	13.5%	8.7%
62+	6,290	9.9%	16.4%

Source: LAHSA, 2020 LA CoC Homeless Count; 2015-2019 ACS (5-Year Estimates).

Local Trend. According to the Los Angeles County PIT count, there were 47 persons experiencing homelessness in El Segundo in 2020. As presented in [Figure C-48](#), the homeless population in the City has increased from 20 persons in 2016. All persons experiencing homeless in the City are unsheltered. A higher concentration of persons experiencing homelessness were identified in tracts along the eastern side of the City.

Figure C-48: El Segundo Homelessness Population Summary



Source: LAHSA, 2020 LA CoC Homeless Count.

Based on Los Angeles County Coordinated Entry System (CES) statistics, of the 27 persons experiencing homelessness assessed in El Segundo between July and December of 2020, three were youth, three were members of families with one or more child, two were veterans, and three were elderly adults aged 62 and over.

6. Other Relevant Factors

HISTORICAL TRENDS

The City of El Segundo was incorporated in 1917. El Segundo was originally purchased by the

Standard Oil refinery in 1911 and remained a “one-industry town” until the 1920s. The Los Angeles International Airport (LAX) opened in 1930, making El Segundo an aerospace hub.⁶ While El Segundo is predominantly White, historically, the City was given a C-rating under HOLC’s redlining maps, further described below. Lower ratings generally indicated a higher concentration of racial/ethnic minority populations while higher ratings were considered areas better for investments and were typically predominantly White neighborhoods. El Segundo likely received a C-rating due to the high number of blue collar workers brought in by the Standard Oil Company and LAX.

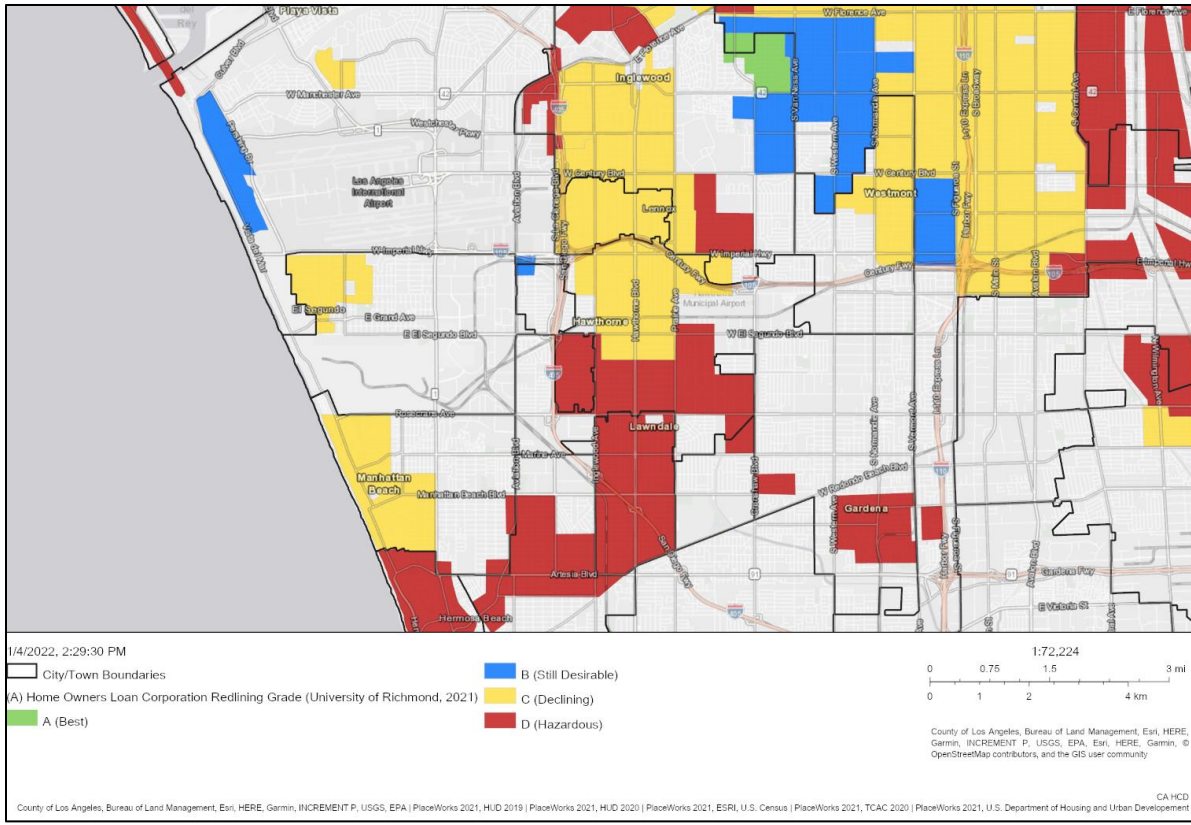
The 1896 Supreme Court ruling of Plessy v. Ferguson upheld the constitutionality of “separate but equal,” ushering in the Jim Crow Era of racial segregation and disenfranchisement. This sentiment spread beyond the South, where African Americans and other minority groups were expelled from predominantly White communities, through the adoption of policies forbidding them from residing or even being within town borders after dark, known as ‘sundown towns.’ Contrary to the widespread misconception that these existed only in the deep south, sundown towns were prominent throughout the Country, including more than 100 California towns, several of which in Los Angeles County.

The Home Owners’ Loan Corporation (HOLC), formed in 1933 under the New Deal Program, established the County’s first red-lining maps. The northwestern corner of El Segundo received a C-rating, indicating the community was “declining” and a higher loan risk. Redlined, or D-rated communities, were typically comprised of large minority communities. Segregation achieved through red-lining was further exacerbated through the establishment of the Federal Housing Administration in 1934. The FHA insured bank mortgages that covered 80% of purchase prices and had terms of 20 years and were fully amortized. However, the FHA also conducted its own appraisals; mortgages were granted only to Whites and mixed-race neighborhoods or White neighborhoods in the vicinity of Black neighborhoods were deemed “too risky.”⁷ Figure C-44 shows the redlining maps for El Segundo and the surrounding areas.

⁶ Megowan Realty Group, Bruce and Maureen Megowan. 2020. <https://maureenmegowan.com/south-bay-history/history-of-el-segundo/>. Accessed January 2022.

⁷ Rothstein, Richard. (2017). *The Color of Law: A Forgotten History of How Our Government Segregated America*. Liveright Publishing Corporation.

Figure C-49: Redlining Map – El Segundo and Surrounding Areas



LENDING PRACTICES

Home loan applications in El Segundo by race and income are shown in Table C-25. Black and joint race applicants were denied loans at the highest rates (25% and 18%, respectively), while American Indian/Alaska Native (one applicant; 0 percent), Asian (5.4%), two or more minority race (one applicant; 0%) and Hispanic/Latino (8.7%) applicants were denied at the lowest rates. Applicants belonging to lower income categories had higher denial rates; 50% of loan applications submitted by low income residents were denied compared to 33.3% of moderate income residents, 13.8% of middle income residents, and only 6.1% of applications submitted by upper income residents.

Table C-25: Home Loan Approval and Denial Rates – El Segundo (2020)

Loan Type/Applicant Demographics	Approved/Originated	Denied	Total Applications
Loan Purpose and Type			
<u>Purchase – Conventional</u>	<u>77.0%</u>	<u>7.0%</u>	<u>213</u>
<u>Purchase – Government</u>	<u>45.5%</u>	<u>18.2%</u>	<u>11</u>
<u>Home Improvement</u>	<u>66.7%</u>	<u>14.6%</u>	<u>48</u>
<u>Refinancing</u>	<u>71.3%</u>	<u>11.7%</u>	<u>349</u>
Applicant Race/Ethnicity			
<u>American Indian/Alaska Native</u>	<u>100.0%</u>	<u>0.0%</u>	<u>1</u>
<u>Asian</u>	<u>89.2%</u>	<u>5.4%</u>	<u>37</u>
<u>Black or African American</u>	<u>75.0%</u>	<u>25.0%</u>	<u>4</u>
<u>Hawaiian / Pacific Islander</u>	<u>N/A</u>	<u>N/A</u>	<u>0</u>
<u>White</u>	<u>71.5%</u>	<u>11.8%</u>	<u>407</u>
<u>2 or More Minority Races</u>	<u>100.0%</u>	<u>0.0%</u>	<u>1</u>
<u>Joint Race (White/Minority)</u>	<u>71.4%</u>	<u>17.9%</u>	<u>28</u>
<u>Race Not Available</u>	<u>70.6%</u>	<u>6.3%</u>	<u>143</u>
<u>Hispanic or Latino</u>	<u>60.9%</u>	<u>8.7%</u>	<u>23</u>
<u>Not Hispanic or Latino</u>	<u>74.1%</u>	<u>11.9%</u>	<u>428</u>
Applicant Income			
<u>Low (0-49% of Median)</u>	<u>50.0%</u>	<u>50.0%</u>	<u>2</u>
<u>Moderate (50-79% of Median)</u>	<u>22.2%</u>	<u>33.3%</u>	<u>9</u>
<u>Middle (80-119% of Median)</u>	<u>72.4%</u>	<u>13.8%</u>	<u>29</u>
<u>Upper (>=120% of Median)</u>	<u>72.4%</u>	<u>10.2%</u>	<u>532</u>
<u>Income Not Available</u>	<u>83.7%</u>	<u>6.1%</u>	<u>49</u>
Note: This dataset excludes withdrawn/incomplete applications. Sum of percentages may not total 100%.			
Source: Home Mortgage Disclosure Act (HMDA) Data – City of El Segundo, 2020.			

ZONING DESIGNATIONS

The El Segundo Zoning Map is shown in Figure C-50. The northwestern section of the City north of El Segundo Boulevard and west of the Pacific Coast Highway, where a majority of residential households are located, is primarily zoned for single-family residential (R-1) and multi-family residential (R-3). There are also two-family residential (R-2) designations as well as the following specific plans: Smoky Hollow East (SHE), Smoky Hollow West (SHW), 222 Kansas Street (222KSSP), and 540 E Imperial Avenue (450EIASP). This area contains block groups with smaller racial/ethnic minority populations compared to the eastern side of the City but slightly larger LMI household populations (see Figure C-4 and Figure C-12). All tracts in this corner of the City are highest resource areas (see Figure C-18). As shown in Figure C-51, there are more renter-occupied households on the southern side of this area compared to the northern side. This area has more R-3 and specific plan zoning designations, whereas the northern area, where there are fewer renter-occupied units, is

predominantly zoned R-1. Housing units also tend to be older in this section of the City (see Figure C-40).

The northeastern section of the City, north of El Segundo Boulevard and east of the Pacific Coast Highway, is primarily zoned for Urban Mixed Use North (MU-N) and Corporate Office (CO). There are also smaller pockets of Light Manufacturing (M-1) and General Commercial (C-3) zones in this section of El Segundo. There are few households residing in this section of the City, therefore demographic data is limited. The tract encompassing the eastern side of the City has a larger racial/ethnic minority population of 90.2% compared to the northwestern area of the City. There are no RHNA sites in this section of the City.

Similarly, there are few households residing in the southeast section of the City, south of El Segundo Boulevard and east of the Pacific Coast Highway. This area is primarily zoned for Light Manufacturing (M-1), Commercial Center (C-4), and The Lakes Specific Plan (TLSP). This area of El Segundo is also located in the tract where 90.2% of the population belongs to a racial or ethnic minority group. There are no RHNA sites in this section of the City.

The southwestern section of the City, south of El Segundo Boulevard and west of the Pacific Coast Highway, is zoned only for Heavy Manufacturing (M-2) and contains no residential units. There are no RHNA sites proposed in this section of the City.

Figure C-50: El Segundo Zoning Map

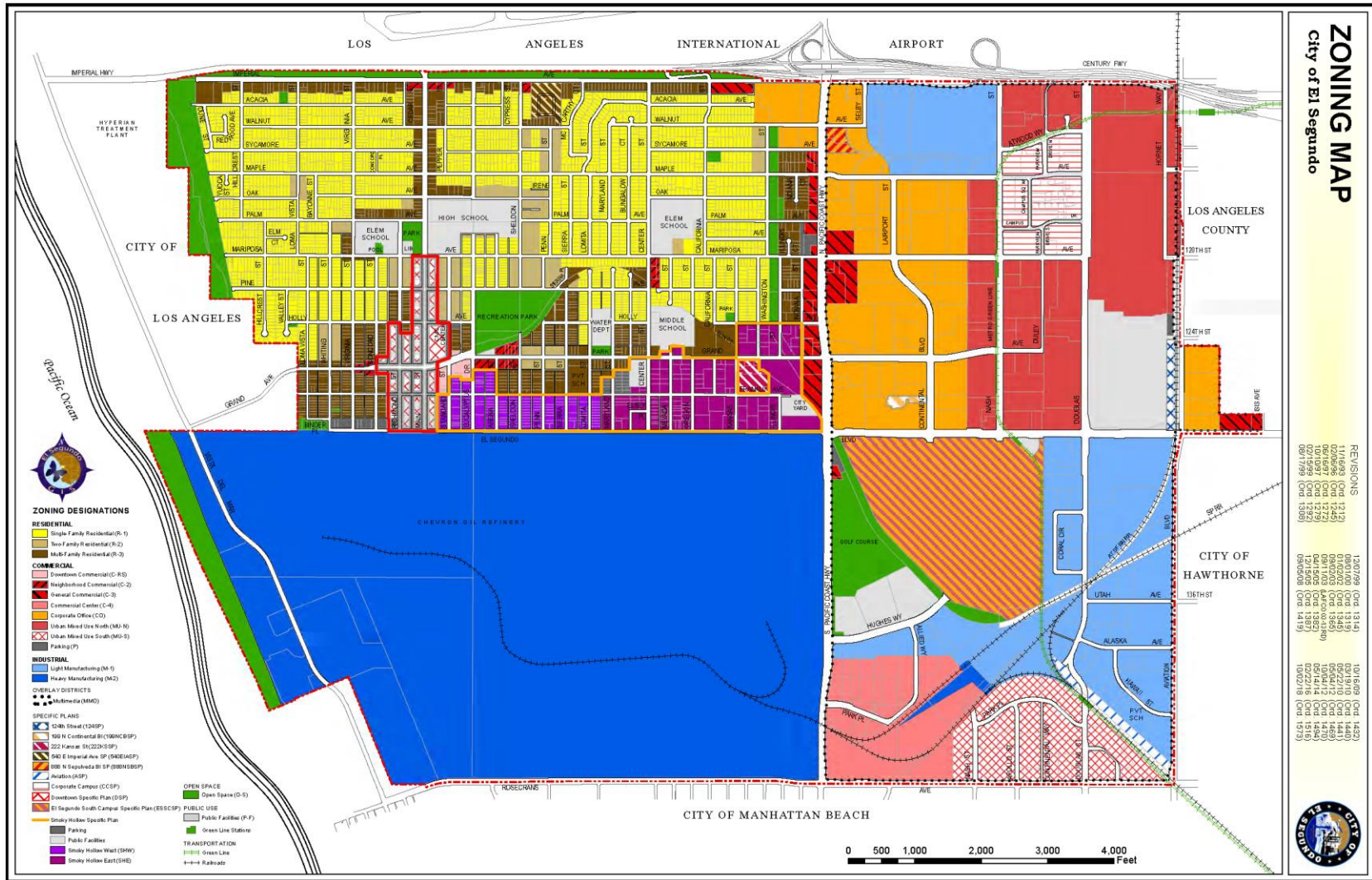
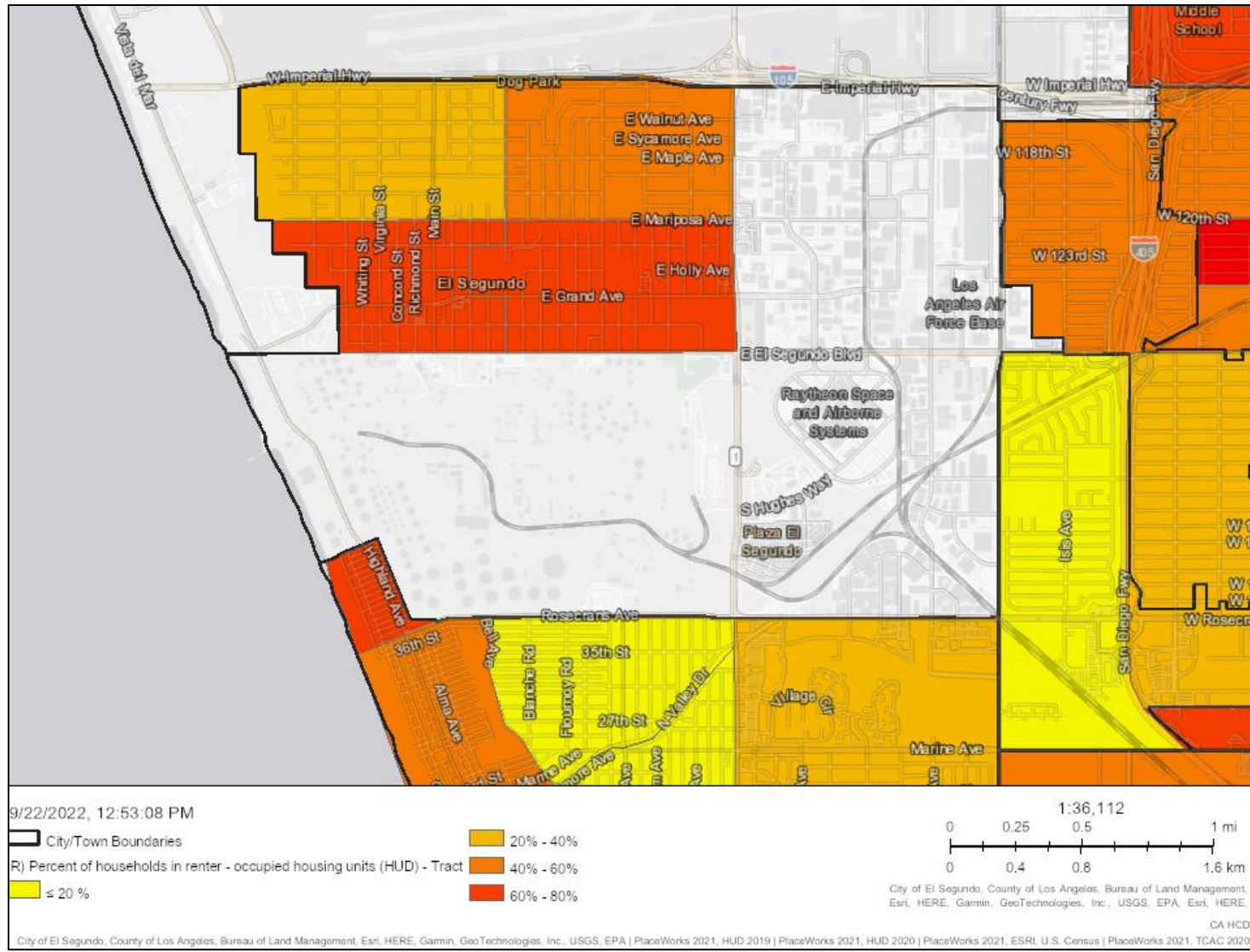


Figure C-51: Renter-Occupied Housing Units by Tract



2018 REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The 2018 Los Angeles County Regional Analysis of Impediments to Fair Housing Choice (AI) cites the following contributing factors as high priority items. These factors are described below as they relate to the City of El Segundo.

Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population. In El Segundo, Pacific Islander and Hispanic renter households are most likely to experience housing problems compared to other racial or ethnic groups. Renter-occupied households are significantly more likely to experience housing problems including cost burden. Approximately 37 percent of renter households in El Segundo have householders of a racial or ethnic minority group compared to only 21 percent of owner-occupied households according to 2020 HUD CHAS data.

Noise Pollution due to plane traffic from Los Angeles International Airport (LAX). According to the 2018 AI, there are an estimated 8,424 dwelling units impacted by noise from LAX. The 2018 AI states that noise pollution continues to be a hazard for low income households and R/ECAPs. While there are no concentrations of LMI households or R/ECAPs in the City, the northern side of El Segundo is directly adjacent to LAX.

Lack on information on affordable housing. According to HCD AFFH Data Viewer data, there are few to no households in El Segundo receiving housing choice vouchers (HCV) despite populations of cost burdened renters exceeding 40 percent in two City tracts. Outreach related to fair housing is minimal and there is limited fair housing information available on the City website.

Discrimination in private rental and home sales markets. The 2018 AI states that racial and ethnic minorities are more likely to be denied a mortgage and that most HUD fair housing complaints were filed on the basis of disability status, race, or familial status. In El Segundo, Black/African American home loan applicants are significantly more likely to be denied compared to other racial/ethnic groups.

Lack of opportunities for residents to obtain housing in higher opportunity areas. The 2018 AI states there is a lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education. El Segundo is considered a TCAC highest resource area. However, there are no public housing buildings or subsidized housing projects in the City. There are also very few renters receiving HCVs in El Segundo.

C. SITES INVENTORY

In general, the El Segundo is an affluent City and is considered a highest resource area according to TCAC Opportunity Maps. There are no concentrations of LMI households or low resource areas in the City; therefore, the City's RHNA strategy does not disproportionately locate units, specifically lower income units, in low income or low opportunity areas. There are also no concentrations of persons with disabilities in the City and the City's RHNA strategy does not disproportionately place lower or moderate units in areas with larger non-White populations, low environmental quality, or cost burdened households. The City's sites inventory is further described below. Table C-26 shows the distribution of RHNA units at the tract level by AFFH variables. Figure C-52 presents the mixed use overlay sites and Figure C-53 shows the potential redevelopment sites in the housing overlay. Sites selected to meet the RHNA are generally distributed throughout the residential area of El Segundo and are not concentrated in a single area of the City. As mentioned previously, much of the City is zoned for manufacturing, commercial uses, or corporate office uses and is not suitable for residential

development. Therefore, nearly all existing residential homes, and all sites selected to meet the RHNA, are in the northwest corner of the City. RHNA sites will not be exposed to adverse fair housing conditions in excess of the Citywide trend. The City's RHNA strategy will not exacerbate fair housing conditions.

1. Tract 6200.01

Tract 6200.01 is located in the northeastern section of the residential area of El Segundo, bound by the northern City boundary, Pacific Coast Highway to the east, W. Mariposa Avenue to the south, and Sheldon Street to the west. As shown in Figure C-50 previously, this tract is predominantly zoned for single-family residential (R-1) uses. There are also areas, mostly located along the borders of this tract, zoned for two-family residential (R-2) and multi-family residential (R-3). The following sites have been identified in the tract to meet the City's RHNA:

- 835 N. Sepulveda Boulevard (Mixed Use Overlay) – 137 units (55 lower income, 41 moderate income, 41 above moderate income).
- 703 N. Pacific Coast Highway (Mixed Use Overlay) – 60 units (10 lower income, 50 above moderate income)
- 739 and 755 N. Pacific Coast Highway (Mixed Use Overlay) – 50 units (20 lower income, 16 moderate income, 14 above moderate income)
- 1300 E. Imperial Avenue (Housing Overlay) – 22 units (9 lower income, 7 moderate income, 6 above moderate income)
- 1306 E. Imperial Avenue (Housing Overlay) – 22 units (9 lower income, 7 moderate income, 6 above moderate income)

A total of 291 RHNA units, 103 lower income, 71 moderate income, and 117 above moderate income units, have been allocated in tract 6200.01. Tracts 6200.01 and 6200.02, discussed below, contain the largest concentration of RHNA units. Like the remainder of the City, tract 6200.01 is a TCAC highest resource tract. This tract contains block groups with smaller racial/ethnic minority populations, ranging from 29.6% to 40.7%, and LMI household populations, ranging from 15.1% to 19.3%. Tract 6200.01 has a moderate renter population (49.9%) compared to other El Segundo tracts and a population of cost burdened renters (42.9%) comparable to the Citywide trend. This tract is the only tract in the City that is considered an RCAA. This tract has few fair housing issues or populations of sensitive/protected persons in excess of the Citywide average. While this tract is considered an RCAA, the City's RHNA strategy allocates a variety of RHNA units that can adequately serve lower, moderate, and above moderate income populations, ensuring units serving a single income level are not concentrated in the RCAA. The City's RHNA strategy in tract 6200.01 does not exacerbate existing fair housing conditions and promotes mixed income communities in El Segundo.

2. Tract 6200.02

Tract 6200.02 is located in the southeastern section of the residential area of the City, generally bound by E. Mariposa Avenue to the north, the Pacific Coast Highway to the east, El Segundo Boulevard to the south, and Sheldon Street to the west. Zoning designations in this tract, presented in Figure C-50 previously, include R-1, R-3, and the Smoky Hollow Specific Plan (SHW and SHE). A small pocket of R-2 zone and the 222 Kansas Street Specific Plan (222KSSP) are also located in this tract. The following sites have been identified in tract 6200.02:

- Wiley Park (Mixed Use Overlay) – 99 units (39 lower income, 29 moderate income, 31 above moderate income)
- 205 Lomita Street (Housing Overlay) – 170 units (68 lower income, 51 moderate income, 51 above moderate income)
- 210 Penn Street (Housing Overlay) – 38 units (15 lower income, 11 moderate income, 12 above moderate income)
- 710 E Grand Avenue (Housing Overlay) – 40 units (16 lower income, 12 moderate income, 12 above moderate income)

Tract 6200.02 has the highest concentration of RHNA units compared to other tracts in El Segundo. A total of 347 units have been allocated in this tract, including 138 lower income units, 103 moderate income units, and 106 above moderate income units. Like all of El Segundo, tract 6200.02 is a highest resource area. Tract 6200.02 has a racial/ethnic minority population comparable to the remainder of El Segundo (40.5%), and a slightly larger LMI population compared to other areas (44%). This tract has the largest renter population compared to other El Segundo tracts (73.1%) but the smallest proportion of cost burdened renters (37.7%). Like El Segundo in general, fair housing issues are not prevalent in tract 6200.02. Though there is a slightly larger population of low and moderate income households in this block group compared to other areas of the City, El Segundo’s RHNA strategy ensures lower and moderate income units are not allocated in this tract alone. RHNA sites in tract 6200.02 promote mixed income communities and housing units in an area with the highest access to opportunities. Sites in tract 6200.02 do not exacerbate fair housing conditions.

3. Tract 6201.01

Tract 6201.01 is located in the northwestern corner of the City, bound by Sheldon Street to the east, W. Mariposa Avenue to the south, and City boundaries to the north and west. This tract is predominantly zoned R-1 with R-3 zones generally along Imperial Avenue and Main Street. There are also smaller pockets of R-2 zones in this tract. The following RHNA sites are located in tract 6201.01:

- 514 W. Imperial Avenue (Housing Overlay) – 33 units (13 lower income, 10 moderate income, and 10 above moderate income)
- 546 W. Imperial Avenue (Housing Overlay) – 7 units (3 lower income, 2 moderate income, and 2 above moderate income)

This tract is a highest resource area where 43.6% of the population belongs to a racial or ethnic minority group and 30% of households are low or moderate income. The racial/ethnic minority and LMI household populations are consistent with the populations Citywide. Tract 6201.01 has the smallest population of renters (39.7%) compared to other tracts but the largest proportion of cost burdened renters (44.3%). However, the proportion of cost burdened renters in tract 6201.01 is still comparable to the rate Citywide. Like the RHNA strategy in all El Segundo tracts, a variety of units suitable for households of all income levels are allocated in tract 6201.01. RHNA units allocated in this section of the City represent a small proportion of the total units identified, but continue to promote mixed income communities within the City. Further, future households in this area of El Segundo will not be exposed to adverse fair housing conditions in excess of the Citywide trend. Like all of El Segundo, educational, economic, transportation, and environmental opportunities are prevalent in tract 6201.01. RHNA units in this section of the City will not exacerbate conditions related to fair housing.

Table C-26: Distribution of RHNA Units by Tract and AFFH Variable

Tract	# of HHs in Tract	Total Capacity (Units)	Income Distribution			Non-White Pop.*	LMI HH Pop.*	TCAC Opp. Cat.	R/ECAP?	RCAA?	Cost Burdened Renters	Renter Pop.
			Lower	Moderate	Above Moderate							
<u>6200.01</u>	<u>1,445</u>	<u>291</u>	<u>103</u>	<u>71</u>	<u>117</u>	<u>29.6 – 40.7%</u>	<u>15.1 – 19.3%</u>	<u>Highest</u>	<u>No</u>	<u>Yes</u>	<u>42.9%</u>	<u>49.9%</u>
<u>6200.02</u>	<u>1,485</u>	<u>347</u>	<u>138</u>	<u>103</u>	<u>106</u>	<u>40.5%</u>	<u>44.0%</u>	<u>Highest</u>	<u>No</u>	<u>No</u>	<u>37.7%</u>	<u>73.1%</u>
<u>6201.01</u>	<u>2,162</u>	<u>40</u>	<u>16</u>	<u>12</u>	<u>12</u>	<u>43.6%</u>	<u>30.0%</u>	<u>Highest</u>	<u>No</u>	<u>No</u>	<u>44.3%</u>	<u>39.7%</u>
Total		678	257	186	235							

* Data may be presented as ranges as multiple block groups may be located within a single tract.

Figure C-52: Mixed Use Overlay RHNA Sites

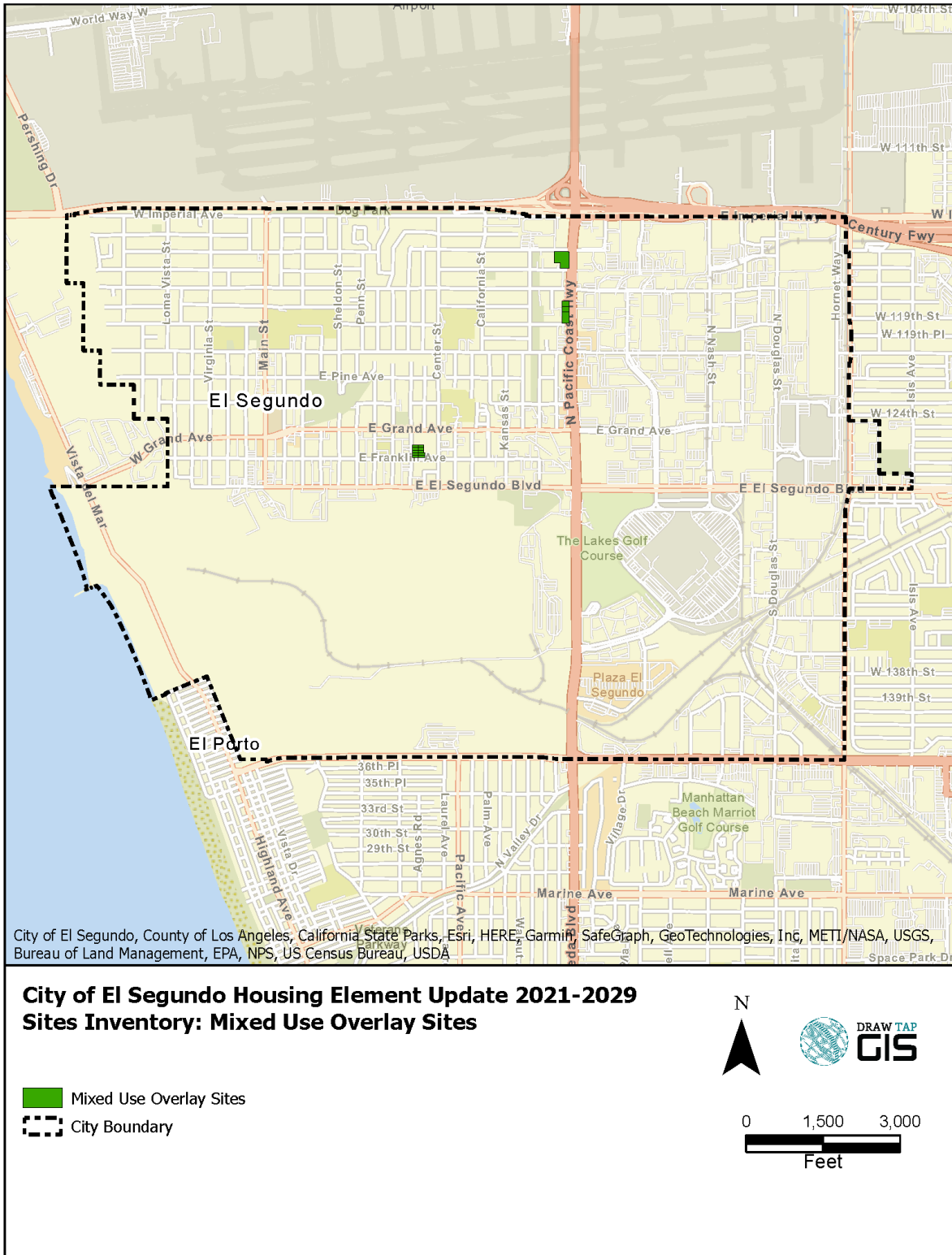
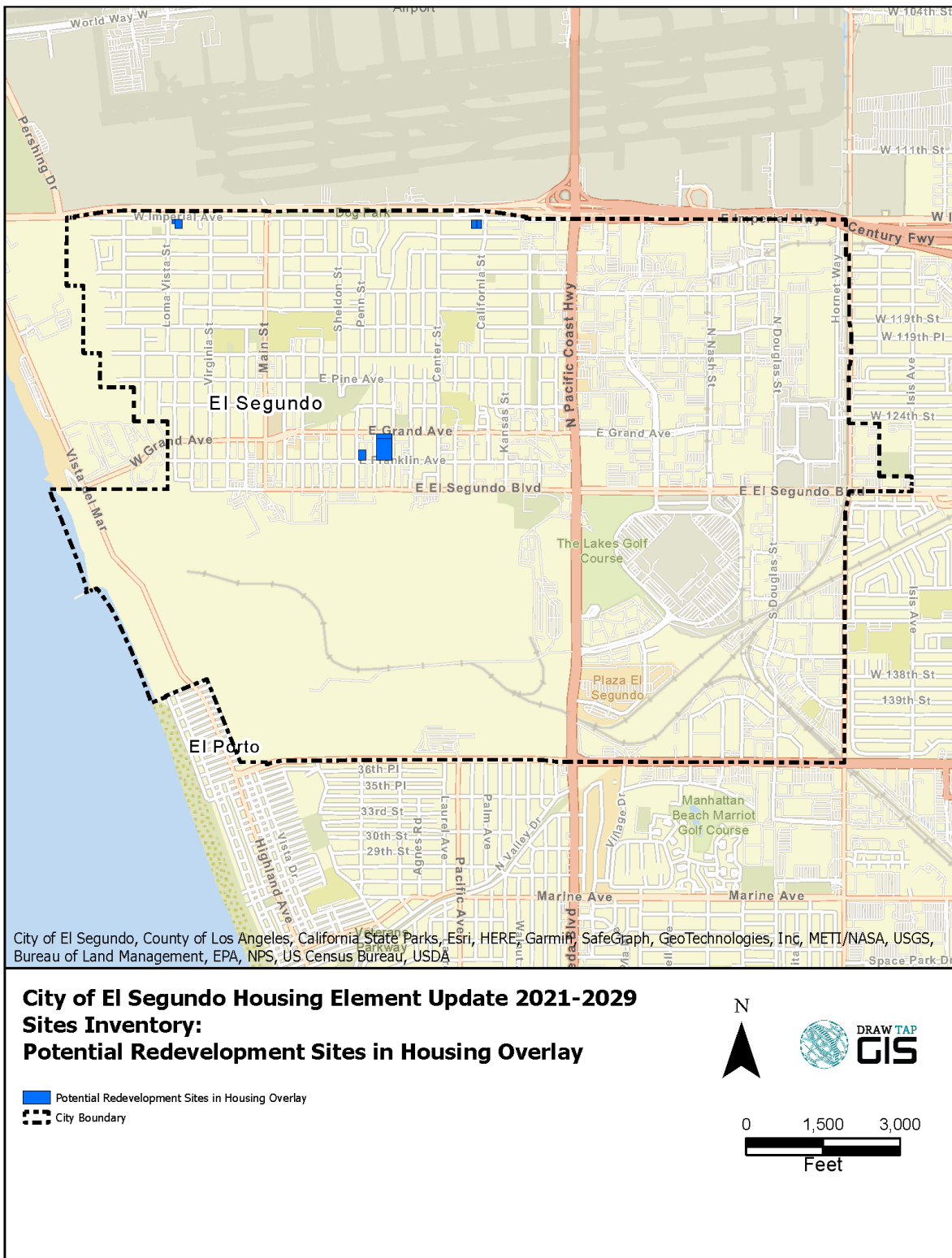


Figure C-53: Potential Redevelopment Sites in Housing Overlay



D. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

1. Insufficient Fair Housing Monitoring and Outreach Capacity

El Segundo has limited fair housing information available on the City website. Fair Housing outreach efforts in the City are limited. There were two FHEO inquiries in the City between 2013 and 2021, both not related to a specific fair housing issue. There is not a concentration of renters received HCVs anywhere in the City.

Contributing Factors

- Lack of monitoring
- Lack of a variety of media inputs
- Lack of marketing communities

2. Concentration of Protected Groups

While the City generally has low concentrations of racial/ethnic minority populations and LMI households, some block groups in the northwestern area of the City larger non-White and low to moderate income populations. Up to 60% of households also overpay in some of these areas. There are very few HCV recipients in the City despite the level of overpaying households. There are no affordable housing units, other than senior housing, located in the City.

Contributing Factors

- Location and type of affordable housing, lack of HCVs

3. Substandard Housing Conditions

A large proportion of the housing stock in El Segundo was built in 1969 or earlier (61.7% of housing stock). Aging housing units are most concentrated in areas in along the northwestern City boundary. A larger proportion of renter-occupied households also lack complete kitchen facilities (3.6%) compared to the County average (2.5%). In 2014-2021, 538 residential violations of the El Segundo Municipal Code property maintenance standards were reported. While only a small proportion of the housing stock is considered to be in need of rehabilitation, much of the City's housing stock is aging and may be in need of rehabilitation in the near future. Further, aging housing units are most concentrated in areas where there are higher concentrations of overpaying renters and households with lower median incomes.

Contributing Factors

- Age of housing stock
- Cost of repairs/rehabilitation

4. Displacement Risk

Though there are no sensitive communities at risk of displacement identified in El Segundo, there are areas in the City where up to 60% of households overpay for housing. Many of these tracts also have higher concentrations of non-White populations and LMI households. The homeless population in

the City has more than doubled since 2016.

Contributing Factors

- Displacement risk due to economic pressures
- Increasing rents

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Sacramento, CA 95833
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April 8, 2022

Darrell George, Interim City Manager
City of El Segundo
350 Main Street
El Segundo, CA 90245

Dear Darrell George:

RE: City of El Segundo's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of El Segundo's (City) adopted housing element received for review on February 7, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted housing element addresses many statutory requirements described in HCD's December 8, 2021 review; however, additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code). See enclosed Appendix.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law,

and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD is committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Shawn Danino, of our staff, at shawn.danino@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and somewhat cursive.

Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF EL SEGUNDO

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Outreach: The element did not address this requirement. Please see HCD's prior review.

Identified Sites and Affirmatively Furthering Fair Housing (AFFH): While the element included data on the number of regional housing need allocation (RHNA) units by income category relative to some socio-economic concentrations, the analysis should discuss the magnitude of the impact including the number of units by income group relative to locations or neighborhoods within the City, including any isolation of the RHNA and then address whether sites exacerbate or improve segregation and integration.

Local Data and Knowledge: The element generally was not revised to address this requirement. Please see HCD's prior review for additional information.

Other Relevant Factors: The element was revised to describe the history of El Segundo, including historical lending practices, as well as providing some local knowledge on loan approvals and denial rates (pp. C-67 to C-70). However, the element should also discuss historical land use, zoning, governmental and nongovernmental spending including transportation investments, demographic trends and other information that may have impeded housing choices and mobility.

Goals, Actions, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment,

metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

Given the City listed substandard housing conditions as a contributing factor with significant residential code violations, the element may, for example, dedicate resources to provide home rehabilitations for lower income homeowners. The element may also, for example, create a checklist for Senate Bill 9 to facilitate lot splits and the permitting of duplexes in single unit neighborhoods and create more housing opportunity. The element may also, for example, create a program to dedicate in lieu parking fees and other sources of funds for active mobility improvements. To reduce overcrowding, the City may also, for example, revise Program 8 to create development standards for allowing naturally affordable housing types such as Single Room Occupancies (SROs) ministerially with permissive development standards within one year of adoption.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Realistic Capacity: The element states minimum densities were utilized (p. 51) for realistic capacity calculations. However, as stated in the prior review, some calculations for total capacity appear incorrect based on the stated acreage and minimum density, and the element should be revised as appropriate. Specifically, Sites 17, 18, 19, and 20 must be revised to recalculate total capacity.

Suitability of Nonvacant Sites: The element was revised to describe the City's selection criteria and added information to Table 5-4. However, the element still must analyze market conditions, development trends and past experience with converting existing uses. This discussion should relate to the uses identified in the inventory and demonstrate existing uses do not impede additional development in the planning period. Please see HCD's prior review for additional information.

In addition, because the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Environmental Constraints: The element does not address this requirement. Please see HCD's prior review.

Infrastructure: The element was not revised address this requirement. Please see HCD's prior review.

Electronic Site Inventory: As noted in the prior review, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur, any future re-adopted versions of the element must also submit the electronic version of the sites inventory.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: The element was revised to describe the new Housing Overlay and Mixed Use Overlay that will be utilized to accommodate housing capacity sufficient for RHNA (p. 40). However, the element generally was not revised to address this requirement. For example, several development standards and land use controls should still be analyzed as constraints such as lot coverages and heights in the medium density residential (MDR) zone. Please see HCD's prior review for additional information.

Processing and Permit Procedures: The element was revised to describe its permit processes, including approval bodies and typical timing of approval. However, the element should specifically list and analyze approval findings for impacts on approval certainty. For example, the Site Plan Review requires a finding that proposed development will not adversely affect the orderly and harmonious development of the area. The element should discuss how this finding is implemented, any mechanisms to promote approval certainty and discuss whether this finding is a constraint on development.

Fees and Exaction: HCD's prior review found the element should analyze the fees for a conditional use permit and include programs to address identified constraints as appropriate. In response, the element states no residential development is required to go through either Administrative Use Permits or Conditional Use Permits. However, some residential uses appear to be restricted to a conditional use permit. Also, other residential uses may see exceptions through the conditional use permit. As a result, the element must still include an analysis as described in the prior review and add or modify programs as appropriate.

Reasonable Accommodation: HCD's prior review found the element should describe the process and decision-making criteria such as approval findings and analyze any potential constraints on housing for persons with disabilities. In response, the element

describes reasonable accommodations will be subject to administrative adjustment procedures. However, a reasonable accommodation is a unique exception process in zoning and land use and should have clear decision-making standards such as whether the request is a fundamental alteration to zoning and land use. As a result, the element must include a program to establish a written procedure early in the planning period (e.g., within one year). HCD will send examples of written procedures under separate cover.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding A2, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

In addition, Program 7 (Lot Consolidation) must still be revised as described in HCD's prior review. For example, the Program should commit to implement alternative actions if the Program is not successful by a date certain early in the planning period. The Program should also commit to implement the strategy earlier in the planning period than October 2024 (e.g., within one year).

2. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding A3, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

In addition, while Program 8 (Municipal Code Amendments) was revised in its description of permitting group homes for seven or more persons, it must still commit to allowing these group homes of seven or more persons in all residential zones and provide procedures that will promote objectivity and approval certainty (e.g., not a conditional use permit).

3. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element does not contain programs that satisfy the AFFH requirements for specific and meaningful actions to overcome fair housing issues. Based on a complete analysis, the element must add or revise programs.

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

The element was not revised to address this requirement. Please see HCD's prior review.

HE Topic	Key HCD Comments	Response to Comments
A. Housing Needs and Resources		
1. Affirmatively Furthering Fair Housing		
Outreach	<ul style="list-style-type: none"> Summarize outreach efforts and relate to all components of the AFFH analysis; modify or add goals and actions as appropriate. Relate Regional AI outreach to EI Segundo. 	Add discussion on Housing Element and Regional AI outreach efforts as it relates to AFFH and EI Segundo (pg. C-3 to C-4)
Identified Sites and AFFH	<ul style="list-style-type: none"> Include number of units by income group. Discuss magnitude of impact; address whether sites exacerbate or improve segregation. 	Upon completion sites inventory revisions, AFFH sites analysis to be revised, with unit counts, including determination of impact on fair housing conditions (pg.C-99 to C-104)
Local Data and Knowledge	Utilize local data to capture emerging trends.	Add insights from Regional AI (Pg. C-99)
Other Relevant Factors	Discuss historical land use, zoning, governmental and nongovernmental spending including transportation investments, demographic trends and other information that may have impeded housing choices and mobility.	Discuss zoning, housing type/tenure trends, housing cost trends, and transportatio (Pg. C-54 and C-58, C-62 and C-65, C-83 to C-85, C-95 to C-98)
Goals, Actions, Metrics, and Milestones	Revise goals and actions based on complete analysis; add specific metrics and milestones.	AFFH Action table to be reformatted and revised to include geographic targetting, timeline, and metrics Pg. 109 to 113).
2. Residential Sites Inventory		
Realistic Capacity	Some calculations for total capacity appear incorrect based on the stated acreage and minimum density.	Capacity estimates recalculated based on new sites inventory (Pg. 70 to 73, 83 to 84)
Suitability of Nonvacant Sites	<ul style="list-style-type: none"> Analyze market conditions, development trends, and past experience with converting existing uses. Demonstrate existing uses are not an impediment to development on lower income nonvacant sites. 	Add existing use conversion trends from City/similar jurisdictions; added Lot Consolidation and Redevelopment Potential section (Pg. 70 to 86)
Environmental Constraints	Relate environmental conditions to identified sites; describe any other environmental conditions that could impact development on identified sites.	Assess environmental constraints on selected sites; Wiely park - next to an active oil well, phase 1 Assessment will be required (Pg. 70 to 71)
Infrastructure	<ul style="list-style-type: none"> Clarify whether there is sufficient water capacity to accommodate regional housing need; modify programs if necessary. Discuss compliance with priority procedures for affordable units and HE delivery to water and sewer providers. 	Confirm water capacity is sufficient; commit to priority procedures and confirm that HE will be delivered to water and sewer providers; City purchase water from the Metropolitan Water District - Need affordable housing priority (Pg. 87 to 89)
Electronic Site Inventory	Resubmit electronic sites inventory based on changes.	To be updated and resubmitted upon completion of sites inventory revisions.
3. Governmental Constraints		
Land Use Controls	Analyze lot coverages/heights in the MDR zone and multifamily parking requirements as constraints.	Add discussion about lot coverages, heights, and parking requirements; MDR Overlay - over commercial properties - can convert to residential zoning Pg. 41 to 42, 77 to 78)

Processing and Permit Procedures	Specifically list and analyze approval findings for impacts on approval certainty.	Discuss how "proposed development will not adversely affect the orderly and harmonious development of the area" Site Plan Review finding is implemented and whether it is a constraint; Added ministerial level and subdivision and site plan review procedure (Pg. 47, 50 to 51)
Fees and Exaction	Confirm whether or not residential uses require CUP; add or modify programs as appropriate.	Revise CUP discrepancy (narrative vs. table); revise program if CUP is require; remove Mobile home park in R1 requires CUP and Senior Housing needs CUP (Pg. 41 to 43)
Reasonable Accommodation	Reasonable Accommodations should have clear decision-making standards such as whether the request is a fundamental alteration to zoning and land use; include program to establish written procedure.	Establish written procedure for reasonable accommodation; Added discussion about clerical error (reasonable accommodation removed from admin adjustment process) (Pg. 46 to 47)
B. Housing Programs		
1. Availability of Sites		
Sites Analysis	Revise programs based on complete sites analysis.	To be revised upon completion of sites inventory revisions (Pg. 98 to 102)
Lot Consolidation	Commit to establish an incentive package, implement a strategy, and implement alternative actions if the Program is not successful by a date certain early in the planning period; commit to implement earlier.	Establish incentives, strategy, and alternative (Pg. 102 to 103)
2. Remove Constraints		
Constraints Analysis	Revise programs based on complete constraints analysis.	Revised upon completion of constraints analysis revisions; possibly add language related to reasonable accommodation, residential CUP requirements (Pg. 103 to 106)
Municipal Code Amendments	Commit to allowing these group homes of seven or more persons in all residential zones and provide procedures that will promote objectivity and approval certainty (e.g., not a conditional use permit)	Add commitment to amend code to allow group homes of 7+ in residential zones (Pg. 104)
3. Affirmatively Further Fair Housing		
AFFH	Revise programs based on complete AFFH analysis.	AFFH Action table to be reformatted and revised to include geographic targetting, timeline, and metrics (Pg. 109 to 113)
C. Public Participation		
Public Participation	<ul style="list-style-type: none"> • Employ additional methods for public outreach efforts in the future, particularly to include lower-income and special needs households and neighborhoods with higher concentrations of lower-income households. • Describe how comments were considered and incorporated. 	Add program or action committing to additional outreach; describe how comments were considered (Pg. 105 to 106)



Memorandum

DATE: October 12, 2022

TO: Paul Samaras, AICP
Principal Planner
City of El Segundo

FROM: Curtis Zacuto
EcoTierra Consulting

RE: City of El Segundo Housing Element Update—Conformance Memo

On February 1, 2022, the City adopted a resolution approving a Negative Declaration and the final draft 2021-2029 Housing Element (Environmental Assessment No. EA 1271 and General Plan Amendment No. GPA 19-04). Following adoption of the Negative Declaration and 2021-2029 Housing Element, the City received comments from the California Department of Housing and Community Development (HCD). HCD requested additional information regarding the feasibility of housing development on properties in the City’s Sites Inventory, recent development trends, constraints on housing development, public outreach efforts, actions and programs to promote housing maintenance and development.

In response to HCD’s comments, the City has prepared a revised Housing Element in October 2022 for consideration and action by the City’s Planning Commission. The October 2022 Housing Element incorporates changes to address HCD’s comments, including changes to the number of properties in the Sites Inventory, increases in the permitted densities in the RHNA overlay districts, changes to existing programs, and addition of new actions and programs promoting the maintenance and development of affordable housing.

The City of El Segundo Housing Element Update Initial Study (November 2021) analyzed the impacts of adopting the Housing Element. The Housing Element identifies possible housing sites to address El Segundo’s Regional Housing Needs Allocation (RHNA) as determined by the Southern California Association of Governments (SCAG) for the City for the 2021-2029 planning period.

The 2021-2029 Housing Element Update is a policy document that in and of itself does not propose or authorize any projects or development plan. The Housing Element sets forth the City’s policies and detailed programs for meeting existing and future housing

needs as determined by the RHNA process, for conserving and enhancing affordable housing, providing adequate housing sites, and for increasing affordable housing opportunities for extremely low/very-low, low, moderate, and above moderate-income persons and households.

As stated in the November 2021 Initial Study, the Housing Element Update does not propose or authorize any specific development and would not result in physical alterations or improvements. The Housing Element includes an inventory of sites that are adequate to accommodate the City's assigned share of regional housing need, but it does not propose development projects.

Inasmuch as the Housing Element Update could indirectly result in residential development and improvement, each potential development site would be evaluated at the time of development proposal in accordance with the requirements of CEQA. Therefore, the changes proposed in the revised 2021-2029 Housing Element (October 2022) are in conformance with the analysis prepared in the November 2021 City of El Segundo Housing Element Update Initial Study and no new environmental analysis is required.



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Public Hearings

Item Number: C.7

TITLE:

Ordinance Amending El Segundo Municipal Code Title 13 to Adopt by Reference, with Certain Local Amendments, Parts 2, 2.5, 3, 4, 5, 6, 8, 9, 10, and 11 of the 2022 California Building Standards Code; the 2021 International Property Maintenance and Swimming Pool and Spa Codes; and the 2021 Uniform Solar, Hydronics, and Geothermal Code and Resolution Justifying Local Amendments

RECOMMENDATION:

1. Conduct a public hearing to consider an ordinance to amend El Segundo Municipal Code Title 13 to adopt by reference, with certain local amendments, Parts 2, 2.5, 3, 4, 5, 6, 8, 9, 10, and 11 of the 2022 California Building Standards Code; the 2021 International Property Maintenance and Swimming Pool and Spa Codes; and the 2021 Uniform Solar, Hydronics, and Geothermal Code.
2. Adopt a resolution justifying the local amendments to the ordinance.
3. Waive second reading and adopt the ordinance and find that it is exempt from further environmental review under 14 Cal. Code Regs. §§ 15308, 15061(b)(3), and 5060(c)(2).
4. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

\$25,000 for contract services with JAS Pacific to work with staff and prepare the relevant documents for the adoption of the 2022 Building Code which was included in the Adopted FY 22-23 Budget.

Amount Budgeted: \$25,000

Additional Appropriation: \$0

Account Number: 001-400-2403-6214 (Professional Services)

BACKGROUND:

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Every three years, the California Building Standards Commission adopts a new set of technical codes, known as the California Building Standards Codes, which include Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Fire, Existing Building and Green Building standards. This triennial adoption is intended to incorporate the latest fire and life safety standards in building design and construction, and minimum energy efficiency and green building standards to meet the state's climate goals. Local jurisdictions are required to adopt and enforce these newly adopted regulations for all construction projects that file an application on or after January 1, 2023.

On November 1, 2022, the City Council introduced the above-referenced Ordinances. A complete background, discussion, and justification were included in the staff report and presented at the Council meeting. State law requires the conduct of a public hearing for the second reading of an ordinance adopting other codes by reference. If the City Council adopts the Ordinance following a public hearing, then the 2022 California Building Standards Codes construction with local amendments will be in effect on January 1, 2023, as required by law.

DISCUSSION:

Local jurisdictions may amend or add to the State regulations to address issues of local or regional importance, but the changes cannot be less restrictive than otherwise mandated by the State. Any amendment proposed per Health & Safety Code Section 17958.5, must be justified by local climatic, geological, or topographical findings. Following the adoption of the ordinance and resolution of findings by the City Council, pursuant to Health & Safety Code Section 17958.7, the ordinance must be filed with the California Building Standards Commission.

Historically, the City has adopted local amendments to the California Building Standards Code in order to provide residents and businesses a higher level of safety. Staff has been working in coordination with all eighty-nine jurisdictions within the County of Los Angeles as a part of the Los Angeles Regional Uniform Code Program (LARUCP) to develop regional amendments based on local conditions to enhance the performance of buildings during seismic and wildfire events. The LARUCP provides local amendments purposed to provide consistency among jurisdictions throughout the County. Similar to past code adoption cycles, staff is recommending specific amendments to the California Building, Residential, Fire, and Plumbing Codes.

California Building and Residential Codes

The City's amendments to the State Building and Residential Codes are necessary because of the City of El Segundo's local climatic, topographical, and geological

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conditions. The local conditions result in proposed amendments intended to address a building's structural performance during an earthquake, safety standards for grading, and noise impact mitigation for buildings near LAX. Staff is recommending that the existing amendments that have previously been adopted by City Council be carried forward with this code adoption. A minimal number of new additional amendments that are necessary to address better building performance in an earthquake are proposed.

California Plumbing Code

The biggest threats to human life and property after an earthquake are structural failures and fires caused by damaged natural gas lines. According to the California Seismic Safety Commission, one in four fires after an earthquake is related to natural gas leaks. To reduce this potential hazard, staff is recommending a new amendment to the State Plumbing Code to require earthquake shutoff valves be installed in construction of new buildings, buildings proposing an alteration and/or addition valued at more than \$10,000, and at the time of sale of existing buildings sold on or after January 1, 2023. Similar requirements exist in the neighboring cities of Los Angeles and Culver City.

After discussion at the City Council meeting on November 1, 2022 regarding the appropriate construction valuation threshold for applying this requirement to alterations and/or additions, staff was directed to revise the requirement from \$10,000 to a valuation of \$250,000. The attached ordinance reflects this revision.

California Fire Code

Staff is proposing to carry forward the majority of existing amendments previously adopted by the City Council, including enhanced fire safety requirements for new buildings, four stories or more and less than 75 feet in height, defined as mid-rise buildings. In addition to new buildings, staff also recommended applying the automatic fire sprinkler requirement to buildings undergoing remodeling of 50% or more of their existing floor area and buildings adding more than 1,000 square feet.

At the November 1 meeting, City Councilmembers discussed the costs and practicality of requiring automatic fire sprinklers for minor building additions and remodels and expressed concerns for public awareness of this requirement prior to the design and budgeting of such a project. During discussion, it was noted that existing zoning regulations (ESMC 15-21-3) require buildings to be brought into conformity with all current development standards and laws if more than 50% of the existing perimeter wall height (ESMC 15-1-6) is removed. A recommendation was made that utilizing similar language would create consistency for the public as to when major upgrades, such as fire sprinklers are required.

At City Council's direction, staff is revising the proposed amendment to require automatic fire sprinkler systems for new buildings and additions/alterations to existing

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buildings for projects requiring the removal of more than 50% of the building's exterior perimeter wall height.

Resolution Justification of Local Amendments

The Building Safety Division and the Fire Department are recommending that the above changes and modifications be made to the respective Codes and are advising that amendments are reasonably necessary due to local conditions in the City of El Segundo. Other modifications are of an administrative or procedural nature and concern themselves with subjects that are not covered by the Codes or are reasonably necessary to safeguard life and property within the City of El Segundo. Staff recommends the City Council adopt the proposed resolution to approve the justifications for the local amendments.

Environmental Review

Staff has determined that the ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, the ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308. Also, there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3), and it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)).

CITY STRATEGIC PLAN COMPLIANCE:

Goal 2: Support Community Safety and Preparedness

Objective: El Segundo is a safe and prepared city.

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5A: El Segundo promotes economic growth and vitality for business and the community.

PREPARED BY:

Nicole Pesqueira, Fire Marshal

Ordinance Amending El Segundo Municipal Code Title 13 to Adopt by Reference, with Certain Local Amendments

November 15, 2022

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REVIEWED BY:

Michael Allen, AICP, Development Services Director, Deena Lee, Fire Chief

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. El Segundo Code Adoption Ordinance Revisions November 7

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE, 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 SOLAR, HYDRONIC, AND GEOTHERMAL CODE, WITH CERTAIN APPENDICES AND AMENDMENTS AND AMENDING THE EL SEGUNDO MUNICIPAL CODE TO REFLECT SUCH ADOPTION.

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

SECTION 1. *Findings.*

- A. Government Code § 50022.9 authorizes the City of El Segundo (the “City”) to adopt, by reference, codes from another governmental entity as the City’s own.
- B. The California Building Standards Codes (the “California Building Codes”) established statewide codes and regulations for building construction and fire safety and is published every three years by order of the California Legislature.
- C. The 2022 California Building Codes are based upon the International Code Council’s 2021 International Building Code; and
- D. The 2022 California Building Codes were published on July 1, 2022 and became effective on January 1, 2023.
- E. California Health & Safety Code §§ 17958.5 and 18941.5 authorize cities and counties to modify the California Building Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions.
- F. The City seeks to adopt the California Building Codes with various local, City amendments, as justified via Resolution No. ____.

SECTION 2. Sections 13-1-1 and 13-1-2 of Chapter 1 of Title 13 of the El Segundo Municipal Code (“ESMC”) are repealed and replaced by the following to read as follows:

“CHAPTER 1

BUILDING CODE

13-1-1: ADOPTION OF CALIFORNIA BUILDING CODE, 2022 Edition: Pursuant to California Government Code Section 50022.2, the California Building Code, 2022 Edition, published as Title 24, Part 2, of the California Code of Regulations, including Appendices F, H, I, and J (“CBC”) is adopted by reference, subject to the amendments, additions and deletions set forth in Section 13-1-2. One true copy of the CBC, is on file in the office of the Building Official and is available for public inspection as required by law.

13-1-2: AMENDMENTS TO CALIFORNIA BUILDING CODE:

The California Building Code adopted pursuant to Section 13-1-1 is hereby amended as follows:

Section 105.1 of Chapter 1 of the CBC is amended to read as follows:

105.1 Permit Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Parking lots shall not be paved, improved, striped, or restriped unless a separate permit for each parking lot has first been obtained from the building official.

Exception: A separate permit shall not be required to pave, improve, stripe, or restripe a parking lot when such work is included in the scope of another project for which a building permit has been issued and when the design of such parking lot was included in the plan check review of such project

Subsection 14 is added to Section 105.2 of Chapter 1 of the CBC as follows:

105.2 Work exempt from permit.

Building:

14. Block wall and concrete fences not over 3 feet 6 inches high.

Section 105.3.2 of Chapter 1 of the CBC is amended to read as follows:

105.3.2 Expiration of Plan Check.

An application for a permit for any proposed work is deemed abandoned 12 months after the application date. Unless otherwise provided, after expiration of the application, the City will not issue a permit until the plans are rechecked and approved and a new fee is paid.

Exception: The Building Official may grant extensions of time for additional periods not exceeding 90 days each if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded the securing of the permit within the allocated time.

Section 105.8 Chapter 1 of the CBC is added to read as follows:

105.8 Responsibility of permittee.

Building permits shall be presumed by the city to incorporate all of the work that the applicant, the applicant's agent, employees and/or contractors shall carry out. Said proposed work shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No city approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code nor shall any vested rights be created for any work performed in violation of this code.

Section 109.4 of Chapter 1 of the CBC is amended to read as follows:

109.4 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee in addition to the normally established permit fee, equal to 100% of such normally established permit fee, or as otherwise determined by the building official.

Section 109.6.1 of Chapter 1 of the CBC is added to read as follows:

109.6.1 Plan check fees refund.

No portion of the plan check fee shall be refunded unless plan review has not been performed, in which case 80 percent of the plan check fee shall be refunded upon written application for refund submitted by the person who made original payment of such fee and with the written consent of the owner of the real property on which the work was proposed to be done. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 180

days have elapsed from the date of the submittal for plan check, no plan check fees shall be refunded. In the event subsequent application for plan check is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Section 109.6.2 of Chapter 1 of the CBC is added to read as follows

109.6.2 Permit fees refund.

In the event any person shall have obtained a building permit and no portion of the work or construction covered by such permit shall have commenced, nor any inspection performed by any City employee, and notice of abandonment has been received from the owner of the real property on which such work would have been performed, the permittee, upon presentation to the Building Official of a written request for refund, shall be entitled to a refund in an amount equal to 80 percent of the building permit fee actually paid for such permit. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 12 months have elapsed from the date of the issuance of the permit, no permit fees shall be refunded. In the event subsequent application for a permit is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Exception:

1. If a permit has been issued for a project located in an area outside the jurisdiction of the City, 100 percent of the permit and plan checking fee may be refunded.
2. If a duplicate permit has been erroneously issued, 100 percent of the duplicated permit and plan checking fee may be refunded.

Section 109.7 of Chapter 1 of the CBC is added to read as follows:

109.7 Re-inspections.

A re-inspection fee in the amount set by City Council resolution may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is incomplete or when required corrections are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the

building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until required fees have been paid.

Section 110.1.1 of Chapter 1 of the CBC is added to read as follows:

110.1.1 Setback Certification required.

A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection.

Exception: Wherever there are practical difficulties involved in carrying out the provisions of this section, the Building Official shall have the authority to grant modifications for individual cases.

Section 113.3 of Chapter 1 of the CBC is amended to read as follows:

113.3 Board of Appeals.

The board of appeals consists of members of the Planning Commission. The term of a board of appeals member will coincide with the term of service as a Planning Commissioner and will terminate should the member cease serving as a Planning Commissioner. The building official is the secretary to the board. The board may adopt reasonable rules and regulations for conducting its investigations and will render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy for any appellant or contestant affected by such decision or finding, and may recommend to the city council appropriate new legislation.

Three members of the board constitute a quorum. The Planning Chairperson is the board's chairperson and in the chairperson's absence the board will select a temporary chairperson.

The city will assess a filing fee set by City Council resolution, or a higher amount set by resolution, at the time that an appellant file appeal of any order, decisions, or determination made by the building official relative to the application and interpretation of this code. The filing fee is refundable should the appellant prevail in a decision by the board. The appeal must be taken by filing a written notice of appeal, in letterform, to the board of appeals. The board's decision constitutes the city's final decision.

Section 113.4 of Chapter 1 of the CBC is added to read as follows:

113.4 Access Board of Appeals.

A. There shall be a Disability Access Board of Appeals (“Access Board of Appeals”) to consist of five members. Each member shall be appointed and hold office in accordance with procedures established by resolution of the City Council. Three of the five members shall be members of the Building Board of Appeals, and shall be co-appointed by the City Council to be a member of the Building Board of Appeals and the Access Board of Appeals. Two of the five members shall be “physically handicapped persons” (as defined by California Health and Safety Code Section 19957.5).

B. The Access Board of Appeals shall be considered a “standing committee” with a continuing subject matter jurisdiction. Thus, the Access Board of Appeals shall be subject to the requirements of the Brown Act (California Government Code Section 54950 et seq.); however, the Access Board of Appeals shall have no regular meetings, and all meetings shall be special meetings noticed pursuant to California Government Code Section 54956. The Access Board of Appeals shall conduct its meetings in accordance with procedures established by resolution of the City Council. The Access Board of Appeals may establish its own rules of procedure or by-laws consistent with City Council resolutions and ordinances.

C. Any person aggrieved by a determination made by the Building Official or Fire Code Official in administering or enforcing the portions of this chapter related to access to “public accommodations or facilities” (pursuant to California Health and Safety Code Section 19955, et seq.) may appeal the determination to the Access Board of Appeals. The appeal shall be filed with the Building Official no later than 10 days after receipt of written notice of the determination and the appeal provisions of this section. Upon receipt of an appeal by the Building Official, a hearing shall be scheduled before the Access Board of Appeals. The Access Board of Appeals shall consider relevant evidence presented at the hearing, and shall render a final written decision within a reasonably prompt time after conducting the hearing. The authority of the Access Board of Appeals to render a written decision shall be limited to the scope of authority of the Building Official, and the Access Board of Appeals shall have no authority to waive a requirement of this chapter.

D. Any person aggrieved by a decision of the Access Board of Appeals may request an administrative hearing within 10 days of the issuance of the final written decision. Any such request shall be made and heard in the same manner as an administrative hearing related to an administrative citation, in accordance with City of El Segundo Municipal Code.

E. Failure to timely request an appeal to the Access Board of Appeals (pursuant to subsection C), or to an administrative hearing officer (pursuant to subsection D)

constitutes a waiver of the hearing and a failure to exhaust administrative remedies.

F. Unless otherwise designated by the City Manager, the Building Official shall be the principal city staff liaison to the Access Board of Appeals, and the Building Official shall appoint a secretary to the Access Board of Appeals to comply with all procedural requirements related to the Brown Act.

G. The Building Official may request a special meeting of the Access Board of Appeals in order to request advisory comments from the Access Board of Appeals regarding issues related to this chapter, such as the potential adoption of new codes, proposed code changes, or alternate methods and materials.

Section 202 of Chapter 2 of the CBC, a new definition is added to read as follows:

MID-RISE BUILDING. A building four or more stories high, but not exceeding 75 feet in height and not defined as a high-rise building by section 202 of the California Building Code. Height measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level.

Section 456 of Chapter 4 of the CBC is added to read as follows:

Section 456 Mid-Rise Buildings

The provisions of this section shall apply to buildings or structures defined in Section 202 as mid-rise buildings. All mid-rise buildings shall meet the requirements of Section 918 of the El Segundo Fire Code and any other applicable fire and life safety provisions.

Section 903.2 of Chapter 9 of the CBC is amended and Sections 903.2.1 through 903.2.21 are deleted, to read as follows:

903.2 Where Required

A. New Buildings. Unless otherwise prohibited by law, an approved automatic sprinkler system in new buildings and structures shall be required for all occupancies.

Exception: New detached buildings under one thousand (1,000) square feet subject to approval of the Fire Official.

B. Existing Buildings. Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior

perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.2.22 of Chapter 9 of the CBC is added to read as follows:

903.2.22 Structures in the Smoky Hollow Specific Plan Area. An automatic sprinkler system must be provided throughout every facility or building hereafter constructed within the Smoky Hollow Specific Plan Area.

903.2.22.1 Existing Buildings. Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.3.5.3 of Chapter 9 of the CBC is added to read as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Section 903.3.8 of Chapter 9 of the CBC is deleted in its entirety and replaced to read as follows:

903.3.8 Limited Area Sprinkler Systems. When a fire sprinkler system is required, it shall be provided throughout the building.

Exception: Protection for specific appliances and/or hazards.

Section 903.3.9 of Chapter 9 of the CBC is amended to read as follows:

903.3.9 Floor Control Valves. Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

Exception: Group R-2 and R-3.1 occupancies floor control valves and water flow detection assemblies shall not be required.

Section 903.4.2 of Chapter 9 of the CBC is amended to read as follows:

903.4.2. Alarms. One exterior approved audible and visible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm device shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Exterior audible and visible alarm notification shall be provided on NFPA 13, NFPA 13R and NFPA 13D systems.

Section 909.11 of Chapter 9 of the CBC is deleted in its entirety and replaced to read as follows:

909.11 General. The smoke-control system shall be supplied with two sources of power. Primary power shall be from the normal building power systems. Secondary power shall be from an approved standby source complying Section 1203 of this code. The standby power source and its transfer switches shall be in a room separate from the normal power transformers and switchgear and ventilated directly to and from the exterior. The room shall be enclosed with not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both.

Transfer to full standby power shall be automatic and within 60 seconds of failure of the primary power. The systems shall comply with the City of El Segundo Electrical Code.

Exception: The secondary power is not required for pressurized enclosures in buildings of less than 5 floors used for human occupancy.

Section 1206.6 is added to Chapter 12 of the 2022 Edition of the CBC to read as follows:

1206.6: RESIDENTIAL NOISE INSULATION STANDARDS (Airport Noise Sources)

1206.6.01 Noise Insulation Requirements for New Construction.

1206.6.02 Purpose and Scope. The purpose of this section is to establish minimum noise insulation performance standards for new residential dwelling units and additions of habitable rooms to existing residential dwelling units to protect public health, safety, and welfare from the effects of excessive noise, including

without limitation, indoor quality of life, speech interference, and sleep disruption.

1206.6.03 Applicability. This section applies to all newly constructed residences and habitable room additions to existing residence

1206.6.04 Definitions. For purposes of this section, the following words must have the following meaning:

"Community Noise Equivalent Level (CNEL)" means the noise measure defined in 21 Code of California Regulations § 5001(d), and any successor regulation or amendment.

"Habitable Room" means a room that is a space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, garages, and similar areas are not considered habitable space.

"LAX" means Los Angeles International Airport. "Noise Impact Boundary for LAX" means the area around LAX as defined in 21 California code of regulations § 5001(1), and any successor regulation or amendment. The city's building safety department must at all times maintain a current map of the noise impact boundary. The latest published map by LAWA located at the Building Safety Counter shall be used as the basis for determination. "Residence" means any occupancy group R building as used in El Segundo title 13 of the El Segundo municipal code.

1206.6.05: Standards.

Any new residence or addition of one or more habitable rooms to an existing residence that is within the noise impact boundary for LAX must be designed to ensure that internal noise levels due to LAX do not exceed 45 dB CNEL. This standard may be satisfied in two ways: (1) by performing the acoustical analysis described in section 1206.6.06, below, or (2) by employing the prescribed construction methods described in section 1206.6.07, below.

1206.6.06: Acoustical Analysis.

A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if it includes an acoustical analysis demonstrating that the proposed design will ensure that internal noise levels due to LAX aircraft noise will not exceed 45 dB CNEL. The acoustical analysis shall be proven to meet the standard by providing post-construction/pre-occupancy acoustic measurement to verify compliance with the 45 dB CNEL standard. The Building Official has the discretion to implement policies that meet the intent of this code section.

A. The acoustical analysis must be prepared by a person experienced in the field of acoustical engineering. The analysis must consider and include: the topographical relationship between LAX aircraft noise sources and the dwelling site, the characteristics of those noise sources, predicted noise spectra and levels at the exterior of the dwelling site, the basis for this prediction (measured or obtained from published data), the noise insulation measures to be employed, and the effectiveness of the proposed noise insulation measures.

B. If the interior allowable noise levels are to be met by requiring that windows be unopenable or closed, the design for the structure must also specify a ventilation or air-conditioning system to provide a habitable interior environment, having at least 2 air exchanges per hour for the affected rooms. The ventilation system must not compromise the interior room noise reduction.

1206.6.07 Prescribed Construction Methods.

A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if the design incorporates the following construction methods.

Construction Methods in the 70 dB CNEL and Greater Noise Zone

1206.6.08 Exterior Walls.

New walls that form the exterior portion of habitable rooms must be constructed as follows:

- A. Studs must be at least 4 inches in nominal depth.
- B. Exterior finish must be stucco, minimum $\frac{7}{8}$ -inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over $\frac{1}{2}$ -inch minimum solid sheathing.
- C. Masonry walls with a surface weight of less than 40 pounds per square foot must require an interior supporting stud-wall that is finished with at least $\frac{5}{8}$ -inch thick gypsum wall board or plaster.
- D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.

- E. Exterior solid sheathing must be covered with overlapping asphalt felt.
- F. Interior wall finish must be at least $\frac{5}{8}$ -inch thick gypsum wall board or plaster.

1206.6.09 Exterior Windows.

A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 40 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.

B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must:

1. Have a sound transmission class rating of at least STC 40 dB, or
2. Must be $\frac{5}{8}$ -inch laminated glass with STC rating of 40 dB and must be set in non-hardening glazing materials, or
3. Must be glass block at least $3\frac{1}{2}$ inches thick.

C. The total areas of glazing in rooms used for sleeping must not exceed 20% of the wall area.

1206.6.10 Exterior Doors.

A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 40 dB.

B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 35 dB.

C. Sliding glass doors in habitable rooms must not be allowed in walls that are directly exposed to aircraft noise. Sliding glass doors in walls that are not directly exposed must have an STC rating of at least 40 dB.

D. Access doors from attached garage to the interior of a residence must have an STC rating of at least 30 dB.

1206.6.11 Roof/Ceiling Construction.

A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum $\frac{1}{2}$ -inch solid sheathing and any roof covering allowed by this code.

B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

C. Attic ventilation must be:

1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or
2. Noise control louver vents, or
3. Eave vents that are located under the eave overhang.
4. Ceilings must be finished with gypsum board or plaster that is at least $\frac{5}{8}$ -inch thick. Ceiling materials must be mounted on resilient channels.
5. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line or at any point that provides at least a 4-inch space between the skylight glazing and the secondary glazing and must be glazed with at least $\frac{3}{16}$ -inch plastic or laminated glass. The weather-side skylight must be any type that is permitted by the building code. The size of skylights must be no more than 20 percent of the roof area of the room.

1206.6.12 Ventilation.

A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of this code in each habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.

B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

1206.6.13 Fireplaces.

Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

1206.6.14 Wall and Ceiling Openings.

Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited unless access panels, pet doors, mail delivery drops, air-conditioning, or other openings are designed to maintain the 45 dB CNEL (or less) standard in the room to which they provide access.

Construction Methods In The 65 dB CNEL To 70 dB CNEL Noise Zone

1206.6.15 Exterior Walls.

New walls that form the exterior portion of habitable rooms must be constructed as follows:

- A. Studs must be at least 4 inches in nominal depth.
- B. Exterior finish must be stucco, minimum $\frac{7}{8}$ -inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over $\frac{1}{2}$ -inch solid sheathing.
- C. Masonry walls with a surface weight of less than 40 pounds per square foot will require an interior studwall that is finished with at least $\frac{5}{8}$ -inch thick gypsum wallboard or plaster.
- D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.
- E. Exterior solid sheathing must be covered with overlapping asphalt felt.
- F. Interior wall finish must be at least $\frac{5}{8}$ -inch thick gypsum wallboard or plaster.

1206.6.16 Exterior Windows.

- A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 35 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.
- B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must be at least $\frac{1}{4}$ -inch thick and must be set in non-hardening glazing materials.

C. The total area of glazing in rooms used for sleeping must not exceed 20% of the floor area.

1206.6.17 Exterior Doors.

A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 35 dB.

B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 30 dB

C. Sliding glass doors in habitable rooms must have glass that is $\frac{1}{4}$ -inch thick.

D. Access doors from a garage to a habitable room must have an STC rating of at least 30 dB.

1206.6.18 Roof/Ceiling Construction.

A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum $\frac{1}{2}$ -inch solid sheathing and any roof covering allowed by this code

B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

C. Attic ventilation must be:

1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or

2. Noise control louver vents, or

3. Eave vents that are located under the eave overhang.

D. Ceilings must be finished with gypsum board or plaster that is at least $\frac{5}{8}$ -inch thick.

E. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line and must be glazed with at least $\frac{3}{16}$ -inch plastic, tempered or laminated glass. The weather-side skylight must be any type that is permitted by the building code.

1206.6.19 Floors.

The floor of the lowest habitable rooms must be concrete slab on grade or wood framed floors.

1206.6.20 Ventilation.

A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of at least 2 air exchanges in each affected habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.

B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

1206.6.21 Fireplaces.

Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

1206.6.22 Wall and Ceiling Openings.

Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air-conditioning, or other openings must be designed to maintain the 45 dB CNEL or less standard in the room to which they provide access.

Section 1507.3.1 of the 2022 CBC is amended to read as follows:

1507.3.1 Deck requirements.

Concrete and clay tile shall be installed only over solid-structural sheathing boards.

Section 1613.5 is added to Chapter 16 of the 2022 CBC to read as follows:

1613.5 Amendments to ASCE 7. The provisions of Section 1613.5 shall be permitted as an amendment to the relevant provisions of ASCE 7.

Section 1613.5.2 is added to Chapter 16 of the 2022 CBC to read as follows:

1613.5.2 Structural Separation.

Modify ASCE 7 Section 12.12.3 Equation 12.12-1 as follows:

$$\delta_M = \frac{C_d \delta_{max}}{I_E} \quad (12-12-1)$$

Section 1613.5.3 is added to Chapter 16 of the 2022 CBC to read as follows:

1613.5.3 Values for Vertical Combinations.

Modify ASCE 7 Section 12.2.3.1 Exception 3 as follows:

3. Detached one- and two-family dwellings up to two stories in height of light frame construction.

Section 1613.5.4 is added to Chapter 16 of the 2022 CBC to read as follows:

1613.5.4 Wood Diaphragms.

Modify ASCE 7 Section 12.11.2.2.3 as follows:

12.11.2.2.3 Wood Diaphragms.

The anchorage of concrete or masonry structural walls to wood diaphragms shall be in accordance with AWC SDPWS 4.1.5.1 and this section. In wood diaphragms, the continuous ties shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this section.

For structures assigned to Seismic Design Category D, E or F, wood diaphragms supporting concrete or masonry walls shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous crossties.
2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75% of the maximum diaphragm shear.

Section 1613.5.5 is added to Chapter 16 of the 2022 CBC to read as follows:

1613.5.5 Maximum S_{DS} Value in Determination of C_s and E_v .

Modify ASCE 7 Section 12.8.1.3 as follows:

12.8.1.3 Maximum S_{DS} Value in Determination of C_s and E_v .

The value of C_s and E_v are permitted to be calculated using a value of S_{DS} equal to 1.0 but not less than 70% of S_{DS} as defined in Section 11.4.4, provided that all of the following criteria are met:

1. The structure does not have irregularities, as defined in Section 12.3.2;
2. The structure does not exceed five stories above the lower of the base or grade plane as defined in Section 11.2, and, where present, each mezzanine level shall be considered a story for the purpose of this limit;
3. The structure has a fundamental period, T , that does not exceed 0.5 seconds, as determined using Section 12.8.2;
4. The structure meets the requirements necessary for the redundancy factor, ρ , to be permitted to be taken as 1.0, in accordance with Section 12.3.4.2;
5. The site soil properties are not classified as Site Classes E or F, as defined in Section 11.4.2; and
6. The structure is classified as Risk Category I or II, as defined in Section 1.5.1.

Section 1613.7 is added to Chapter 16 of the 2022 CBC to read as follows:

1613.7 Seismic Design Provisions for Hillside Buildings.

1613.7.1 Purpose.

The purpose of this section is to establish minimum regulations for the design and construction of new buildings and additions to existing buildings when constructing such buildings on or into slopes steeper than one unit vertical in three units

horizontal (33.3%). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

1613.7.2 Scope.

The provisions of this section shall apply to the design of the lateral-force-resisting system for hillside buildings at and below the base level diaphragm. The design of the lateral-force-resisting system above the base level diaphragm shall be in accordance with the provisions for seismic and wind design as required elsewhere in this division.

Exception: Non-habitable accessory buildings and decks not supporting or supported from the main building are exempt from these regulations.

1613.7.3 Definitions.

For the purposes of this section certain terms are defined as follows:

BASE LEVEL DIAPHRAGM is the floor at, or closest to, the top of the highest level of the foundation.

DIAPHRAGM ANCHORS are assemblies that connect a diaphragm to the adjacent foundation at the uphill diaphragm edge.

DOWNHILL DIRECTION is the descending direction of the slope approximately perpendicular to the slope contours.

FOUNDATION is concrete or masonry which supports a building, including footings, stem walls, retaining walls, and grade beams.

FOUNDATION EXTENDING IN THE DOWNHILL DIRECTION is a foundation running downhill and approximately perpendicular to the uphill foundation.

HILLSIDE BUILDING is any building or portion thereof constructed on or into a slope steeper than one unit vertical in three units horizontal (33.3%). If only a portion of the building is supported on or into the slope, these regulations apply to the entire building.

PRIMARY ANCHORS are diaphragm anchors designed for and providing a direct connection as described in Sections 1613.7.5 and 1613.7.7.3 between the diaphragm and the uphill foundation.

SECONDARY ANCHORS are diaphragm anchors designed for and providing a redundant diaphragm to foundation connection, as described in Sections 1613.7.6 and 1613.7.7.4.

UPHILL DIAPHRAGM EDGE is the edge of the diaphragm adjacent and closest to the highest ground level at the perimeter of the diaphragm.

UPHILL FOUNDATION is the foundation parallel and closest to the uphill diaphragm edge.

1613.7.4 Analysis and Design.

1613.7.4.1 General.

Every hillside building within the scope of this section shall be analyzed, designed, and constructed in accordance with the provisions of this division. When the code-prescribed wind design produces greater effects, the wind design shall govern, but detailing requirements and limitations prescribed in this and referenced sections shall be followed.

1613.7.4.2 Base Level Diaphragm-Downhill Direction.

The following provisions shall apply to the seismic analysis and design of the connections for the base level diaphragm in the downhill direction.

1613.7.4.2.1 Base for Lateral Force Design Defined.

For seismic forces acting in the downhill direction, the base of the building shall be the floor at or closest to the top of the highest level of the foundation.

1613.7.4.2.2 Base Shear.

In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems. The total base shear shall include the forces tributary to the base level diaphragm including forces from the base level diaphragm.

1613.7.5 Base Shear Resistance-Primary Anchors.

1613.7.5.1 General.

The base shear in the downhill direction shall be resisted through primary anchors from diaphragm struts provided in the base level diaphragm to the foundation

1613.7.5.2 Location of Primary Anchors.

A primary anchor and diaphragm strut shall be provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements occur above and in contact with the base level diaphragm. The spacing of primary anchors and diaphragm struts or collectors shall in no case exceed 30 feet (9144 mm).

1613.7.5.3 Design of Primary Anchors and Diaphragm Struts.

Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.7.8.

1613.7.5.4 Limitations.

The following lateral-force-resisting elements shall not be designed to resist seismic forces below the base level diaphragm in the downhill direction:

1. Wood structural panel wall sheathing,
2. Cement plaster and lath,
3. Gypsum wallboard, and
4. Tension only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.1.2 may be used to transfer forces from the primary anchors and diaphragm struts to the foundation provided lateral forces do not induce flexural stresses in any member of the frame or in the diaphragm struts. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.7.6 Base Shear Resistance-Secondary Anchors.

1613.7.6.1 General.

In addition to the primary anchors required by Section 1613.7.5, the base shear in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in the base level diaphragm.

Exception: Secondary anchors are not required where foundations extending in the downhill direction spaced at not more than 30 feet (9144 mm) on center extend up to and are directly connected to the base level diaphragm for at least 70% of the diaphragm depth.

1613.7.6.2 Secondary Anchor Capacity and Spacing.

Secondary anchors at the base level diaphragm shall be designed for a minimum force equal to the base shear, including forces tributary to the base level diaphragm, but not less than 600 pounds per lineal foot (8.76 kN/m) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.

1613.7.6.3 Design.

Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.7.8.

1613.7.7 Diaphragms below the Base Level-Downhill Direction.

The following provisions shall apply to the lateral analysis and design of the connections for all diaphragms below the base level diaphragm in the downhill direction.

1613.7.7.1 Diaphragm Defined.

Every floor level below the base level diaphragm shall be designed as a diaphragm.

1613.7.7.2 Design Force.

Each diaphragm below the base level diaphragm shall be designed for all tributary loads at that level using a minimum seismic force factor not less than the base shear coefficient.

1613.7.7.3 Design Force Resistance-Primary Anchors.

The design force described in Section 1613.7.7.2 shall be resisted through primary anchors from diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall be provided and designed in accordance with the requirements and limitations of Section 1613.7.5.

1613.7.7.4 Design Force Resistance-Secondary Anchors.

1613.7.7.4.1 General.

In addition to the primary anchors required in Section 1613.7.7.3, the design force in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in each diaphragm below the base level.

Exception: Secondary anchors are not required where foundations extending in the downhill direction, spaced at not more than 30 feet (9144 mm) on center, extend up to and are directly connected to each diaphragm below the base level for at least 70% of the diaphragm depth.

1613.7.7.4.2 Secondary Anchor Capacity.

Secondary anchors at each diaphragm below the base level diaphragm shall be designed for a minimum force equal to the design force but not less than 300 pounds per lineal foot (4.38 kN/m) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.

1613.7.7.4.3 Design.

Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.7.8.

1613.7.8 Primary and Secondary Anchorage and Diaphragm Strut Design.

Primary and secondary anchors and diaphragm struts shall be designed in accordance with the following provisions:

1. **Fasteners.** All bolted fasteners used to develop connections to wood members shall be provided with square plate washers at all bolt heads and nuts. Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Nuts shall be tightened to finger tight plus one half (1/2) wrench turn prior to covering the framing.
2. **Fastening.** The diaphragm to foundation anchorage shall not be accomplished by the use of toenailing, nails subject to withdrawal, or wood in cross-grain bending or cross-grain tension.
3. **Size of Wood Members.** Wood diaphragm struts collectors, and other wood members connected to primary anchors shall not be less than 3 inch (76 mm) nominal width. The effects of eccentricity on wood members shall be evaluated as required per Item 9.
4. **Design.** Primary and secondary anchorage, including diaphragm struts, splices, and collectors shall be designed for 125% of the tributary force.
5. **Allowable Stress Increase.** The one-third allowable stress increase permitted under Section 1605.3.2 shall not be taken when the working (allowable) stress design method is used.
6. **Steel Element of Structural Wall Anchorage System.** The strength design forces for steel elements of the structural wall anchorage system, with the exception of anchor bolts and reinforcing steel, shall be increased by 1.4 times the forces otherwise required.
7. **Primary Anchors.** The load path for primary anchors and diaphragm struts shall be fully developed into the diaphragm and into the foundation. The foundation must be shown to be adequate to resist the concentrated loads from the primary anchors.
8. **Secondary Anchors.** The load path for secondary anchors and diaphragm struts shall be fully developed in the diaphragm but need not be developed beyond the connection to the foundation.
9. **Symmetry.** All lateral force foundation anchorage and diaphragm strut connections shall be symmetrical. Eccentric connections may be permitted when demonstrated by calculation or tests that all components of force have been provided for in the structural analysis or tests.
10. **Wood Ledgers.** Wood ledgers shall not be used to resist cross-grain bending or cross-grain tension.

1613.7.9 Lateral-Force-Resisting Elements Normal to the Downhill Direction.

1613.7.9.1 General.

In the direction normal to the downhill direction, lateral-force-resisting elements shall be designed in accordance with the requirements of this section.

1613.7.9.2 Base Shear.

In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems.

1613.7.9.3 Vertical Distribution of Seismic Forces. For seismic forces acting normal to the downhill direction the distribution of seismic forces over the height of the building using Section 12.8.3 of ASCE 7 shall be determined using the height measured from the top of the lowest level of the building foundation.

1613.7.9.4 Drift Limitations.

The story drift below the base level diaphragm shall not exceed 0.007 times the story height at strength design force level. The total drift from the base level diaphragm to the top of the foundation shall not exceed 3/4 inch (19 mm). Where the story height or the height from the base level diaphragm to the top of the foundation varies because of a stepped footing or story offset, the height shall be measured from the average height of the top of the foundation. The story drift shall not be reduced by the effect of horizontal diaphragm stiffness.

1613.7.9.5 Distribution of Lateral Forces

1613.7.9.5.1 General.

The design lateral force shall be distributed to lateral-force-resisting elements of varying heights in accordance with the stiffness of each individual element.

1613.7.9.5.2 Wood Structural Panel Sheathed Walls.

The stiffness of a stepped wood structural panel shear wall may be determined by dividing the wall into adjacent rectangular elements, subject to the same top of wall deflection. Deflections of shear walls may be estimated by AWC SDPWS Section 4.3.2. Sheathing and fastening requirements for the stiffest section shall be used for the entire wall. Each section of wall shall be anchored for shear and uplift at each step. The minimum horizontal length of a step shall be 8 feet (2438 mm) and the maximum vertical height of a step shall be 2 feet 8 inches (813 mm).

1613.7.9.5.3 Reinforced Concrete or Masonry Shear Walls.

Reinforced concrete or masonry shear walls shall have forces distributed in proportion to the rigidity of each section of the wall.

1613.7.9.6 Limitations.

The following lateral force-resisting-elements shall not be designed to resist lateral forces below the base level diaphragm in the direction normal to the downhill direction:

1. Cement plaster and lath,
2. Gypsum wallboard, and
3. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.1.2 of this Code may be designed as lateral-force-resisting elements in the direction normal to the downhill direction, provided lateral forces do not induce flexural stresses in any member of the frame. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.7.10 Specific Design Provisions.

1613.7.10.1 Footings and Grade Beams.

All footings and grade beams shall comply with the following:

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24 inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.
2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.
3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.
4. All concrete stem walls shall extend from the foundation and reinforced as required for concrete or masonry walls.

1613.7.10.2 Protection against Decay and Termites.

All wood to earth separation shall comply with the following:

1. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18 inches (457 mm) above the highest adjacent grade.

Exception: At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.

2. Wood ledgers supporting a vertical load of more than 100 pounds per lineal foot (1.46 kN/m) based on Allowable Stress Design (ASD) levels and

located within 48 inches (1219 mm) of adjacent grade are prohibited. Galvanized steel ledgers and anchor bolts, with or without wood nailers, or treated or decay resistant sill plates supported on a concrete or masonry seat, may be used.

1613.7.10.3 Sill Plates.

All sill plates and anchorage shall comply with the following:

1. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface.
2. Power-driven fasteners shall not be used to anchor sill plates except at interior nonbearing walls not designed as shear walls.

1613.7.10.4 Column Base Plate Anchorage.

The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4,000 pounds (17.8 kN) based on Allowable Stress Design (ASD) levels or more and the base plate for a steel column shall comply with the following:

1. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.
2. The base plate anchor bolts or the embedded portion of the post base, and the vertical reinforcing bars for the pedestal, shall be confined with two No. 4 or three No. 3 ties within the top 5 inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized and each anchor bolt shall have at least 2 galvanized nuts above the base plate.

1613.7.10.5 Steel Beam to Column Supports.

All steel beam to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the column. The stiffener plates shall be welded to each beam flange and the beam web. Each brace connection or structural member shall consist of at least two 5/8 inch (15.9 mm) diameter machine bolts.

Section 1613.8 is added to Chapter 16 of the 2022 CBC to read as follows:

1613.8 Suspended Ceilings.

Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section 2506.2.1 of this Code and this section.

1613.8.1 Scope.

This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section 13.5.6 of ASCE 7 shall apply except as modified herein.

1613.8.2 General.

The suspended ceilings and lighting systems shall be limited to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a licensed engineer or architect.

1613.8.3 Sprinkler Heads.

All sprinkler heads (drops) except fire-resistance-rated floor/ceiling or roof/ceiling assemblies, shall be designed to allow for free movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile. Sprinkler heads and other penetrations shall have a 2 inch (50mm) oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1 inch (25mm) in all horizontal directions. Alternatively, a swing joint that can accommodate 1 inch (25 mm) of ceiling movement in all horizontal directions is permitted to be provided at the top of the sprinkler head extension.

Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies shall comply with Section 714 of this Code.

1613.8.4 Special Requirements for Means of Egress.

Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions.

1613.8.4.1 General.

Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

1613.8.4.2 Assembly Device.

All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1219 mm) radius of the exit lights and exit signs.

1613.8.4.3 Emergency Systems.

Independent supports and braces shall be provided for light fixtures required for exit illumination. Power supply for exit illumination shall comply with the requirements of Section 1008.3 of this Code.

1613.8.4.4 Supports for Appendage.

Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

Section 1704.6 of the 2022 CBC is amended to read as follows:

1704.6 Structural Observations.

Where required by the provisions of Section 1704.6.1, the owner or the owner's authorized agent shall employ a structural observer to perform structural observations. Structural observation does not include or waive the responsibility for the inspections in Section 110 or the special inspections in Section 1705 or other sections of this code. The structural observer shall be one of the following individuals:

1. The registered design professional responsible for the structural design, or
2. A registered design professional designated by the registered design professional responsible for the structural design.

Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of structural observations.

The owner or owner's authorized agent shall coordinate and call a preconstruction meeting between the structural observer, contractors, affected subcontractors and special inspectors. The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load resisting systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the report submitted to the Building Official.

Observed deficiencies shall be reported in writing to the owner or owner's authorized agent, special inspector, contractor and the Building Official. Upon the form prescribed by the Building Official, the structural observer shall submit to the Building Official a written statement at each significant construction stage stating

that the site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved. A final report by the structural observer which states that all observed deficiencies have been resolved is required before acceptance of the work by the Building Official.

Section 1704.6.1 of the 2022 CBC is amended to read as follows:

1704.6.1 Structural observations for seismic resistance.

Structural observations shall be provided for those structures assigned to Seismic Design Category D, E or F, where one or more of the following conditions exist:

1. The structure is classified as Risk Category III or IV in accordance with Table 1604.5.
2. The height of the structure is greater than 75 feet (22860 mm) above the base.
3. The structure is classified as Risk Category I or II in accordance with Table 1604.5, and a lateral design is required for the structure or portion thereof.

Exception: One-story wood framed Group R-3 and Group U Occupancies less than 2,000 square feet in area, provided the adjacent grade is not steeper than 1 unit vertical in 10 units horizontal (10% sloped), assigned to Seismic Design Category D.

4. When so designated by the registered design professional responsible for the structural design.
5. When such observation is specifically required by the building official.

Section 1705.3 of the 2022 CBC is amended to read as follows:

1705.3 Concrete Construction.

The special inspections and tests for concrete construction shall be performed in accordance with this section and Table 1705.3.

Exceptions: Special inspections and tests shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

2. Continuous concrete footings supporting walls of buildings three stories or less above grade plane that are fully supported on earth or rock where:
 - 2.1. The footings support walls of light-frame construction;
 - 2.2. The footings are designed in accordance with Table 1809.7; or
 - 2.3. The structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa), regardless of the compressive strength specified in the construction documents or used in the footing construction.
3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 Mpa).
 - 1.1 Concrete patios, driveways and sidewalks, on grade.

Exception 3 of Section 1705.13 of the 2022 CBC is amended to read as follows:

1705.13 Special inspections for seismic resistance.

Special inspections for seismic resistance shall be required as specified in Sections 1705.13.1 through 1705.13.9, unless exempted by the exceptions of Section 1704.2.

Exception: The special inspections specified in Sections 1705.13.1 through 1705.13.9 are not required for structures designed and constructed in accordance with one of the following:

1. The structure consists of light-frame construction; the design spectral response acceleration at short periods, S_{DS} , as determined in Section 1613.2.4, does not exceed 0.5; and the building height of the structure does not exceed 35 feet (10 668 mm)
2. The seismic force-resisting system of the structure consists of reinforced masonry or reinforced concrete; the design spectral response acceleration at short periods, S_{DS} , as determined in Section 1613.2.4, does not exceed 0.5; and the building height of the structure does not exceed 25 feet (7620 mm)
3. The structure is a detached one- or two-family dwelling not exceeding two stories above grade plane, is not assigned to Seismic Design Category D, E or F and does not have any of the following horizontal or vertical irregularities in accordance with Section 12.3 of ASCE 7:
 - 3.1 Torsional or extreme torsional irregularity.
 - 3.2 Nonparallel systems irregularity.

3.3 Stiffness-soft story or stiffness-extreme soft story irregularity.

3.4 Discontinuity in lateral strength-weak story irregularity.

Section 1807.1.4 of the 2022 CBC is amended to read as follows:

1807.1.4 Permanent wood foundation systems.

Permanent wood foundation systems shall be designed and installed in accordance with AWC PWF. Lumber and plywood shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B and Section 5.2) and shall be identified in accordance with Section 2303.1.9.1. Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E or F.

Section 1807.1.6 of the 2022 CBC is amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls.

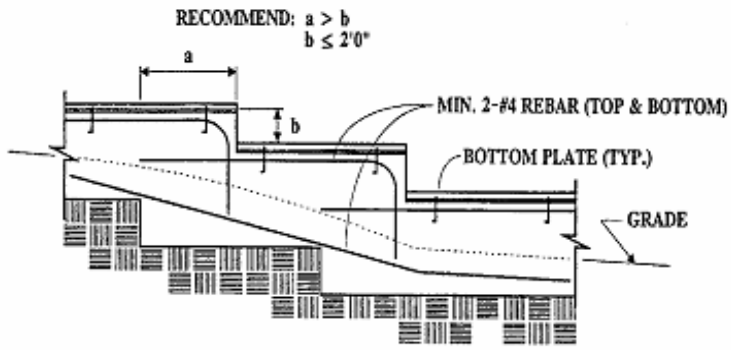
Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

Section 1809.3 of the 2022 CBC is amended to read as follows:

1809.3 Stepped footings.

The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures assigned to Seismic Design Category D, E or F, the stepping requirement shall also apply to the top surface of grade beams supporting walls. Footings shall be reinforced with four No. 4 bars. Two bars shall be placed at the top and bottom of the footings as shown in Figure 1809.3.



STEPPED FOUNDATIONS

FIGURE 1809.3 - STEPPED FOOTING

Section 1809.7 and Table 1809.7 of the 2022 CBC are amended to read as follows:

1809.7 Prescriptive footings for light-frame construction.

Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7. Prescriptive footings in Table 1809.7 shall not exceed one story above grade plane for structures assigned to Seismic Design Category D, E or F.

TABLE 1809.7
PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF
LIGHT-FRAME CONSTRUCTION a, b, c, d, e

NUMBER OF FLOORS SUPPORTED BY THE FOOTING ^f	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	12	6
2	15	6
3	18	8 ^g

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- a. Depth of footings shall be in accordance with Section 1809.4.
- b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- c. Not Adopted.
- d. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- e. For thickness of foundation walls, see Section 1807.1.6.
- f. Footing shall be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.
- g. Not Adopted

Section 1809.12 of the 2022 CBC is amended to read as follows:

1809.12 Timber footings.

Timber footings shall be permitted for buildings of Type V construction and as otherwise approved by the building official. Such footings shall be treated in accordance with AWP A U1 (Commodity Specification A, Use Category 4B). Treated timbers are not required where placed entirely below permanent water level, or where used as capping for wood piles that project above the water level over submerged or marsh lands. The compressive stresses perpendicular to grain in untreated timber footing supported upon treated piles shall not exceed 70 percent of the allowable stresses for the species and grade of timber as specified in the ANSI/AWC NDS. Timber footings shall not be used in structures assigned to Seismic Design Category D, E or F.

Section 1810.3.2.4 of the 2022 CBC is amended to read as follows:

1810.3.2.4 Timber.

Timber deep foundation elements shall be designed as piles or poles in accordance with ANSI/AWC NDS. Round timber elements shall conform to ASTM D 25. Sawn timber elements shall conform to DOC PS-20. Timber shall not be used in structures assigned to Seismic Design Category D, E or F.

Section 1905.1 of the 2022 CBC is amended to read as follows:

1905.1 General.

The text of ACI 318 shall be modified as indicated in Sections 1905.1.1 through 1905.1.11.

Section 1905.1.7 of the 2022 CBC is amended to read as follows:

1905.1.7 ACI 318, Section 14.1.4.

Delete ACI 318, Section 14.1.4, and replace with the following:

14.1.4 – Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

14.1.4.1 – Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement or cementitious material per cubic yard.

(b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

(c) Plain concrete footings supporting walls are permitted provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exceptions:

Detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls, are permitted to have plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

Sections 1905.1.9 thru 1905.1.11 are added to the 2022 CBC to read as follows

1905.1.9 ACI 318, Section 18.7.5.

Modify ACI 318, Section 18.7.5, by adding Section 18.7.5.8 and 18.7.5.9 as follows:

18.7.5.8 Where the calculated point of contraflexure is not within the middle half of the member clear height, provide transverse reinforcement as specified in ACI 318 Sections 18.7.5.1, Items (a) through (c), over the full height of the member.

18.7.5.9 – At any section where the design strength, ϕP_n , of the column is less than the sum of the shears V_e computed in accordance with ACI 318 Sections 18.7.6.1 and 18.6.5.1 for all the beams framing into the column above the level under consideration, transverse reinforcement as specified in ACI 318 Sections 18.7.5.1 through 18.7.5.3 shall be provided. For beams framing into opposite sides of the column, the moment components are permitted to be assumed to be of opposite sign. For the determination of the design strength, ϕP_n , of the column, these moments are permitted to be assumed to result from the deformation of the frame in any one principal axis.

1905.1.10 ACI 318, Section 18.10.4.

Modify ACI 318, Section 18.10.4, by adding Section 18.10.4.7 as follows:

18.10.4.7 – Walls and portions of walls with $P_u > 0.35P_o$ shall not be considered to contribute to the calculated shear strength of the structure for resisting earthquake-induced forces. Such walls shall conform to the requirements of ACI 318 Section 18.14.

1905.1.11 ACI 318, Section 18.12.6.

Modify ACI 318, by adding Section 18.12.6.2 as follows:

18.12.6.2 Collector and boundary elements in topping slabs placed over precast floor and roof elements shall not be less than 3 inches (76 mm) or $6 d_b$ in thickness, where d_b is the diameter of the largest reinforcement in the topping slab.

Section 2304.10.2 of the 2022 CBC is amended to read as follows:

2304.10.2 Fastener requirements.

Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2301.1. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.2. Staple fasteners in Table 2304.10.2 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the building official.

Section 2304.12.2.8 of the 2022 CBC is amended to read as follows:

2304.12.2.8 Wood used in retaining walls and cribs.

Wood installed in retaining or crib walls shall be preservative treated in accordance with AWWPA U1 for soil and fresh water use. Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E or F.

Section 2305.4 is added to Chapter 23 of the 2022 CBC to read as follows:

2305.4 Quality of Nails.

In Seismic Design Category D, E or F, mechanically driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length and minimum head diameter. Clipped head or box nails are not permitted in new construction. The

allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.

Section 2305.5 is added to Chapter 23 of the 2022 CBC to read as follows:

2305.5 Hold-down connectors.

In Seismic Design Category D, E or F, hold-down connectors shall be designed to resist shear wall overturning moments using approved cyclic load values or 75 percent of the allowable seismic load values that do not consider cyclic loading of the product. Connector bolts into wood framing shall require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Hold-down connectors shall be tightened to finger tight plus one half (1/2) wrench turn just prior to covering the wall framing.

Section 2306.2 of the 2022 CBC is amended to read as follows:

2306.2 Wood-frame diaphragms.

Wood-frame diaphragms shall be designed and constructed in accordance with AWC SDPWS. Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.2(1) or 2306.2(2) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

Exception: Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the building official.

The allowable shear values in Tables 2306.2(1) and 2306.2(2) are permitted to be increased 40 percent for wind design.

Wood structural panel diaphragms used to resist seismic forces in structures assigned to Seismic Design Category D, E or F shall be applied directly to the framing members.

Exception: Wood structural panel diaphragms are permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

Section 2306.3 of the 2022 CBC is amended to read as follows:

2306.3 Wood-frame shear walls.

Wood-frame shear walls shall be designed and constructed in accordance with AWC SDPWS. For structures assigned to Seismic Design Category D, E, or F, application of Tables 4.3A and 4.3B of AWC SDPWS shall include the following:

1. Wood structural panel thickness for shear walls shall not be less than 3/8 inch thick and studs shall not be spaced at more than 16 inches on center.
2. The maximum nominal unit shear capacities for 3/8 inch wood structural panels resisting seismic forces in structures assigned to Seismic Design Category D, E or F is 400 pounds per linear foot (plf).

Exception: Other nominal unit shear capacities may be permitted if such values are substantiated by cyclic testing and approved by the building official.

3. Nails shall be placed not less than 1/2 inch in from the panel edges and not less than 3/8 inch from the edge of the connecting members for shear greater than 350 plf using ASD or 500 plf using LRFD. Nails shall be placed not less than 3/8 inch from panel edges and not less than 1/4 inch from the edge of the connecting members for shears of 350 plf or less using ASD or 500 plf or less using LRFD.
4. Table 4.3B application is not allowed for structures assigned to Seismic Design Category D, E, or F.

For structures assigned to Seismic Design Category D, application of Table 4.3C of AWC SDPWS shall not be used below the top level in a multi-level building.

Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.3(1), 2306.3(2) or 2306.3(3) shall only be permitted for structures assigned to Seismic Design Category A, B, or C.

Exception: Allowable shear values where panels are fastened to framing members with staples may be used if such values are substantiated by cyclic testing and approved by the building official.

The allowable shear values in Tables 2306.3(1) and 2306.3(2) are permitted to be increased 40 percent for wind design. Panels complying with ANSI/APA PRP-210 shall be permitted to use design values for Plywood Siding in the AWC SDPWS.

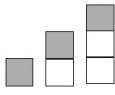
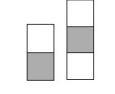
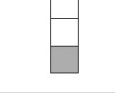
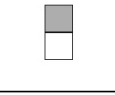
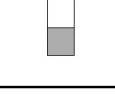

Section 2307.2 is added to the 2022 CBC to read as follows:

2307.2 Wood-frame shear walls.

Wood-frame shear walls shall be designed and constructed in accordance with Section 2306.3 as applicable.

Table 2308.6.1 of the 2022 CBC is amended to read as follows:

**TABLE 2308.6.1^a
WALL BRACING REQUIREMENTS**

SEISMIC DESIGN CATEGORY	STORY CONDITION (SEE SECTION 2308.2)	MAXIMUM SPACING OF BRACED WALL LINES	BRACED PANEL LOCATION, SPACING (O.C.) AND MINIMUM PERCENTAGE (X)			MAXIMUM DISTANCE OF BRACED WALL PANELS FROM EACH END OF BRACED WALL LINE
			Bracing method ^b			
			LIB	DWB, WSP	SFB, PBS, PCP, HPS, GB ^{c,d}	
A and B		35'- 0"	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	NP	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
C		35'- 0"	NP	Each end and ≤ 25'- 0" o.c.	Each end and ≤ 25'- 0" o.c.	12'- 6"
		35'- 0"	NP	Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) ^e	Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) ^e	12'- 6"
D and E f, g, h		25'- 0"	NP	$S_{DS} < 0.50$: Each end and ≤ 25'- 0" o.c. (minimum 21% of wall length) ^e	$S_{DS} < 0.50$: Each end and ≤ 25'- 0" o.c. (minimum 43% of wall length) ^e	8'- 0"
				$0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'- 0" o.c. (minimum 32% of wall length) ^e	$0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'- 0" o.c. (minimum 59% of wall length) ^e	
				$0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 37% of wall length) ^e	$0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 75% of wall length)	
				$S_{DS} > 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 48% of wall length) ^e	$S_{DS} > 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 100% of wall length) ^e	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

NP = Not Permitted.

a. This table specifies minimum requirements for braced wall panels along interior or exterior braced wall lines.

b. See Section 2308.6.3 for full description of bracing methods.

c. For Method GB, gypsum wallboard applied to framing supports that are spaced at 16 inches on center.

d. The required lengths shall be doubled for gypsum board applied to only one face of a braced wall panel.

e. Percentage shown represents the minimum amount of bracing required along the building length (or wall length if the structure has an irregular shape).

f. DWB, SFB, PBS, and HPS wall braces are not permitted in Seismic Design Categories D or E.

g. Minimum length of panel bracing of one face of the wall for WSP sheathing shall be at least 4'-0" long or both faces of the wall for GB or PCP sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide (actual 1 1/2 inch (38 mm) or larger members and spaced a maximum of 16 inches on center. Braced wall panel construction types shall not be mixed within a braced wall line.

h. WSP sheathing shall be a minimum of 15/32" thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

Section 2308.6.5, Figure 2308.6.5.1, and Figure 2308.6.5.2 of the 2022 CBC are amended to read as follows:

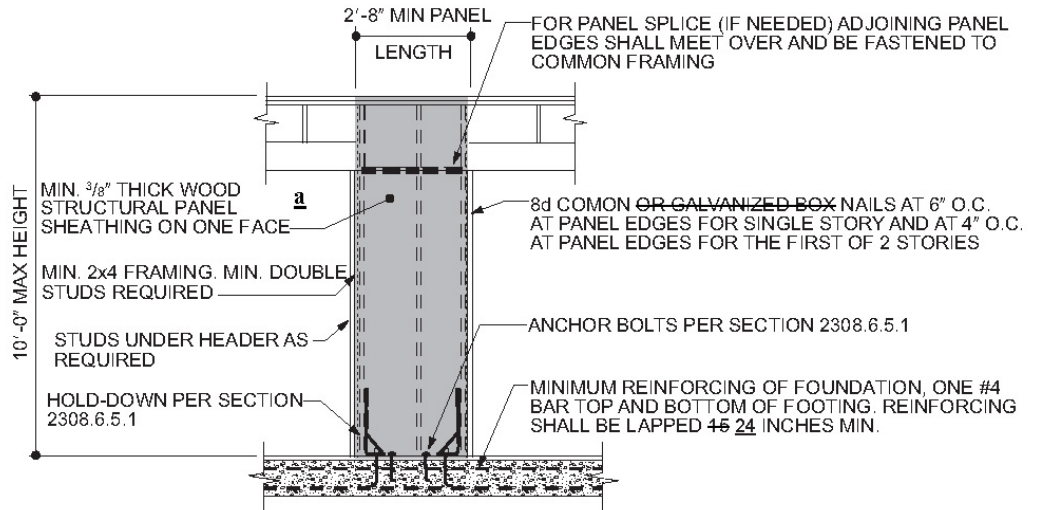
2308.6.5 Alternative bracing.

An alternate braced wall (ABW) or a portal frame with hold-downs (PFH) described in this section is permitted to substitute for a 48-inch (1219 mm) braced wall panel of Method DWB, WSP, SFB, PBS, PCP or HPS. For Method GB, each 96-inch (2438 mm) section (applied to one face) or 48-inch (1219 mm) section (applied to both faces) or portion thereof required by Table 2308.6.1 is permitted to be replaced by one panel constructed in accordance with Method ABW or PFH.

2308.6.5.1 Alternate braced wall (ABW).

An ABW shall be constructed in accordance with this section and Figure 2308.6.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.2 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.3.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where the ABW is installed at the first story of two-story buildings, the wood structural panel sheathing shall be provided on both faces, three anchor bolts shall be placed at one-quarter points and tie-down device uplift capacity shall be not less than 3,000 pounds (13 344 N).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

**FIGURE 2308.6.5.1
ALTERNATE BRACED WALL PANEL (ABW)**

2308.6.5.2 Portal frame with hold-downs (PFH).

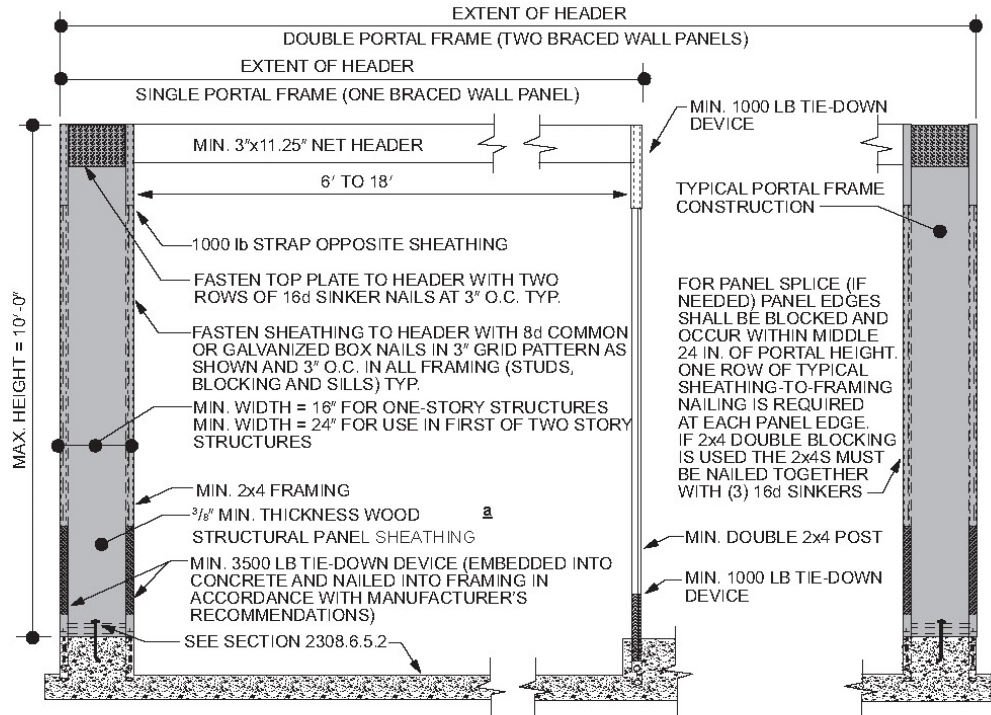
A PFH shall be constructed in accordance with this section and Figure 2308.6.5.2. The adjacent door or window opening shall have a full-length header.

In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch (9.5 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure 2308.6.5.2. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports and in accordance with Figure 2308.6.5.2. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure 2308.6.5.2. A built-up header consisting of at least two 2-inch by 12-inch (51 mm by 305 mm) boards, fastened in accordance with Item 24 of Table 2304.10.1 shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs opposite the sheathing. One

anchor bolt not less than 5/8 inch (15.9 mm) diameter and installed in accordance with Section 2308.3.1 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a hold-down device fastened to the foundation with an uplift capacity of not less than 3,500 pounds (15 570 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a hold-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The hold-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The PFH panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where a PFH is installed at the first story of two-story buildings, each panel shall have a length of not less than 24 inches (610 mm).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch minimum thickness (11.9 mm) wood structural panel sheathing.

FIGURE 2308.6.5.2
PORTAL FRAME WITH HOLD-DOWNS (PFH)

Section 2308.6.8.1 of Chapter 23 of the 2022 CBC is amended to read as follows:

2308.6.8.1 Foundation requirements.

Braced wall lines shall be supported by continuous foundations.

Exception: For structures with a maximum plan dimension not more than 50 feet (15240 mm), continuous foundations are required at exterior walls only for structures assigned to Seismic Design Category A, B, or C.

For structures in Seismic Design Categories D and E, exterior braced wall panels shall be in the same plane vertically with the foundation or the portion of the structure containing the offset shall be designed in accordance with accepted engineering practice and Section 2308.1.1.

Section 2308.6.9 of the 2022 CBC is amended to read as follows:

2308.6.9 Attachment of sheathing.

Fastening of braced wall panel sheathing shall not be less than that prescribed in Tables 2308.6.1 or 2304.10.2. Wall sheathing shall not be attached to framing members by adhesives. Staple fasteners in Table 2304.10.2 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the building official.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

Section 3115 of the 2022 CBC is amended as follows:

SECTION 3115

INTERMODAL SHIPPING CONTAINERS

3115.1 General. The provisions of Section 3115 and other applicable sections of this code shall apply to intermodal shipping containers that are repurposed for use as buildings or structures or as a part of buildings or structures.

Exceptions:

1. Not adopted
2. Stationary storage battery arrays located in intermodal shipping containers complying with Chapter 12 of the California Fire Code.
3. Intermodal shipping containers that are listed as equipment complying with the standard for equipment, such as air chillers, engine generators, modular datacenters, and other similar equipment.
4. Intermodal shipping containers housing or supporting experimental equipment are exempt from the requirements of Section 3115 provided they comply with all of the following:
 - 4.1. Single-unit stand-alone intermodal shipping containers shall be supported at grade level and used only for occupancies as specified under Risk Category I in Table 1604.5;
 - 4.2. Single-unit stand-alone intermodal shipping containers shall be located a minimum of 8 feet from adjacent structures and are not connected to a fuel gas system or fuel gas utility; and
 - 4.3. In hurricane-prone regions and flood hazard areas, single-unit stand-alone intermodal shipping containers are designed in accordance with the applicable provisions of Chapter 16.
 - 4.4 Intermodal shipping containers approved as temporary structures complying with Section 3103.
5. *[HCD] Shipping containers constructed or converted off-site that meet the definition of Factory-built Housing in Health and Safety Code Section 19971 or Commercial Modular(s) as defined in Health and Safety Code Section 18001.8 shall be approved by the Department of Housing and Community Development.*
6. Single-unit stand-alone intermodal shipping containers used as temporary storage or construction trailer on active construction sites. Construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to, offices, meeting rooms, plan rooms, other administrative or support functions shall not be exempt from Section 3115.

3115.2 Construction documents. The construction documents shall contain information to verify the dimensions and establish the physical properties of the steel components, and wood floor components, of the intermodal shipping container in addition to the information required by Sections 107 and 1603.

3115.3 Intermodal shipping container information. Intermodal shipping containers shall bear the manufacturer's existing data plate containing the following information as required by ISO 6346 and verified by an approved agency. A report of the verification process and findings shall be provided to the building owner.

1. Manufacturer's name or identification number
2. Date manufactured
3. Safety approval number
4. Identification number
5. Maximum operating gross mass or weight (kg) (lbs)
6. Allowable stacking load for 1.8G (kg) (lbs)
7. Transverse racking test force (Newtons)
8. Valid maintenance examination date

Where approved by the building official, the markings and manufacturer's existing data plate are permitted to be removed from the intermodal shipping containers before they are repurposed for use as buildings or structures or as part of buildings or structures.

3115.4 Protection against decay and termites. Wood structural floors of intermodal shipping containers shall be protected from decay and termites in accordance with the applicable provisions of Section 2304.12.1.1.

3115.5 Under-floor ventilation. The space between the bottom of the floor joists and the earth under any intermodal shipping container, except spaces occupied by basements and cellars, shall be provided with ventilation in accordance with Section 1202.4.

3115.6 Roof assemblies. Intermodal shipping container roof assemblies shall comply with the applicable requirements of Chapter 15.

Exception: Single-unit stand-alone intermodal shipping containers not attached to, or stacked vertically over, other intermodal shipping containers, buildings or structures.

3115.7 Joints and voids. Joints and voids that create concealed spaces between intermodal shipping containers, that are connected or stacked, at fire-resistance-

rated walls, floor or floor/ceiling assemblies and roofs or roof/ceiling assemblies shall be protected by an approved fire-resistant joint system in accordance with Section 715.

3115.8 Structural. Intermodal shipping containers that conform to ISO 1496-1 and are repurposed for use as buildings or structures, or as a part of buildings or structures, shall be designed in accordance with Chapter 16 and this section.

3115.8.1 Foundations and supports. Intermodal shipping containers repurposed for use as a permanent building or structure shall be supported on foundations or other supporting structures designed and constructed in accordance with Chapters 16 through 23.

3115.8.1.1 Anchorage. Intermodal shipping containers shall be anchored to foundations or other supporting structures as necessary to provide a continuous load path for all applicable design and environmental loads in accordance with Chapter 16.

3115.8.1.2 Stacking. Intermodal shipping containers used to support stacked units shall comply with Section 3115.8.4.

3115.8.2 Welds. The strength of new welds and connections shall be no less than the strength provided by the original connections. All new welds and connections shall be designed and constructed in accordance with Chapters 16, 17 and 22.

3115.8.3 Structural design. The structural design of the intermodal shipping containers repurposed for use as a building or structure, or as part of a building or structure, shall comply with Section 3115.8.4 or 3115.8.5.

3115.8.4 Detailed structural design procedure. A structural analysis meeting the requirements of this section shall be provided to the building official to demonstrate the structural adequacy of the intermodal shipping containers.

Exception: Structures using an intermodal shipping container that meet the limitation of Section 3115.8.5.1 and designed in accordance with the simplified procedure in Section 3115.8.5.

3115.8.4.1 Material properties. Structural material properties for existing intermodal shipping container steel components shall be established by Section 2202.

3115.8.4.2 Seismic design parameters. The seismic force-resisting system shall be designed and detailed in accordance with ASCE 7 and one of the following:

1. Where all or portions of the profiled steel panel elements are considered to be the seismic force-resisting system, design and detailing shall be in accordance with the AISI S100 and ASCE 7 Table 12.2-1 requirements for systems not

specifically detailed for seismic resistance, excluding cantilevered column systems.

2. Where all or portions of the profiled steel panel elements are not considered to be a part of the seismic force-resisting system, an independent seismic force-resisting system shall be selected, and detailed in accordance with ASCE 7 Table 12.2-1, or

3. Where all or portions of the profiled steel panel elements are retained and integrated into a seismic force-resisting system other than as permitted by Section 3115.8.4.2 Item 1, seismic design parameters shall be developed from testing and analysis in accordance with Section 104.11 and ASCE 7 Section 12.2.1.1 or 12.2.1.2.

3115.8.4.3 Allowable shear value. The allowable shear values for the profiled steel panel side walls and end walls shall be determined in accordance with the design approach selected in Section 3115.8.4.2. Where penetrations are made in the side walls or end walls designated as part of the lateral force-resisting system, the penetrations shall be substantiated by rational analysis.

3115.8.5 Simplified structural design procedure of single-unit containers. Single-unit intermodal shipping containers conforming to the limitations of Section 3115.8.5.1 shall be permitted to be designed in accordance with Sections 3115.8.5.2 and 3115.8.5.3.

3115.8.5.1 Limitations. Use of Section 3115.8.5 is subject to all the following limitations:

1. The intermodal shipping container shall be a single-unit, stand-alone unit supported on a foundation and shall not be in contact with or supporting any other shipping container or other structure.
2. The intermodal shipping container's top and bottom rails, corner castings, and columns or any portion thereof shall not be notched, cut, or removed in any manner.
3. The intermodal shipping container shall be erected in a level and horizontal position with the floor located at the bottom.
4. The intermodal shipping container shall be located in Seismic Design Category A, B, C, and D

3115.8.5.2 Simplified structural design assumptions. Where permitted by Section 3115.8.5.1, single-unit stand-alone, intermodal shipping containers shall be designed using the following assumptions for the profiled steel panel side walls and end walls:

1. The appropriate detailing requirements contained in Chapters 16 through 23.

2. Response modification coefficient, $R = 2$,
3. Over strength factor, $\Omega_0 = 2.5$.
4. Deflection amplification factor, $C_d = 2$, and
5. Limits on structural height, $h_n = 9.5$ feet (2900 mm).

3115.8.5.3 Allowable shear value. The allowable shear values for the profiled steel panel side walls (longitudinal) and end walls (transverse) for wind design and seismic design using the coefficients of Section 3114.8.5.2 shall be in accordance with Table 3115.8.5.3, provided that all of the following conditions are met:

1. The total linear length of all openings in any individual side walls or end walls shall be limited to not more than 50 percent of the length of that side walls or end walls, as shown in Figure 3115.8.5.3(1).

2. Any full height wall length, or portion thereof, less than 4 feet (305 mm) long shall not be considered as a portion of the lateral force-resisting system, as shown in Figure 3115.8.5.3(2).

3. All side walls or end walls used as part of the lateral force-resisting system shall have an existing or new boundary element on all sides to form a continuous load path, or paths, with adequate strength and stiffness to transfer all forces from the point of application to the final point of resistance, as shown in Figure 3115.8.5.3(3). The existing door interlocking mechanism shall not be considered as a component of the required load path.

4. Where openings are made in container walls, floors, and roofs for doors, windows and other similar openings:

- 4.1. The openings shall be framed with steel elements that are designed in accordance with Chapter 16 and Chapter 22.

- 4.2. The cross section and material grade of any new steel element shall be equal to or greater than the steel element removed.

5. A maximum of one penetration not greater than a 6-inch (152 mm) diameter hole for conduits, pipes, tubes or vents, or not greater than 16 square inches (10 322mm²) for electrical boxes, is permitted for each individual 8 feet length (2438 mm) lateral force resisting wall. Penetrations located in walls that are not part of the wall lateral force resisting system shall not be limited in size or quantity. Existing intermodal shipping container's vents shall not be considered a penetration, as shown in Figure 3115.8.5.3(4).

6. End wall door or doors designated as part of the lateral force-resisting system shall be intermittently welded closed around the full perimeters of the door panels.

TABLE 3115.8.5.3
ALLOWABLE SHEAR VALUES FOR PROFILED STEEL PANEL
SIDE WALLS AND END WALLS FOR WIND OR SEISMIC LOADING

CONTAINER DESIGNATION ^b	CONTAINER DIMENSION (Nominal Length)	CONTAINER DIMENSION (Nominal Height)	ALLOWABLE SHEAR VALUES (PLF) ^{a,c}	
			Side Wall	End Wall
1EEE	45 feet (13.7 M)	9.5 feet (2896 mm)	75	843
1EE		8.6 feet (2591 mm)		
1AAA	40 feet (12.2 M)	9.5 feet (2896 mm)	84	
1AA		8.5 feet (2592 mm)		
1A		8.0 feet (2438 mm)		
1AX		<8.0 feet (2483 mm)		
1BBB	30 feet (9.1 M)	9.5 feet (2896 mm)	112	
1BB		8.5 feet (2591 mm)		
1B		8.0 feet (2438 mm)		
1BX		<8.0 feet (2438 mm)		

1CC	20 feet (9.1 M)	8.5 feet (2591 mm)	168	
1C		8.0 feet (2438 mm)		
1CX		<8.0 feet (2438 mm)		

- a. The allowable strength-shear values for the side walls and end walls of the intermodal shipping containers are derived from ISO 1496-1 and reduced by a factor of safety of 5.
- b. Container designation type is derived from ISO 668.
- c. Limitations of Sections 3115.8.5.1 and 3115.8.5.3 shall apply.

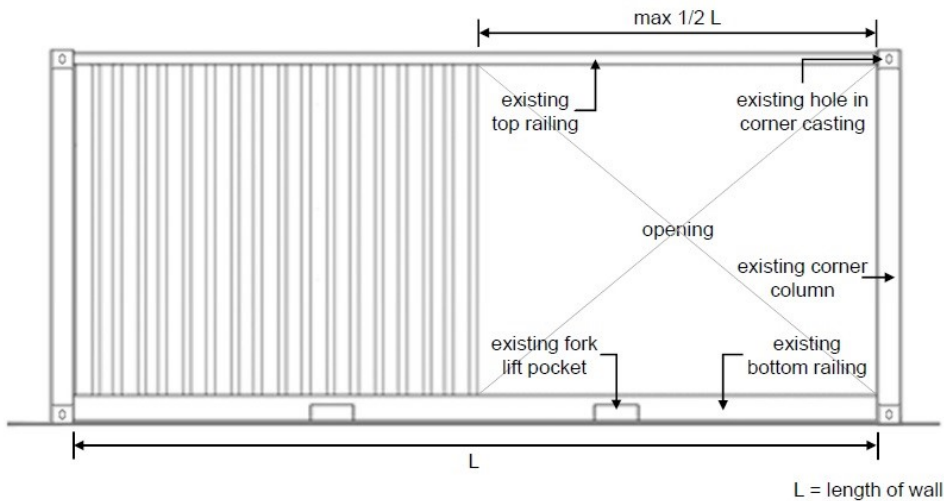


FIGURE 3115.8.5.3(1)
Bracing Unit Distribution – Maximum Linear Length

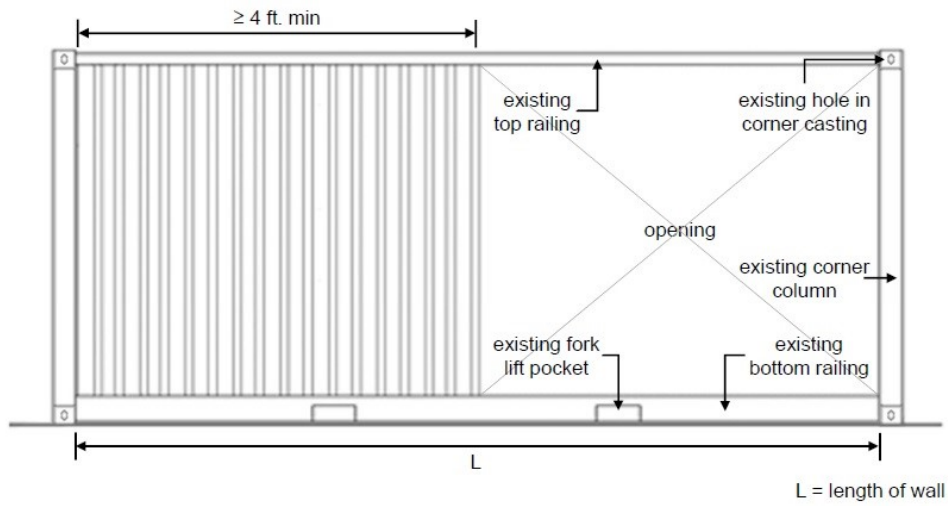


FIGURE 3115.8.5.3(2)
Bracing Unit Distribution – Minimum Linear Length

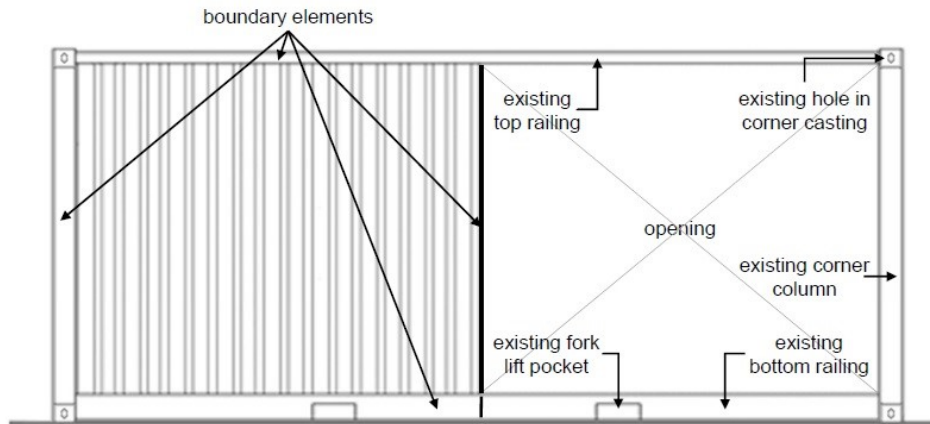


FIGURE 3115.8.5.3(3)
Bracing Unit Distribution – Boundary Elements

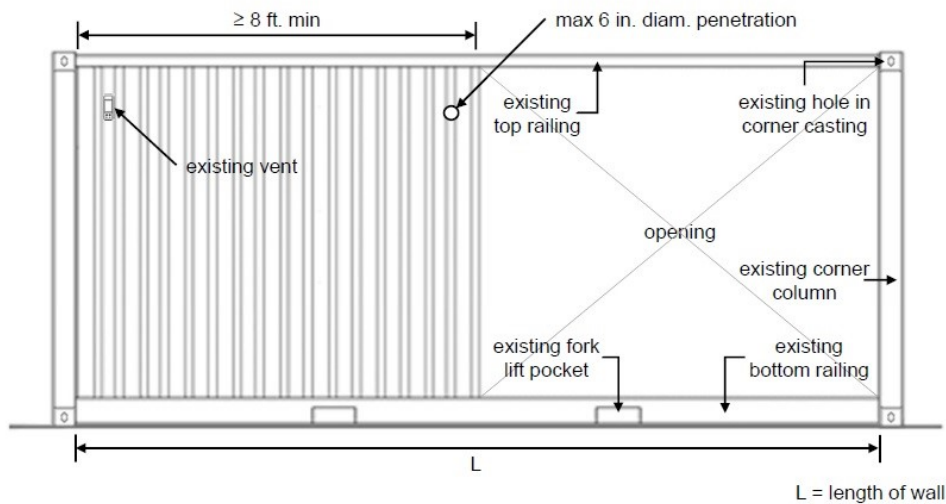


FIGURE 3115.8.5.3(4)

Bracing Unit Distribution – Penetrating Limitation

Section J101.3 is added to the 2022 CBC to read as follows:

J101.3 Hazards.

1. Whenever the building official determines that any land or any existing excavation or fill has, from any cause, become a menace to life or limb, or endangers public or private property, or adversely affects the safety, use or stability of public or private property, the owner or other person in legal control of the property concerned shall, upon receipt of a written notice thereof from the building official, correct such condition in accordance with the provisions of this appendix and the requirements and conditions set forth in the notice so as to eliminate such condition. The owner or other person in legal control of the property shall immediately comply with the provisions set forth in the notice and shall complete the work within 180 days from the date of the notice unless a shorter period of time for completion has been specified in the notice in which case the owner shall comply with the shorter period of time. Upon written application and good cause shown, the building official may approve the request for an extension of time to complete the work required by the notice.

2. If the above condition is not eliminated within the specified time period, the building official may file with the Office of the Los Angeles County Recorder a

certificate stating that the property is deemed substandard and that the owner thereof has been so notified to correct the substandard condition. Said certificate shall specify the conditions creating the substandard classification.

3. When the above conditions have been corrected to the satisfaction of the building official, upon receiving a sixty-dollar fee from the owner or his agent, the building official shall file with the Office of the Los Angeles County Recorder, within a reasonable period of time, a certificate specifying that the conditions creating the substandard classification have been corrected and that the property is no longer considered substandard.

Section J101.4 is added to the 2022 CBC to read as follows:

J101.4 Safety Precautions

1. General

- a) If at any stage of work on an excavation or fill, the building official determines that the work has become or is likely to become dangerous to any person, or is likely to endanger any property, public or private, the building official must be authorized to require safety precautions to be immediately taken by the property owner as a condition to continuing such permitted work or to require cessation thereof forthwith unless and until it is made safe and to amend the plans for such work.
- b) Safety precautions may include, without limitation, specifying a flatter exposed slope or construction of additional drainage facilities, berms, terracing, compaction, cribbing, retaining walls or buttress fills, slough walls, desilting basins, check dams, benching, wire mesh and guniting, rock fences, revetments or diversion walls.
- c) Upon the determination of the building official that such safety precautions during grading are necessary, the building official must provide a notice and order to the permittee to implement same. After receiving such notice, oral or written, it is unlawful for the permittee or any person to proceed with such work contrary to such order.

2. Removal of Ground Cover

- a) The existing vegetative ground cover of any watershed in any hillside area cannot be destroyed, removed or damaged except for routine maintenance pursuant to lawful grading, use or occupancy of the property or to clear hazardous vegetation near structures and roads.
- b) Whenever ground cover is removed or damaged pursuant to a validly issued grading permit, the permittee must restore and maintain the

affected area with an approved ground cover, or must accomplish such other erosion control protection measures as may be approved by the building official. Such erosion control must be completed within thirty days after cessation of the grading work or other work pursuant to a validly issued building permit.

3. Maintenance of Protective Devices

All devices used to protect hillside areas from erosion or landslide damage including, without limitation, retaining walls, cribbing, terracing, surface and subsurface drainage structures, interceptor drains, check dams, and riprap must be maintained in good condition and repair as approved by the building official at the time of completion of construction thereof.

Section J101.5 is added to the 2022 CBC to read as follows:

J101.5 Protection of Utilities

The owner and permittee of any property on which grading has been performed and that requires a grading permit must be responsible for the prevention of damage to any public utilities or services.

Section J101.6 is added to the 2022 CBC to read as follows:

J 101.6 Protection of Adjacent Properties

The owner and permittee of any property on which grading has been performed and that requires a grading permit is responsible for the prevention of damage to adjacent property and no person must excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley, or other public or private property without supporting and protecting such property from settling, cracking or other damage that might result. Special precautions approved by the building official must be made to prevent imported or exported materials from being deposited on the adjacent public way and/or drainage courses. A 30-day excavation notice must be provided as required by California Civil Code Section 829-834 when the excavation is of sufficient depth and proximity to adjacent lot structures.

Section J101.7 is added to the 2022 CBC to read as follows:

J101.7 Storm water control measures.

The owner and permittee of any property on which grading has been performed and that requires a grading permit under Section J103 shall put into effect and

maintain all precautionary measures necessary to protect adjacent water courses and public private property from damage by erosion, flooding, and deposition of mud, debris and construction-related pollutants originating from the site during, and after, grading and related construction activities. Furthermore, the owner and permittee shall be responsible for putting into effect and maintaining appropriate measures necessary to prevent any change in cross-lot surface drainage that may adversely affect any adjoining property as a result of grading and/or construction-related activities. Such measures to prevent any adverse cross-lot surface drainage effects on adjoining property shall be required whether shown on approved grading plans or not.

Section J101.8 is added to the 2022 CBC to read as follows:

J101.8 Conditions of approval.

In granting any permit under this code, the building official may include such conditions as may be reasonably necessary to prevent creation of a nuisance or hazard to public or private property. Such conditions may include, but

shall not be limited to:

1. Improvement of any existing grading to comply with the standards of this code.
2. Requirements for fencing of excavations or fills which would otherwise be hazardous.

Section J101.9 is added to the 2022 CBC to read as follows:

J101.9 Rules and regulations.

J101.9.1 Rules. The permissive provisions of this chapter shall not be presumed to waive any regulations imposed by other statutes or other ordinances of the State of California or the City of El Segundo.

J101.9.2 Regulations. If two or more pertinent regulations are not identical, those regulations shall prevail which are more restrictive or which afford greater safety to life, limb, health, property or welfare. For the purposes of these regulations, grading permits shall be considered as building permits and shall be subject to the administrative provisions of this code, unless otherwise specifically provided for in this chapter.

Section J103.2 is amended to the 2022 CBC to read as follows:

J103.2 Exemptions.

A grading permit shall not be required for the following:

1. When approved by the building official, grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code where the excavation is limited to within the volume of the proposed structure.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling rock, sand, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil and adjoining properties.
7. Exploratory excavations performed under the direction of a registered soils engineer or engineering geologist. This shall not exempt grading of access roads or pads created for exploratory excavations. Exploratory excavations must not create a hazardous condition to adjacent properties or the public in accordance with Section J101.3. Exploratory excavations must be restored to existing conditions, unless approved by the building official.
8. An excavation that does not exceed 50 cubic yards (38.3 m³) and complies with one of the following conditions:
 - (1) is less than 2 feet (0.6 m) in depth.
 - (2) does not create a cut slope greater than 5 feet (1.5 m) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope).
9. A fill not intended to support a structure, which does not obstruct a drainage course and complies with one of the following conditions:
 - (a) is less than 1 foot (0.3 m) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).
 - (b) is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does

not exceed 50 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

(c) is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Section J103.3 is added to the 2022 CBC to read as follows:

J103.3 Permit issuance.

1. The issuance of a grading permit shall constitute an authorization to do only that work which is described or illustrated on the application for the permit or on the grading plans and specifications approved by the building official at the time of issuance.
2. Jurisdiction of other agencies. Permits issued under the requirements of this chapter shall not relieve the owner of responsibility for securing required permits for work to be accomplished which is regulated by any other code, department or division of the governing agency.
3. Conditions of permit. The building official, upon recommendation of the city traffic and transportation administrator, may impose such regulations with respect to access routes to and from grading sites in hillside areas as the building official shall determine are required in the interest of safety precautions involving pedestrian or vehicular traffic.
4. Consent of adjacent property owner. Whenever any excavation or fill requires entry onto adjacent property for any reason, the permit applicant shall obtain the written consent or legal easements or other property rights of the adjacent property owner or their authorized representative, and shall file a signed and duly notarized copy of such consent with the building official, and no permit for such grading work may be issued unless and until all necessary consent documents are so filed. The consent shall be in a form acceptable to the building official.

Section J103.4 is added to the 2022 CBC to read as follows:

J103.4 Grading fees.

1. Fees for grading plan checks and for grading permits shall be established or modified by resolution of the city council. The schedule of such fees shall remain on file and be available in the office of the building official. The building official shall, with the approval of the city manager, recommend changes to the council when the costs to provide grading plan check and grading inspection services make it appropriate.
2. The applicant shall pay a plan check fee prior to acceptance of grading plans and specifications for checking by the city. The plan check fee shall be based on the total volume of the excavation and fill, on the site. The grading plan check fee shall be recalculated each time the grading plan volume of excavation and fill exceeds the volume used to determine the original plan check fee, and the applicant shall pay the difference between the revised and original fee before the revised grading plans are accepted for review by the city. The original grading plan check fee includes the cost to the applicant for the original submittal plus two additional submittals of corrected grading plans and specifications. When required by the building official, the applicant shall pay a supplemental grading plan check fee in accordance with the fee resolution established by the city council.
3. Whenever the applicant submits a grading plan for plan check that is substantially different in design of the earthwork as compared to previously submitted grading plans, the submittal shall be considered an original and a new grading plan check fee shall be determined and paid to the city as provided in this section.
4. The applicant shall pay a grading permit fee prior to the issuance of a grading permit by the city. The fee shall be based on the total volume of excavation and fill, on the site. If, during grading operations, the plans and specifications for the grading project are revised increasing the volume of excavation, fill, or a combination thereof above the volume that was used to determine the grading permit fee, the applicant shall pay to the city the difference between the original grading permit fee and the recalculated fee before work may resume under the grading permit.
5. Whenever grading operations are commenced without an approved grading permit; a penalty shall be added to all unpaid fees for grading plan check and grading permits. The penalty shall be three hundred percent of all fees due to the city.

Section J104.2.1 is added to the 2022 CBC to read as follows:

J104.2.1 Grading Designation.

Grading in hilly terrain and all grading in excess of 2,500 cubic yards shall be performed in accordance with the approved grading plan prepared by a registered civil engineer, and shall be designated as "engineered grading." Grading involving less than 2,500 cubic yards and not located in an area of mountainous terrain shall be designated as "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the building official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

Section J104.2.2 is added to the 2022 CBC to read as follows:

J104.2.2 Regular grading requirements.

In addition to the provisions of Section 106, and Section 104.2, Chapter 1, Division II, an application for a regular grading permit shall be accompanied by plans in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner, and the name of the person who prepared the plan. If the slope of the grade exceeds 3 units horizontal to 1 unit vertical or as required by the building official, the plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications. The plan shall include the following information:

1. General vicinity of the proposed site.
2. Limits and depths of cut and fill.
3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4.6 m) of the proposed grading.
4. Contours, flow areas, elevations, or slopes which define existing and proposed drainage patterns.
5. Storm water provisions in accordance with the requirements of Appendix J and Title 5 Chapter 4 of the City of El Segundo Municipal Code.
6. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements and use restricted use areas.
7. Location of all Special Flood Hazard Areas as designated and defined in Title 44, Code of Federal Regulations.

Section J104.2.3 is added to the 2022 CBC to read as follows:

J104.2.3 Engineered grading requirements.

In addition to the provisions of Chapter 1 Division II, Section 107 and Appendix J Section J 104.2, an application for an engineered grading permit shall be accompanied by plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the building official. Specifications shall contain information covering structures and material requirements. Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules, and regulations. The first sheet of each set of plans shall give the location of the work, the name and address of the owner, and the person by whom they were prepared. The plans shall include, but shall not be limited to, the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations, or finish contours to be achieved by the grading, proposed drainage channels, and related structures.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work. A map showing the drainage area and the estimated runoff of the area served by any drains shall also be provided.
5. Location of any existing or proposed buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4.6 m) of the property or that may be affected by the proposed grading operations.
6. Recommendations in the geotechnical engineering report and the engineering geology report shall be incorporated into the grading plans or specifications. When approved by the building official, specific recommendations contained in the geotechnical engineering report and the engineering geology report, that are applicable to grading, may be included by reference.
7. The dates of the geotechnical engineering and engineering geology reports together with the names, addresses, and telephone numbers of the firms or individuals who prepared the reports.
8. A statement of the earthwork quantities of materials to be excavated and/or filled. Earthwork quantities shall include quantities for geotechnical and geological remediation. In addition, a statement of material to be imported or exported from the site.

9. A statement of the estimated starting and completion dates for work covered by the permit.
10. A statement signed by the owner acknowledging that a field engineer, geotechnical engineer and engineering geologist, when appropriate, will be employed to perform the services required by this code, whenever approval of the plans and issuance of the permit are to be based on the condition that such professional persons be so employed. These acknowledgements shall be on a form furnished by the building official.
11. Storm water provisions are required to be shown on the grading plan in accordance with Appendix J Section J and Title 5 Chapter 4 of the ESMC.
12. A drainage plan for that portion of a lot or parcel to be utilized as a building site (building pad), including elevation of floors with respect to finish site grade and locations of existing and proposed stoops, slabs, fences or other features that may affect drainage.
13. Location and type of any existing or proposed private sewage disposal system.
14. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements.
15. Location of all recorded floodways.
16. Location of all Special Flood Hazard Areas as designated and defined in Title 44, Code of Federal Regulations.

Section J109.5 is added to the 2022 CBC to read as follows:

J109.5 Disposal.

All drainage facilities shall be designed to carry waters to the nearest practicable street, storm drain, or natural watercourse drainage way approved by the building official or other appropriate governmental agency jurisdiction provided it is a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices. Desilting basins, filter barriers or other methods, as approved by the building official, shall be utilized to remove sediments from surface waters before such waters are allowed to enter streets, storm drains, or natural watercourses. If the drainage device discharges onto natural ground, riprap or a similar energy dissipater may be required. Building pads shall have a minimum drainage gradient of 2 percent toward approved drainage facilities, a public street or drainage structure approved to receive storm waters unless waived by the building official. A lesser slope may be approved by the building official for sites graded in relatively flat terrain, or

where special drainage provisions are made, when the building official finds such modification will not result in unfavorable drainage conditions.

Section J113 is added to the 2022 CBC to read as follows:

SECTION J113

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COMPLIANCE

J113.1 General.

All grading plans and permits shall comply with the provisions of this section for NPDES compliance including the owner of any property on which grading has been performed and which requires a grading permit under Appendix J Section J103. Sites which have been graded and which require a grading permit under Appendix J Section J103 are subject to penalties and fines per Appendix J Section J113.4. All best management practices shall be installed before grading begins or as instructed in writing by the building official for unpermitted grading as defined by Section J 103.3. As grading progresses, all best management practices shall be updated as necessary to prevent erosion and control structures related pollutants from discharging from the site. All best management practices shall be maintained in good working order to the satisfaction of the building official unless final grading approval has been granted by the building official and all permanent drainage and erosion control systems, if required, are in place.

J113.2 Storm water pollution prevention plan (SWPPP).

When requested by the building official, no grading permit shall be issued unless the plans for such work include a Storm Water Pollution Prevention Plan with details of best management practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control structures-related pollutants which originate from the site as a result of structures related activities. For unpermitted grading as defined by Section J103.3 upon written request a SWPPP in compliance with the provisions of this section and Section J106.4.3 for NPDES compliance shall be submitted to the building official.

J113.3 Wet weather erosion control plans (WWECP).

In addition to the SWPPP required in Appendix J Section J113.2, where a grading permit is issued and it appears that the grading will not be completed prior to November 1, then on or before October 1 the owner of the site on which the grading is being performed shall file or cause to be filed with the building official a WWECP which includes specific best management practices to minimize the transport of sediment and protect public and private property from the effects of erosion, flooding or the deposition of mud, debris or structures related pollutants. The best

management practices shown on the WVECP shall be installed on or before October 15. The plans shall be revised annually or as required by the building official to reflect the current site conditions. The WVECP shall be accompanied by an application for plan checking services and plan check fees equal in amount to 10 percent of the original grading permit fee.”

SECTION 3. Sections 13-2-1 and 13-2-2 of Chapter 2 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

“CHAPTER 2

RESIDENTIAL CODE

13-2-1: ADOPTION OF CALIFORNIA RESIDENTIAL CODE, 2022 Edition: Pursuant to California Government Code Section 50022.2, the California Building Code, 2022 Edition, published at Title 24, Part 2.5, of the California Code of Regulations, including Appendices J and AX (“CRC”) is adopted by reference, subject to the amendments, additions and deletions set forth in Section 13-1-2. One true copy of the CRC, is on file in the office of the Building Official and is available for public inspection as required by law.

13-2-2: AMENDMENTS TO CALIFORNIA RESIDENTIAL CODE:

The California Residential Code adopted pursuant to Section 13-2-1 is hereby amended as follows:

Subsection 11 is added to R105.2 of the 2022 CRC:

R105.2 Work exempt from permit.

Building

11. Block wall and concrete fences not over 3 feet 6 inches high.

Section R105.3.2 of the 2022 CRC is hereby amended to read as follows:

R105.3.2 Expiration of Plan Check.

An application for a permit for any proposed work is deemed to have been abandoned 12 months after the application date. Unless otherwise provided, after expiration of the application, the City will not issue a permit until the plans are rechecked and approved and a new fee is paid.

Exception: The Building Official may grant extensions of time for additional periods not exceeding 90 days each if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded the securing of the permit within the allocated time.

Section R105.8 of Chapter 1 of the 2022 CRC is added to read as follows:

R105.8 Responsibility of permittee.

Building permits shall be presumed by the city to incorporate all of the work that the applicant, the applicant's agent, employees and/or contractors shall carry out. Said proposed work shall be in accordance with the approved plans and with all requirements of this code and any other laws or regulations applicable thereto. No city approval shall relieve or exonerate any person from the responsibility of complying with the provisions of this code nor shall any vested rights be created for any work performed in violation of this code.

Section R108.5.1 of Chapter 1 of the 2022 CRC is added to read as follows:

R108.5.1 Plan check fees refund.

No portion of the plan check fee shall be refunded unless plan review has not been performed, in which case 80 percent of the plan check fee shall be refunded upon written application for refund submitted by the person who made original payment of such fee and with the written consent of the owner of the real property on which the work was proposed to be done. The Building Official shall determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 180 days have elapsed from the date of the submittal for plan check, no plan check fees shall be refunded. In the event subsequent application for plan check is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Section R108.5.2 of Chapter 1 of the 2022 CRC is added to read as follows:

R108.5.2 Permit fees refund.

In the event any person shall have obtained a building permit and no portion of the work or construction covered by such permit shall have commenced, nor any inspection performed by any City employee, and notice of abandonment has been received from the owner of the real property on which such work would have been performed, the permittee, upon presentation to the Building Official of a written request for refund, shall be entitled to a refund in an amount equal to 80 percent of the building permit fee actually paid for such permit. The Building Official shall

determine, in such official's discretion, whether an applicant is qualified to receive a refund. After 12 months have elapsed from the date of the issuance of the permit, no permit fees shall be refunded. In the event subsequent application for a permit is made by a person who has received a refund, the full amount of all required fees shall be paid as elsewhere provided in this chapter.

Exception:

1. If a permit has been issued for a project located in an area outside the jurisdiction of the City, 100 percent of the permit and plan checking fee may be refunded.
2. If a duplicate permit has been erroneously issued, 100 percent of the duplicated permit and plan checking fee may be refunded.

Section R108.6 of Chapter 1 of the 2022 CRC is amended to read as follows:

R108.6 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee in addition to the normally established permit fee, equal to 100% of such normally established permit fee, or as otherwise determined by the building official.

Section R109.1.7 of Chapter 1 of the CRC is added to read as follows:

R109.1.7 Setback Certification required.

A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection

Exception: Wherever there are practical difficulties involved in carrying out the provisions of this section, the Building Official shall have the authority to grant modifications for individual cases.

Section R109.5 of Chapter 1 of the 2022 CRC is hereby added to read as follows:

R109.5 Re-inspections.

A re-inspection fee in the amount set by the City Council resolution may be assessed for each inspection or re-inspection when such portion of work for which

inspection is called is incomplete or when required corrections called are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Section R112.3 of Chapter 1 of the 2022 CRC is hereby amended to read as follows:

R112.3 Board of Appeals.

The board of appeals consists of members of the Planning Commission. The term of a board of appeals member will coincide with the term of service as a Planning Commissioner and will terminate should the member cease serving as a Planning Commissioner. The building official is the secretary to the board. The board may adopt reasonable rules and regulations for conducting its investigations and will render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy for any appellant or contestant affected by such decision or finding and may recommend to the city council appropriate new legislation.

Three members of the board constitute a quorum. The Planning Chairperson is the board's chairperson and in the chairperson's absence the board will select a temporary chairperson.

The city will assess a filing fee set by City Council resolution, at the time that an appellant files appeal of any order, decisions, or determination made by the building official relative to the application and interpretation of this code. The filing fee is refundable should the appellant prevail in a decision by the board. The appeal must be taken by filing a written notice of appeal, in letterform, to the board of appeals. The board's decision constitutes the city's final decision.

Section R301.1.3.2 of Chapter 3 of the 2022 CRC is amended to read as follows:

R301.1.3.2 Wood-frame structures.

The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood-

frame construction more than two stories and basement in height located in Seismic Design Category A, B or C. Notwithstanding other sections of law; the law establishing these provisions is found in Business and Professions Code Section 5537 and 6737.1.

The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood-frame construction more than one story in height or with a basement located in Seismic Design Category D₀, D₁, D₂.

Section R301.1.5 is added to Chapter 3 of the 2022 CRC to read as follows:

R301.1.5 Seismic design provisions for buildings constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope).

The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall comply with Section 1613.6 of the Building Code.

Items 1, 3 and 5 of Section R301.2.2.2.6 of the 2022 CRC are amended to read as follows:

R301.2.2.2.6 Irregular Buildings.

- 1. Shear wall or braced wall offsets out of plane.** Conditions where exterior shear wall lines or braced wall panels are not in one plane vertically from the foundation to the uppermost story in which they are required.
- 3. Shear wall or braced wall offsets in plane.** Conditions where the end of a braced wall panel occurs over an opening in the wall below.
- 5. Floor level offset.** Conditions where portions of a floor level are vertically offset.

Section R301.2.2.3.11 is added to Chapter 3 of the 2022 CRC to read as follows:

R301.2.2.3.11 Anchorage of Mechanical, Electrical, or Plumbing Components and Equipment.

Mechanical, electrical, or plumbing components and equipment shall be anchored to the structure. Anchorage of the components and equipment shall be designed to resist loads in accordance with the California Building Code and ASCE 7, except where the component is positively attached to the structure and flexible connections are provided between the component and associated ductwork, piping, and conduit; and either

1. The component weighs 400 lbs. (1,780 N) or less and has a center of mass located 4 ft. (1.22 m) or less above the supporting structure; or
2. The component weighs 20 lbs. (89N) or less or, in the case of a distributed system, 5 lb/ft. (73 N/m) or less.

Section R313.1 of the 2022 CRC is amended to read as follows:

R313.1 Automatic fire sprinkler systems.

A. New Buildings and Structures: Unless otherwise prohibited by law, approved automatic sprinkler systems in new buildings and structures shall be required for all occupancies.

B. Existing Buildings and Structures: Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

R313.1.1 Townhouse automatic fire sprinkler systems.

An approved automatic residential fire sprinkler system shall be installed in townhouses.

Exception: Deleted

R313.1.2 Design and installation.

Automatic fire sprinkler systems for townhouses shall be designed and installed in accordance with Section R313.3, NFPA 13 or NFPA 13D.”

Section R328.1 of the 2022 CRC is amended to read as follows:

R328.1 General

Energy storage systems (ESS) shall comply with the provisions of this section and the El Segundo Fire Code.

Exceptions: Deleted

Section R328.4 of the 2022 CRC is amended to read as follows:

R328.4 Locations

ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Deleted
3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit; including accessory dwelling units.
4. Deleted

Section R328.5 of the 2022 CRC is amended to read as follows:

R328.5 Energy Ratings

Individual ESS units shall have a maximum rating of 20 kWh. The aggregate rating of the ESS shall not exceed:

1. Delete
2. 80 kWh in attached or detached garages and detached accessory structures.
3. 80 kWh on exterior walls.
4. 80 kWh outdoors on the ground.

ESS installations exceeding the permitted individual or aggregate ratings shall be installed in accordance with Section 1207 of the El Segundo Fire Code.

Section R328.7 of the 2022 CRC is deleted in its entirety:

Section R341 is added to the 2022 CRC to read as follows:

R341: RESIDENTIAL NOISE INSULATION STANDARDS (Airport Noise Sources)

R341.1 Noise Insulation Requirements for New Construction.

R341.2 Purpose and Scope.

The purpose of this section is to establish minimum noise insulation performance standards for new residential dwelling units and additions of habitable rooms to existing residential dwelling units to protect public health, safety, and welfare from

the effects of excessive noise, including without limitation, indoor quality of life, speech interference, and sleep disruption.

R341.3 Applicability.

This section applies to all newly constructed residences and habitable room additions to existing residences.

R341.4 Definitions.

For purposes of this section, the following words must have the following meaning:

"Community Noise Equivalent Level (CNEL)" means the noise measure defined in 21 Code of California Regulations § 5001(d), and any successor regulation or amendment.

"Habitable Room" means a room that is a space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, garages, and similar areas are not considered habitable space.

"LAX" means Los Angeles International Airport. "Noise Impact Boundary for LAX" means the area around LAX as defined in 21 California code of regulations § 5001(1), and any successor regulation or amendment. The city's building safety department must at all times maintain a current map of the noise impact boundary. The latest published map by LAWA located at the Building Safety Counter shall be used as the basis for determination.

"Residence" means any occupancy group R building as used in El Segundo Title 13 of the El Segundo municipal code.

R341.5 Standards.

Any new residence or addition of one or more habitable rooms to an existing residence that is within the noise impact boundary for LAX must be designed to ensure that internal noise levels due to LAX do not exceed 45 dB CNEL. This standard may be satisfied in two ways: (1) by performing the acoustical analysis described in section R341.1207.6.06, below, or (2) by employing the prescribed construction methods described in section R341.1207.6.07, below

R341.6 Acoustical Analysis.

A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if it includes an acoustical analysis demonstrating that the proposed design will ensure that internal noise levels due to LAX aircraft noise will not exceed 45 dB CNEL. The

acoustical analysis shall be proven to meet the standard by providing post-construction/pre-occupancy acoustic measurement to verify compliance with the 45 dB CNEL standard. The Building Official has the discretion to implement policies that meet the intent of this code section.

A. The acoustical analysis must be prepared by a person experienced in the field of acoustical engineering. The analysis must consider and include: the topographical relationship between LAX aircraft noise sources and the dwelling site, the characteristics of those noise sources, predicted noise spectra and levels at the exterior of the dwelling site, the basis for this prediction (measured or obtained from published data), the noise insulation measures to be employed, and the effectiveness of the proposed noise insulation measures.

B. If the interior allowable noise levels are to be met by requiring that windows be unopenable or closed, the design for the structure must also specify a ventilation or air-conditioning system to provide a habitable interior environment, having at least 2 air exchanges per hour for the affected rooms. The ventilation system must not compromise the interior room noise reduction.

R341.7 Prescribed Construction Methods.

A building permit application for a new residence or addition of one or more habitable rooms to an existing residence must comply with the minimum noise insulation performance standards established in this section if the design incorporates the following construction methods.

Construction Methods in the 70 dB CNEL and Greater Noise Zone

R341.8 Exterior Walls.

New walls that form the exterior portion of habitable rooms must be constructed as follows:

A. Studs must be at least 4 inches in nominal depth. B. Exterior finish must be stucco, minimum $\frac{7}{8}$ -inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over $\frac{1}{2}$ -inch minimum solid sheathing.

C. Masonry walls with a surface weight of less than 40 pounds per square foot must require an interior supporting stud-wall that is finished with at least $\frac{5}{8}$ -inch thick gypsum wall board or plaster.

D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space.

E. Exterior solid sheathing must be covered with overlapping asphalt felt.

F. Interior wall finish must be at least $\frac{5}{8}$ -inch thick gypsum wall board or plaster.

R341.9 Exterior Windows.

A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 40 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.

B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must:

1. Have a sound transmission class rating of at least STC 40 dB, or
2. Must be $\frac{5}{8}$ -inch laminated glass with STC rating of 40 dB and must be set in non-hardening glazing materials, or
3. Must be glass block at least $3\frac{1}{2}$ inches thick.

C. The total areas of glazing in rooms used for sleeping must not exceed 20% of the wall area.

R341.10 Exterior Doors.

A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 40 dB.

B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 35 dB.

C. Sliding glass doors in habitable rooms must not be allowed in walls that are directly exposed to aircraft noise. Sliding glass doors in walls that are not directly exposed must have an STC rating of at least 40 dB. D. Access doors from attached garage to the interior of a residence must have an STC rating of at least 30 dB.

R341.11 Roof/Ceiling Construction.

A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum 1/2-inch solid sheathing and any roof covering allowed by this code.

B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

C. Attic ventilation must be:

1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or

2. Noise control louver vents, or

3. Eave vents that are located under the eave overhang.

4. Ceilings must be finished with gypsum board or plaster that is at least 5/8-inch thick. Ceiling materials must be mounted on resilient channels.

5. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line or at any point that provides at least a 4-inch space between the skylight glazing and the secondary glazing and must be glazed with at least 3/16-inch plastic or laminated glass. The weather-side skylight must be any type that is permitted by the building code. The size of skylights must be no more than 20 percent of the roof area of the room.

R341.12 Ventilation.

A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of this code in each habitable room without opening any window, door or other opening to the exterior. All concealed ductworks must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.

B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

R341.13 Fireplaces.

Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

R341.14 Wall and Ceiling Openings.

Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited unless access panels, pet doors, mail delivery drops, air-conditioning, or other openings are designed to maintain the 45 dB CNEL (or less) standard in the room to which they provide access.

Construction Methods In The 65 dB CNEL To 70 dB CNEL Noise Zone

R341.15 Exterior Walls.

New walls that form the exterior portion of habitable rooms must be constructed as follows:

- A. Studs must be at least 4 inches in nominal depth
- B. Exterior finish must be stucco, minimum $\frac{7}{8}$ -inch thickness, brick veneer, masonry, or any siding material allowed by this code. Wood or metal siding must be installed over $\frac{1}{2}$ -inch solid sheathing.
- C. Masonry walls with a surface weight of less than 40 pounds per square foot will require an interior studwall that is finished with at least $\frac{5}{8}$ -inch thick gypsum wallboard or plaster.
- D. Wall insulation must be at least R-11 glass fiber or mineral wool and must be installed continuously throughout the stud space. Exterior solid sheathing must be covered with overlapping asphalt felt.
- F. Interior wall finish must be at least $\frac{5}{8}$ -inch thick gypsum wallboard or plaster.

R341.16 Exterior Windows.

- A. Openable Windows: All openable windows in the exterior walls of habitable rooms must have a laboratory sound transmission class rating of at least STC 35 dB and must have an air infiltration rate of no more than 0.5 cubic feet per minute when tested according to ASTM E-283.
- B. Fixed Windows: All fixed windows in the exterior walls of habitable rooms must be at least $\frac{1}{4}$ -inch thick and must be set in non-hardening glazing materials.
- C. The total area of glazing in rooms used for sleeping must not exceed 20% of the floor area.

R341.17: Exterior Doors.

A. Exterior hinged doors to habitable rooms that are directly exposed to aircraft noise and are facing the source of the noise must be a door and edge seal assembly that has a laboratory sound transmission class of at least STC 35 dB.

B. Exterior hinged doors to habitable rooms that are not directly exposed to aircraft noise and do not face the source of the noise must have a minimum STC rating of 30 dB.

C. Sliding glass doors in habitable rooms must have glass that is $\frac{1}{4}$ -inch thick.

D. Access doors from a garage to a habitable room must have an STC rating of at least 30 dB.

R341.18 Roof/Ceiling Construction.

A. Roof rafters must have a minimum slope of 4:12 and must be covered on their top surface with minimum $\frac{1}{2}$ -inch solid sheathing and any roof covering allowed by this code.

B. Attic insulation must be batt or blow-in glass fiber or mineral wool with a minimum R-30 rating applied between the ceiling joists.

C. Attic ventilation must be:

1. Gable vents or vents that penetrate the roof surface that are fitted with transfer ducts at least 6 feet in length that are insulating flexible ducting or metal ducts containing internal 1-inch thick coated fiberglass sound absorbing duct liner. Each duct must have a lined 90-degree bend in the duct so that there is no direct line of sight from the exterior through the duct into the attic, or

2. Noise control louver vents, or

3. Eave vents that are located under the eave overhang.

D. Ceilings must be finished with gypsum board or plaster that is at least $\frac{5}{8}$ -inch thick.

E. Skylights must penetrate the ceiling by means of a completely enclosed light well that extends from the roof opening to the ceiling opening. A secondary openable glazing panel must be mounted at the ceiling line and must be glazed

with at least $\frac{3}{16}$ -inch plastic, tempered or laminated glass. The weather-side skylight must be any type that is permitted by the building code.

R341.19 Floors.

The floor of the lowest habitable rooms must be concrete slab on grade or wood framed floors.

R341.20 Ventilation.

A. A ventilation system must be provided that will provide at least the minimum air circulation and fresh air supply requirements of at least 2 air exchanges in each affected habitable room without opening any window, door or other opening to the exterior. All concealed ductwork must be insulated flexible glass fiber ducting that is at least 10 feet long between any two points of connection.

B. Kitchen cooktop vent hoods must be the non-ducted recirculating type with no ducted connection to the exterior.

R341.21 Fireplaces.

Each fireplace must be fitted with a damper at the top of the chimney that is operated from the firebox and must have glass doors across the front of the firebox.

R341.22 Wall and Ceiling Openings. Openings in the shell of the residence that degrade its ability to achieve an interior CNEL rating of 45 dB or less when all doors and windows are closed are prohibited. Any access panels, pet doors, mail delivery drops, air-conditioning, or other openings must be designed to maintain the 45 dB CNEL or less standard in the room to which they provide access.

Section R401.1 of the 2022 CRC is amended to read as follows:

R401.1 Application.

The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category D₀, D₁ or D₂ shall not be permitted.

Exception: In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200 square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.

Section R403.1.2 of the 2022 CRC is amended to read as follows:

R403.1.2 Continuous footing in Seismic Design Categories D₀, D₁ and D₂.

Exterior walls of buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous solid or fully grouted masonry or concrete footings. All required interior braced wall panels in buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported on continuous foundations.

Section R403.1.3.6 of the 2022 CRC is amended to read as follows

R403.1.3.6 Isolated concrete footings.

In detached one- and two-family dwellings located in Seismic Design Category A, B, or C that are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

Section R403.1.5 of the 2022 CRC is amended to read as follows:

R403.1.5 Slope.

The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Categories D₀, D₁ or D₂, stepped footings shall be reinforced with four No. 4 rebar. Two bars shall be placed at the top and bottom of the footings as shown in Figure R403.1.5.

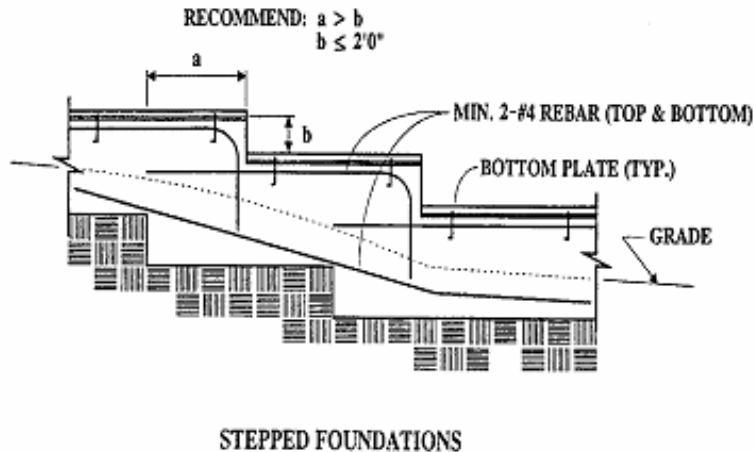


FIGURE R403.1.5 - STEPPED FOOTING

Section R404.2 of the 2022 CRC is amended to read as follows:

R404.2 Wood foundation walls.

Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Category D_0 , D_1 or D_2 .

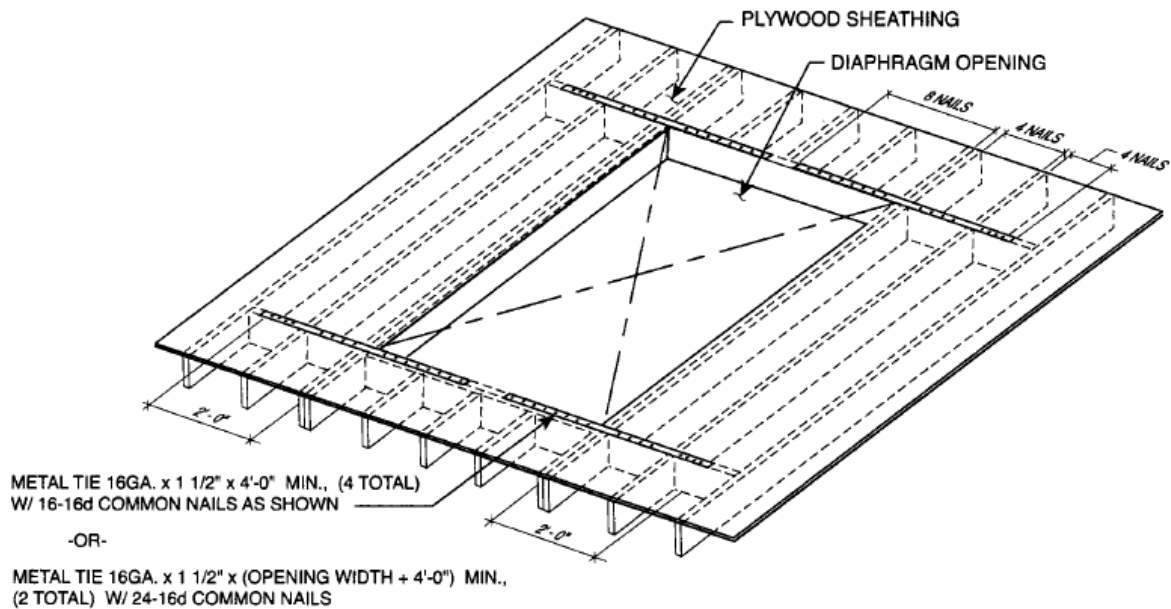
Section R501.2 of the 2022 CRC is amended to read as follows:

R501.2 Requirements. Floor construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting structural elements. Mechanical or plumbing fixtures and equipment shall be attached or anchored to the structure in accordance with Section R301.2.2.11.

Section R503.2.4 is added to Chapter 5 of the CRC to read as follows:

R503.2.4 Openings in horizontal diaphragms.

Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) shall be constructed in accordance with Figure R503.2.4.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Blockings shall be provided beyond headers.
- b. Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-joist intersection. The metal ties shall have a minimum yield of 33,000 psi (227 MPa).
- c. Openings in diaphragms shall be further limited in accordance with Section R301.2.2.2.6.

FIGURE R503.2.4
OPENINGS IN HORIZONTAL DIAPHRAGMS

Table R602.3(1) lines 20, 21,24, 34-37 of the 2022 CRC are amended to read as follows:

**TABLE R602.3(1)—continued
FASTENING SCHEDULE**

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER^{a, b, c}	SPACING AND LOCATION	
20 ^k	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail	
21 ^k	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1 3/4" long	Face nail	
		Wider than 1" x 8" 4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 3/4" long		
Floor				
24 ^k	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail	
Other wall sheathing⁹				
34 ^k	1/2" structural cellulosic fiberboard sheathing	1 1/2" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. staple with 7/16" or 1" crown	3	6

35 k	25/32" structural cellulosic fiberboard sheathing	13/4" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. Staple with 7/16" or 1" crown	3	6
36 k	1/2" gypsum sheathing ^d	11/2" x 0.120" galvanized roofing nail, 7/16" head diameter, or 11/4" long, 16 ga.; staple galvanized, 11/2" long; 7/16" or 1" crown or 11/4" screws, Type W or S	7	7
37 k	5/8" gypsum sheathing ^d	13/4" galvanized roofing nail, 7/16" head diameter, or 11/4" long, 16 ga.; staple galvanized, 11/2" long; 7/16" or 1" crown or 11/4" screws, Type W or S	7	7

**TABLE R602.3(1)—
continued FASTENING
SCHEDULE**

k. Use of staples in roof, floor, and braced wall panels shall be prohibited in Seismic Design Category D₀, D₁, or D₂.

**TABLE R602.3(1)—continued
FASTENING SCHEDULE**

- a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
- g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
- h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
- j. Use of staples in braced wall panels shall be prohibited in Seismic Design Category D₀, D₁, or D₂.

Table R602.3(2) footnote "b" of the 2022 CRC is amended to read as follows:

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D₀, D₁, or D₂.

Section R602.3.2 exception and Table R602.3.2 of the 2022 CRC is amended to read as follows:

Exception: In other than Seismic Design Category D₀, D₁ or D₂, a single top plate used as an alternative to a double top plate shall comply with the following:

1. The single top plate shall be tied at corners, intersecting walls, and at in-line splices in straight wall lines in accordance with Table R602.3.2.
2. The rafters or joists shall be centered over the studs with a tolerance of not more than 1 inch (25 mm).
3. Omission of the top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.

TABLE R602.3.2
SINGLE TOP-PLATE SPLICE CONNECTION DETAILS

CONDITION	TOP-PLATE SPLICE LOCATION			
	Corners and intersecting walls		Butt joints in straight walls	
	Splice plate size	Minimum nails each side of joint	Splice plate size	Minimum nails each side of joint
Structures in SDC A-C; and in SDC D ₀ , D ₁ , and D ₂ with braced wall line spacing less than 25 feet	3" × 6" × 0.036" galvanized steel plate or equivalent	(6) 8d box (2 1/2" × 0.113") nails	3' × 12" × 0.036" galvanized steel plate or equivalent	(12) 8d box (2 1/2" × 0.113") nails
Structures in SDC D ₀ , D ₁ , and D ₂ , with braced wall line spacing greater than or equal to 25 feet	3" × 8" by 0.036" galvanized steel plate or equivalent	(9) 8d box (2 1/2" × 0.113") nails	3' × 16" × 0.036" galvanized steel plate or equivalent	(18) 8d box (2 1/2" × 0.113") nails

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Section R602.10.2.3 of the 2022 CRC is amended to read as follows:

R602.10.2.3 Minimum number of braced wall panels. Braced wall lines with a length of 16 feet (4877 mm) or less shall have a minimum of two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) shall have a minimum of two braced wall panels. In Seismic Design Category D₀, D₁, or D₂, no braced wall panel shall have a contributing length less than 48 inches in length or as required in Section R602.10.3, whichever is greater.


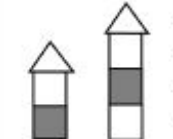
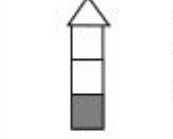
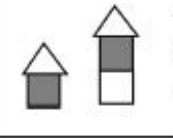
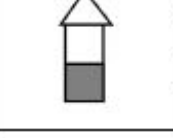
Table R602.10.3(3) of the 2022 CRC is amended to read as follows:

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^{a,3}				
Seismic Design Category ^b	Story Location	Braced Wall Line Length (feet) ^c	Method LIB ^d	Method GB ^e	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^g	Methods WSP, ABW ^h , PFH ⁱ and PFG ^{a,f}	Methods CS-WSP, CS-G, CS-PF
C (townhouses only)		10	2.5	2.5	2.5	1.6	1.4
		20	5.0	5.0	5.0	3.2	2.7
		30	7.5	7.5	7.5	4.8	4.1
		40	10.0	10.0	10.0	6.4	5.4
		50	12.5	12.5	12.5	8.0	6.8
		10	NP	4.5	4.5	3.0	2.6
		20	NP	9.0	9.0	6.0	5.1
		30	NP	13.5	13.5	9.0	7.7
		40	NP	18.0	18.0	12.0	10.2
		50	NP	22.5	22.5	15.0	12.8
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D ₀		10	NP	2.8 <u>5.6</u>	2.8 <u>5.6</u>	1.8	1.6
		20	NP	5.5 <u>11.0</u>	5.5 <u>11.0</u>	3.6	3.1
		30	NP	8.3 <u>16.6</u>	8.3 <u>16.6</u>	5.4	4.6
		40	NP	11.0 <u>22.0</u>	11.0 <u>22.0</u>	7.2	6.1
		50	NP	13.8 <u>27.6</u>	13.8 <u>27.6</u>	9.0	7.7
		10	NP	5.3 <u>NP</u>	5.3 <u>NP</u>	3.8	3.2
		20	NP	10.5 <u>NP</u>	10.5 <u>NP</u>	7.5	6.4
		30	NP	15.8 <u>NP</u>	15.8 <u>NP</u>	11.3	9.6
		40	NP	21.0 <u>NP</u>	21.0 <u>NP</u>	15.0	12.8
		50	NP	26.3 <u>NP</u>	26.3 <u>NP</u>	18.8	16.0
		10	NP	7.3 <u>NP</u>	7.3 <u>NP</u>	5.3	4.5
		20	NP	14.5 <u>NP</u>	14.5 <u>NP</u>	10.5	9.0
		30	NP	21.8 <u>NP</u>	21.8 <u>NP</u>	15.8	13.4
		40	NP	29.0 <u>NP</u>	29.0 <u>NP</u>	21.0	17.9
		50	NP	36.3 <u>NP</u>	36.3 <u>NP</u>	26.3	22.3

(continued)

TABLE R602.10.3(3)—continued
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a				
Seismic Design Category ^b	Story Location	Braced Wall Line Length (feet) ^c	Method LIB ^d	Method ^e GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^g	Methods WSP, ABW ^f , PFH ^f and PFG ^h	Methods CS-WSP, CS-G, CS-PF
D ₁		10	NP	3.0 6.0	3.0 6.0	2.0	1.7
		20	NP	6.0 12.0	6.0 12.0	4.0	3.4
		30	NP	9.0 18.0	9.0 18.0	6.0	5.1
		40	NP	12.0 24.0	12.0 24.0	8.0	6.8
		50	NP	15.0 30.0	15.0 30.0	10.0	8.5
		10	NP	6.0 NP	6.0 NP	4.5	3.8
		20	NP	12.0 NP	12.0 NP	9.0	7.7
		30	NP	18.0 NP	18.0 NP	13.5	11.5
		40	NP	24.0 NP	24.0 NP	18.0	15.3
		50	NP	30.0 NP	30.0 NP	22.5	19.1
		10	NP	8.5 NP	8.5 NP	6.0	5.1
		20	NP	17.0 NP	17.0 NP	12.0	10.2
		30	NP	25.5 NP	25.5 NP	18.0	15.3
		40	NP	34.0 NP	34.0 NP	24.0	20.4
		50	NP	42.5 NP	42.5 NP	30.0	25.5
D ₂ ^h		10	NP	4.0 8.0	4.0 8.0	2.5	2.1
		20	NP	8.0 16.0	8.0 16.0	5.0	4.3
		30	NP	12.0 24.0	12.0 24.0	7.5	6.4
		40	NP	16.0 32.0	16.0 32.0	10.0	8.5
		50	NP	20.0 40.0	20.0 40.0	12.5	10.6
		10	NP	7.5 NP	7.5 NP	5.5	4.7
		20	NP	15.0 NP	15.0 NP	11.0	9.4
		30	NP	22.5 NP	22.5 NP	16.5	14.0
		40	NP	30.0 NP	30.0 NP	22.0	18.7
		50	NP	37.5 NP	37.5 NP	27.5	23.4
	Three-story dwelling	10	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP
	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9



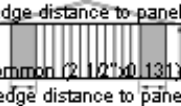
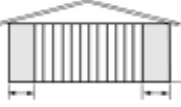


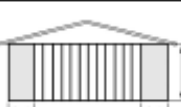


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- Linear interpolation shall be permitted.
- Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code*.

- c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
- d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
- e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D₀, D₁ and D₂.
- f. Methods PFH, PFG and ABW are only permitted on a single story or a first of two stories.
- g. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.
- h. One- and two- family dwellings in Seismic Design Category D₂ exceeding two stories shall be designed in accordance with accepted engineering practice.
- i. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D₀, D₁ and D₂. Methods DWB, SFB, PBS, HPS, and CS-SFB are not permitted in D₀, D₁ and D₂.

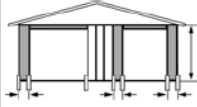
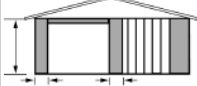
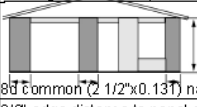
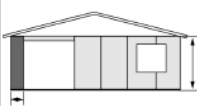
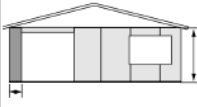
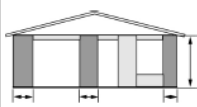
Table R602.10.4 of the 2022 CRC is amended to read as follows:

**TABLE R602.10.4
BRACING METHODS**

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*		
			Fasteners	Spacing	
Intermittent Bracing Methods	LIB Let-in-bracing	1 × 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2½" long × 0.113" dia.) nails Metal strap: per manufacturer	Wood: per stud and top and bottom plates Metal: per manufacturer
	DWB Diagonal wood boards	¾" (1" nominal) for maximum 24" stud spacing		2-8d (2½" long × 0.113" dia.) nails or 2-1¾" long staples	Per stud
	WSP Wood structural panel (See Section R604)	¾"		8d common (2 1/2" x 0.131) nails 3/8" edge distance to panel edge Exterior sheathing per Table R602.3(2) 8d common (2 1/2" x 0.131) nails 3/8" edge distance to panel edge Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener
	BV-WSP* Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	7/16"	See Figure R602.10.6.5.2	8d common (2½" × 0.131) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
	SFB Structural fiberboard sheathing	½" or 5/32" for maximum 16" stud spacing		1½" long × 0.12" dia. (for ½" thick sheathing) 1¾" long × 0.12" dia. (for 5/32" thick sheathing) galvanized roofing nails	3" edges 6" field
	GB Gypsum board	½"		Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
	PBS Particleboard sheathing (See Section R605)	¾" or ½" for maximum 16" stud spacing		For ¾", 6d common (2" long × 0.113" dia.) nails; For ½", 8d common (2½" long × 0.131" dia.) nails	3" edges 6" field
	PCP Portland cement plaster	See Section R703.6 for maximum 16" stud spacing		1½" long, 11 gage, 0.120" dia., 7/16" dia. head nails or 7/8" long, 16 gage staples	6" o.c. on all framing members
	HPS Hardboard panel siding	7/16" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1½" penetration into studs	4" edges 8" field
	ABW Alternate braced wall	¾"		See Section R602.10.6.1	See Section R602.10.6.1

(continued)

TABLE R602.10.4—continued
BRACING METHODS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
				Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs	3/8"		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage	7/16"		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	3/8"	 <small>8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge</small>	Exterior sheathing per Table R602.3(3)	6" edges 12" field
	CS-G ^{b,c} Continuously sheathed wood structural panel adjacent to garage openings	3/8"		Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
	CS-PF Continuously sheathed portal frame	7/16"		See Method CS-WSP	See Method CS-WSP
	CS-SFB ^d Continuously sheathed structural fiberboard	1/2" or 25/32" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 3/4" long x 0.12" dia. (for 25/32" thick sheathing) galvanized roofing nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

- Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D₀, D₁ and D₂.
- Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D₀, D₁ and D₂, roof covering dead load shall not exceed 3 psf.
- Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
- Method CS-SFB does not apply in Seismic Design Categories D₀, D₁ and D₂.
- Method applies to detached one- and two- family dwellings in Seismic Design Categories D₀ through D₂ only.

- f. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D₀, D₁ and D₂. Methods LIB, DWB, SFB, PBS, HPS, and PFG are not permitted in SDC D₀, D₁ and D₂.
- g. Use of stapes in braced wall panels shall be prohibited in SDC D₀, D₁ and D₂.

Table R602.10.5 of the 2022 Edition of the CRC is amended to read as follows:

TABLE R602.10.5

MINIMUM LENGTH OF BRACED WALL PANELS

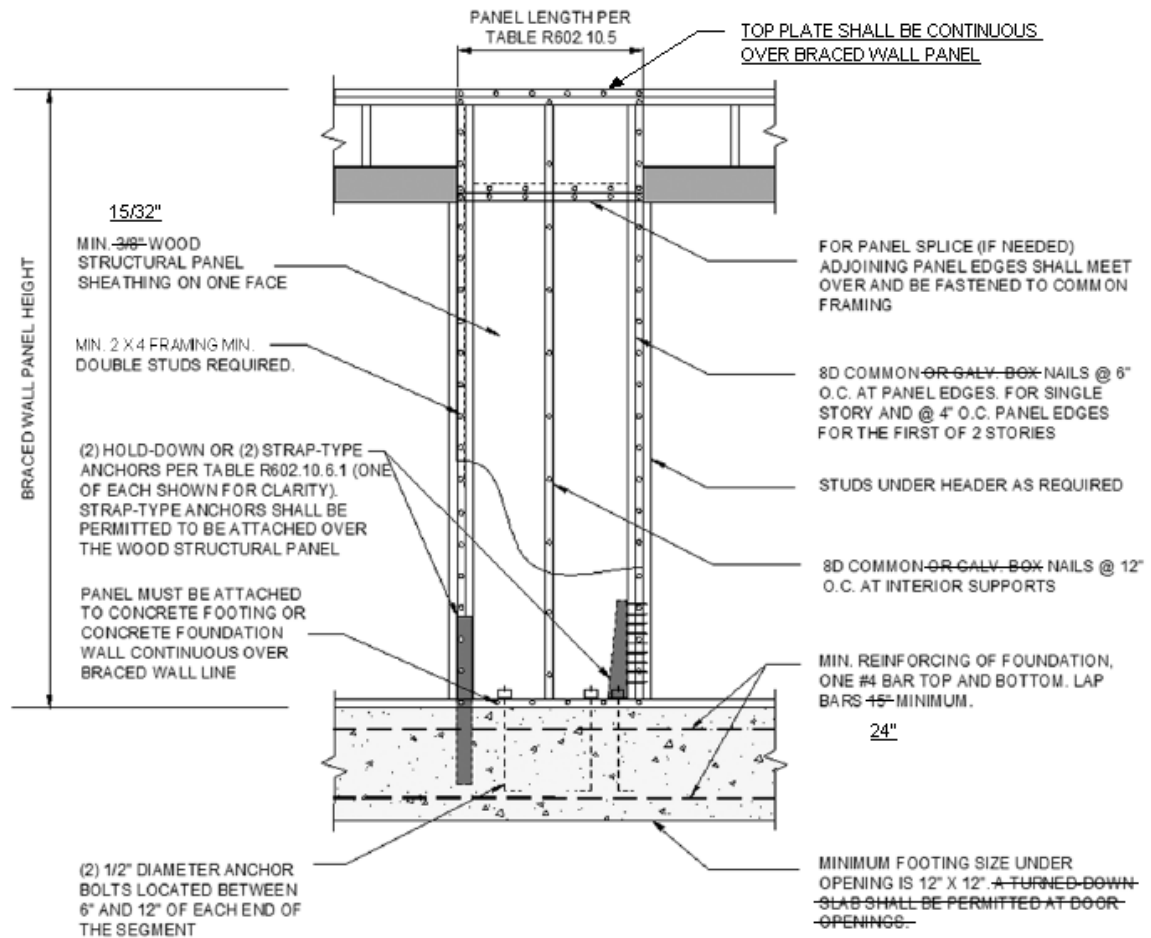
METHOD (See Table R602.10.4)		MINIMUM LENGTH ^a (inches)					CONTRIBUTING LENGTH (inches)
		Wall Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual ^b
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual ^b
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D ₀ , D ₁ and D ₂ , ultimate design wind speed < 140 mph	32	32	34	NP	NP	
CS-G		24	27	30	33	36	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						Actual ^b
	≤ 64	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
128	—	—	—	61	54		
132	—	—	—	66	58		
136	—	—	—	—	62		
140	—	—	—	—	66		
144	—	—	—	—	72		
METHOD (See Table R602.10.4)		Portal header height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	16 <u>24</u>	16 <u>24</u>	16 <u>24</u>	Note c	Note c	48
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note d	Note d	1.5 × Actual ^b
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actual ^b
	SDC D ₀ , D ₁ and D ₂	16 <u>24</u>	18 <u>24</u>	20 <u>24</u>	Note e	Note e	Actual ^b

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

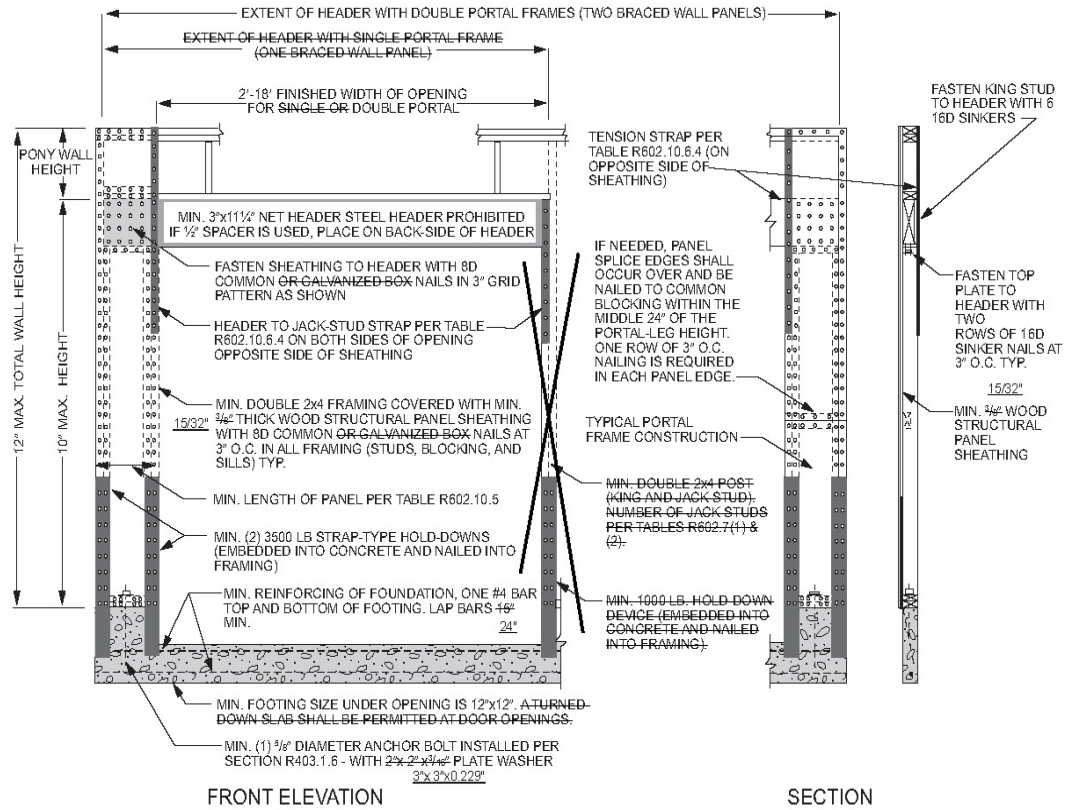
- a. Linear interpolation shall be permitted.
- b. Use the actual length where it is greater than or equal to the minimum length.
- c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
- d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
- e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

Figure R602.10.6.1 of the 2022 CRC is amended to read as follows:



**FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL**

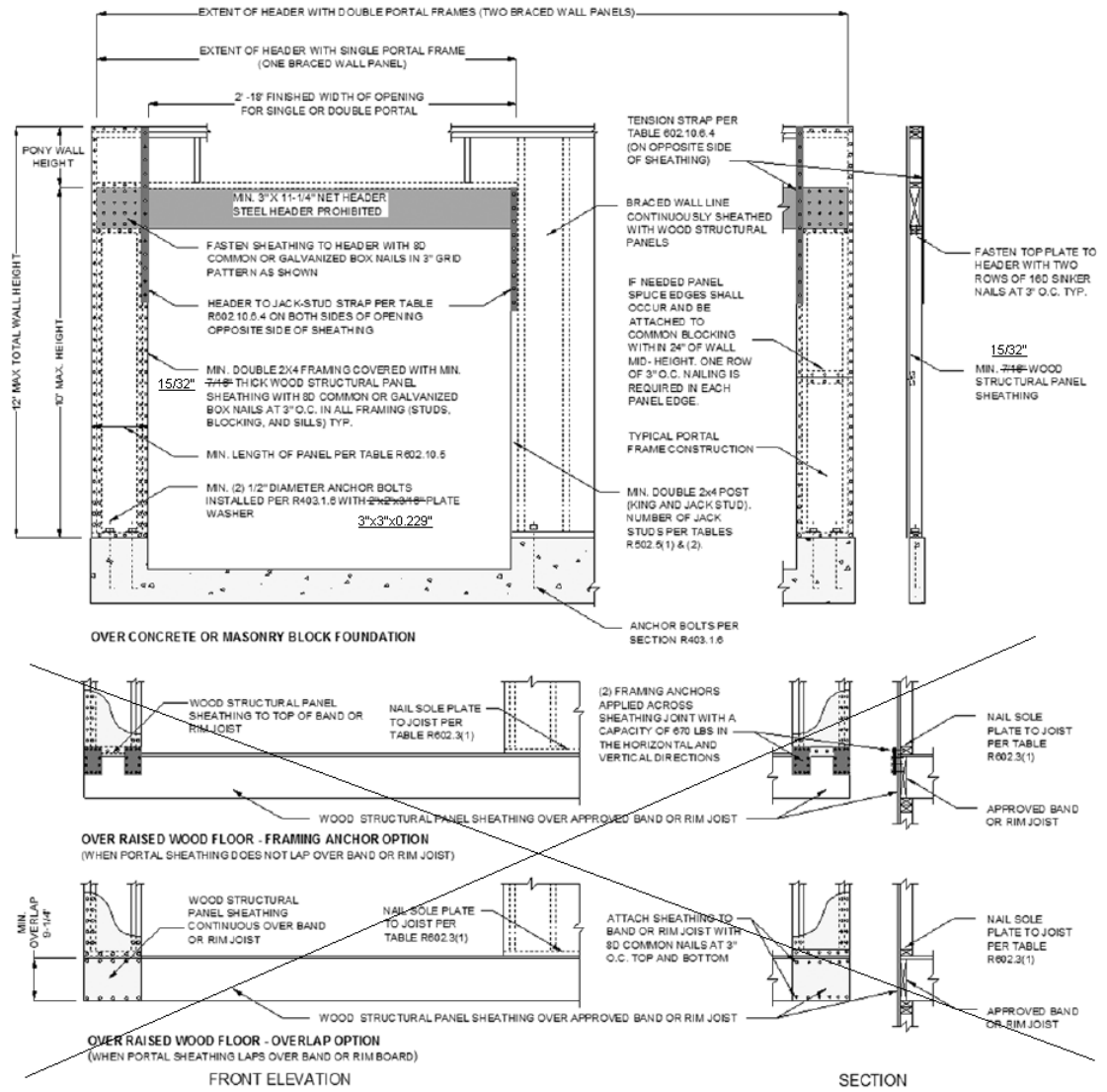
Figure R602.10.6.2 of the 2022 CRC is amended to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS
AT DETACHED GARAGE DOOR OPENINGS

Figure R602.10.6.4 of the 2022 CRC is amended to read as follows:



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

Section R606.4.4 of the 2022 CRC is amended to read as follows:

R606.4.4 Parapet walls.

Unreinforced solid masonry parapet walls shall not be less than 8 inches (203 mm) thick and their height shall not exceed four times their thickness. Unreinforced hollow unit masonry parapet walls shall be not less than 8 inches (203 mm) thick, and their height shall not exceed three times their thickness. Masonry parapet walls in areas subject to wind loads of 30 pounds per square foot (1.44 kPa) or located in Seismic Design Category D₀, D₁ or D₂, or on townhouses in Seismic Design Category C shall be reinforced in accordance with Section R606.12.

Section R606.12.2.2.3 of the 2022 CRC is amended to read as follows:

R606.12.2.2.3 Reinforcement requirements for masonry elements.

Masonry elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal or vertical direction as shown in Figure R606.11 (3) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of least one No. 4 bar spaced not more than 48 inches (1219 mm). Horizontal reinforcement shall be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.
2. Vertical reinforcement. Vertical reinforcement shall consist of at least one No. 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement shall be within 8 inches (406mm) of the ends of masonry walls.

Section R803.2.4 is added to Chapter 8 of the 2022 CRC to read as follows:

R803.2.4 Openings in horizontal diaphragms.

Openings in horizontal diaphragms shall conform with Section R503.2.4.

Section 905.3.1 of the 2022 CRC is amended to read as follows:

R905.3.1 Deck requirements. Concrete and clay tile shall be installed only over solid sheathing.

Exception: Spaced lumber shall be permitted in Seismic Design Categories A, B, and C.

Section R1001.3.1 of the 2022 CRC is amended to read as follows:

R1001.3.1 Vertical reinforcing.

For chimneys up to 40 inches (1016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation shall be placed between wythes

of solid masonry or within the cells of hollow unit masonry and grouted in accordance with Section R609. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1016 mm) wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation shall be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1016 mm) in width or fraction thereof.”

SECTION 4. Sections 13-3-1 and 13-3-2 of Chapter 3 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

“CHAPTER 3

ELECTRICAL CODE

13-3-1: ADOPTION OF CALIFORNIA ELECTRICAL CODE, 2022 Edition: Pursuant to California Government Code Section 50022.2, the California Electrical Code, 2022 Edition, published as Title 24, Part 3, of the California Code of Regulations, including all Annexes except H, (“CEC”) is adopted by reference, subject to the amendments, additions and deletions set forth in Section 13-3-2. One true copy of the CEC, is on file in the office of the Building Official and is available for public inspection as required by law.”

SECTION 5. Sections 13-4-1 and 13-4-2 of Chapter 4 of Title 13 of the ESMC are repealed replaced by the following to read as follows:

“CHAPTER 4

MECHANICAL CODE

13-4-1: ADOPTION OF CALIFORNIA MECHANICAL CODE, 2022 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Mechanical Code, 2022 Edition, published as Title 24, Part 4, of the California Code of Regulations, including all Appendices except A and E (“CMC”) is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CMC, is on file in the office of the Building Official and is available for public inspection as required by law.

13-4-2: AMENDMENTS TO THE MECHANICAL CODE.

Section 104.0 of the CMC is hereby amended to read as follows:

CMC Section 104.0 Permits, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CMC.

Section 104.5 of the CMC is hereby amended to read as follows:

CMC Section 104.5 Fees, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CMC.”

Section 107.0 of the CMC is hereby amended as follows:

CMC Section 107.0, Board of Appeals, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CMC.

SECTION 6. Sections 13-5-1 and 13-5-2 of Chapter 5 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

“CHAPTER 5

PLUMBING CODE

13-5-1: ADOPTION OF CALIFORNIA PLUMBING CODE, 2022 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Plumbing Code, 2022 Edition, published at Title 24, Part 5, of the California Code of Regulations, including all Appendices except for C, F, and L (“CPC”) is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CPC, is on file in the office of the Building Official and is available for public inspection as required by law.

13-5-2: AMENDMENTS TO THE PLUMBING CODE.

Section 104.4 of the CPC is amended to read as follows:

CPC Section 104.4 Permit Issuance, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CPC.

Section 104.5 of the CPC is hereby amended to read as follows:

CPC Section 104.5 Fees, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CPC.”

Section 107.0 of the CPC is hereby amended to read as follows:

CPC Section 107.0, Board of Appeals, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CPC.

Section 1211.8 of the CPC is hereby amended to read as follows:

1211.8 Seismic Gas Shutoff Valves.

1211.8.1 Scope. A seismic gas shutoff valve shall be installed in compliance with the requirements of this section on each gas fuel line in the following:

1211.8.1.1 Any building or structure for which a building permit was first issued on or after January 1, 2023.

1211.8.1.2 Any building or structure which is altered or expanded under a building permit first issued on or after January 1, 2023, when such alteration or addition is valued at more than \$250,000.

1211.8.1.3 Any building or structure sold on or after January 9, 2023. However, when an individual condominium unit is sold in a building that has multiple gas lines, then the requirements of this section shall apply only to the line or lines serving the condominium unit that has been sold.

1211.8.2 Maintenance. Where the installation of a seismic gas shutoff valve is required by this section in any building or structure, that seismic gas shutoff valve shall be maintained for the life of that building or structure or shall be replaced with a valve complying with the requirements of this section.

1211.8.3 General Requirements. Where the installation of a seismic gas shutoff valve on a fuel line is required by this section, that valve must:

1211.8.3.1 Be mounted rigidly to the exterior of the building or structure containing the fuel line unless the Building Official determines that the seismic gas shutoff valve has been tested and listed for an alternate method of installation.

1211.8.3.2 Be installed downstream of the gas utility meter, except that a valve may be installed upstream of the gas utility meter at the discretion of the gas utility if the valve would otherwise meet the requirements of this section.

1211.8.3.3 Be listed by an approved testing laboratory and certified by the Office of the State Architect.

1211.8.3.4 Have a thirty-year warranty which warrants that the valve is free from defects and will continue to properly operate for thirty (30) years from the date of operation.

1211.8.4 Critical Facilities. The requirements of this section shall not apply to any building that is used by any public agency for the provision of emergency services, including fire, police, and similar public safety services, provided the following:

(a) That the building or structure has available 24-hour, year-round maintenance staffing; and

(b) That the gas piping system contained in the building or structure is designed to withstand seismic effects of earthquakes.

1211.8.5 Definitions. For purposes of this section, certain terms shall be defined as follows:

1211.8.5.1 DOWNSTREAM OF THE GAS UTILITY METER. Shall refer to all customer owned gas piping.

1211.8.5.2 SEISMIC GAS SHUTOFF VALVE. A system consisting of a seismic sensing means and actuating means designed to automatically actuate a companion gas shutoff means installed in a gas piping system in order to shut off the gas downstream of the location of the gas shutoff means in the event of a severe seismic disturbance. The system may consist of separable components or may incorporate all functions in a single body. The terms "seismically activated gas shutoff valves" and "earthquake sensitive gas shutoff valves," are synonymous.

1211.8.5.3 UPSTREAM OF THE GAS UTILITY METER. Shall refer to all gas piping installed by the utility up to and including the meter and the utility's bypass toe at the connection to the customer owned piping."

SECTION 7. Sections 13-6-1 and 13-6-2 of Chapter 6 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

"CHAPTER 6

ENERGY CODE

13-6-1: ADOPTION OF CALIFORNIA ENERGY CODE, 2022 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Energy Code, 2022 Edition, published at Title 24, Part 6, of the California Code of Regulations, ("CEC") is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CEC, is on file in the office of the Building Official and is available for public inspection as required by law."

SECTION 8. Sections 13-7-1 and 13-7-2 of Chapter 7 of Title 13 of the ESMC are repealed and replaced by the following read as follows:

"CHAPTER 7

PROPERTY MAINTENANCE CODE

13-7-1: ADOPTION OF INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the International Property Maintenance Code (IPMC), 2021 Edition, promulgated and published by the International Code Council, adopted by reference, subject to the amendments, additions and deletions

set forth below. One true copy of the IPMC, is on file in the office of the Building Official and is available for public inspection as required by law.

Section 13-7-2: AMENDMENTS TO THE PROPERTY MAINTENANCE CODE:Section [A]111.2 of the IPMC is hereby amended to read as follows:

IPMC Section [A] 111.2 Membership of board, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the IPMC.

Sections [A]111.2.1 through [A]111.8 of the IPMC are hereby deleted.

"SECTION 9. Sections 13-8-1 and 13-8-2 of Chapter 8 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

“CHAPTER 8

SWIMMING POOL AND SPA CODE

13-8-1: ADOPTION OF INTERNATIONAL SWIMMING POOL AND SPA CODE, 2021 EDITION.

Pursuant to California Government Code sections 50022.1 to 50022.8, the International Swimming Pool and Spa Code ("ISPSC"), 2021 Edition, promulgated and published by the International Code Council, adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the ISPSC is on file in the office of the Building Official and is available for public inspection as required by law.

Section 13-8-2: AMENDMENTS TO THE SWIMMING POOL AND SPA CODE:

Section [A]112.1 Membership of board, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the ISPSC.

Section 102.9 of the 2022 ISPSC is amended to read as follows:

102.9 The provisions of this code shall not be deemed to nullify any provisions of the California Swimming Pool Safety Act (El Segundo Residential Code Appendix AX), or any other local, state or federal law.

Section 301.1.2 is added to the 2022 ISPSC to read as follows:

301.1.2 Conflicts. In the event of a conflict between the provisions of the Swimming Pool Safety Act, the International Swimming Pool and Spa Code, 2021 Edition, the 2022

California Building Code, or the 2022 California Residential Code, the Building Official shall implement the most restrictive measures cited.

Section 305 “Barrier Requirements”, in the 2022 ISPSC is deleted in its entirety.”

SECTION 10. Sections 13-9-1 and 13-9-2 of Chapter 9 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

“CHAPTER 9

FIRE CODE

13-9-1: ADOPTION OF CALIFORNIA FIRE CODE, 2022 EDITION.

Pursuant to California Government Code sections 50022.1 to 50022.8, the California Fire Code (“CFC”), 2022 Edition, published as Title 24, Part 9, is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CFC is on file in the office of the Building Official and is available for public inspection as required by law.

Section 13-9-2: AMENDMENTS TO THE FIRE CODE:

Section 1.11.4.1 of the 2022 CFC is amended to read as follows:

1.11.4.1 Fees. The fire department is authorized to collect fees for permits, fire inspections and other services, including the review of plans, annual fire inspections and new business inspections. Fees shall be paid by the applicant prior to issuance of permits. Fire department fees shall be subject to change based upon the producer’s price index.

Section 104.1.1 is added to the 2022 CFC to read as follows:

104.1.1 Authority of the Fire Chief and Fire Department.

1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the El Segundo City Council.
2. The Fire Chief is authorized to administer, interpret, and enforce this ordinance. Under the Fire Chief’s direction, the El Segundo Fire Department is authorized to enforce ordinances of the City of El Segundo pertaining to the following:

- 2.1. The prevention of fires.

- 2.2. The suppression or extinguishment of dangerous or hazardous fires.
 - 2.3. The storage, use, and handling of hazardous materials.
 - 2.4. The installation and maintenance of automatic, manual, and other private fire alarm systems and fire extinguishing equipment.
 - 2.5. The maintenance and regulation of fire escapes.
 - 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
 - 2.7. The maintenance of means of egress.
 - 2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:
 - 3.1. The Fire Chief, Peace Officers and Public Officers of the El Segundo Fire Department.
 - 3.2. The Police Chief and any police officer serving the city of El Segundo.
 - 3.3. Officers of the California Highway Patrol.
 - 3.4. Code Officers of El Segundo Code Enforcement Department

Section 104.1.2 is added to the 2022 CFC to read as follows:

104.1.2 Operating Guidelines. The El Segundo Fire Department Fire Prevention Standard Operating Guidelines has been created and adopted to serve as instructions and interpretations of the adopted Fire Code. The El Segundo Fire Department Fire Prevention Standard Operating Guidelines shall be a published document, amended from time to time to provide current instruction and interpretation.

Section 104.11.2 is added to the 2022 CFC to read as follows:

104.11.2 Technical assistance. When there is a fire, explosion, hazardous materials incident or other potential life or serious property threatening

situation, the fire code official can request the owner to or operator to hire a private fire protection or hazardous materials investigator, acceptable to the fire code official and at the expense of the owner or operator, to provide a full report of the incident, including, without limitation, such matters as origin, cause, circumstances or proposed solution to the problem.

Section 104.12.4 is added to the 2022 CFC to read as follows:

104.1.4 Financial Responsibility. Any person who personally, or through another, willfully, negligently, or in violation of law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him/her to escape from his/her control, allows any hazardous material to be handled, stored, disposed of or transported in a manner not in accordance with this Code, State law or nationally recognized Standards, allows any hazardous material to escape from his/her control, allows continuation of a violation of this Code is liable for the expense of fighting the fire or for the expenses incurred during a hazardous materials incident, and such expense will be a charge against that person.

Section 104.12.4 is added to the 2022 CFC to read as follows:

104.12.4 Authority of Peace Officers. In enforcing the provisions of the California Fire Code, California Building Code, California Health & Safety Code, California Penal Code, California Vehicle Code and the El Segundo Municipal Code and such laws, orders, rules and regulations, variances and standards in connection therewith, the Fire Marshal and Fire Prevention Specialist are hereby given the powers of peace officers.

Section 105.2 of the 2022 CFC is amended to read as follows:

105.2 Application for Permit. Applications for permits will be made to the fire prevention office in such form and detail as prescribed by the fire code official. Applications for permits must be accompanied by such plans as required by the fire code official. Any applicable permit and/or plan check fees must be paid at the time of application for the permit and/or plan review.

Section 107.4 of the 2022 CFC is amended to read as follows:

107.4 Work commencing before permit issuance. A person who commences any work before obtaining the necessary permits shall be subject to a fee in addition the normally established plan check fee, equal to 100% of such normally established permit fee, or as otherwise determined by the fire code official.

Section 107.7 is added to the 2022 CFC to read as follows:

107.7 Cost Recovery. Fire suppression, investigation, rescue, or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150, et seq, as may be amended from time to time. Any expense incurred by the El Segundo Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by the city of El Segundo in the same manner as in the case of an obligation under contract, express or implied.

Section 108.2.1 of the 2022 CFC is amended to read as follows:

108.2.1 Inspection requests. It is the duty of the holder of the permit or their duly authorized agent to notify the fire code official when work is ready for inspection. It is the duty of the permit holder to provide access to and means for inspection of such work that are required by this code. Every request for inspection must be filed not less than three working days before such inspection is desired. Such request must be in writing and all inspection fees paid prior to requesting.

Section 111.5 is added to the 2022 CFC to read as follows:

111.5 Filing fee and application. The City will assess a fee in an amount set by resolution at the time that an appellant files an appeal of any order, decisions, or determination made by the fire code official relative to the application and interpretation of this Code. The fee is refundable should the appellant prevail in a decision by the Board. The appeal must be taken by filing a written notice of appeal, in letterform, to the Board of Appeals. The Board's decision constitutes the City's final decision.

Section 112.4 of the 2022 CFC is amended to read as follows:

112.4 Violation penalties. Persons who shall violate a provision of this code or fail to comply with any of its requirements or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000 dollars or by imprisonment not exceeding 6 months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served constitutes a separate offense.

Section 202, definition of “Fire Chief” in the 2022 CFC is amended to read as follows:

FIRE CHIEF. The Fire Chief of the El Segundo Fire Department or the Fire Chief’s designee.

Section 202, definition of “Low-Rise Building” is added to the 2022 CFC to read as follows:

LOW-RISE BUILDING. Is any building that is less than four stories in height from the lowest level of fire department access.

Section 202, definition of “Mid-Rise Building” is added to the 2022 CFC to read as follows:

MID-RISE BUILDING. A building four or more stories high, but not exceeding 75 feet in height and not defined as a high-rise building by section 202 of the California Building Code. Height measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level.

Section 308.1.4, “Open-Flame Cooking Devices” of the 2022 California Fire Code is deleted in its entirety.

Section 311.5, “Placards” of the 2022 California Fire Code is deleted in its entirety.

Section 503.2.1 of the 2022 CFC is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads must have an unobstructed width of not less than 20 feet (6096 mm) exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572 mm).

503.2.1.1 Access roads with vehicle parking. No access roads can be less than 32 feet (9754 mm) in width if the vehicle parking is permitted on one side of the access road and not less than 40 feet (12, 192 mm) if vehicle parking is permitted on both sides of the access road. To permit the free passage of vehicles, access roads designated for vehicle parking on only one side must have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway.

503.2.1.2 Road divider. An access road divider into separate adjacent one-way traffic lanes by a curbed divider or similar obstacle must not be less than 15 feet (4572 mm) in unobstructed width on each side of the divider.

Section 503.6.1 is added to the 2022 CFC to read as follows:

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with El Segundo Fire Department Guidelines, as may be amended from time to time.

Exception: Gates serving individual one- and two-family dwelling parcels.

Section 507.2.1 of the 2022 CFC to amended to read as follows:

507.2.1 Private fire hydrants. When required, private on-site fire hydrants shall be in accordance with the location and spacing specified for public streets and hydrants for similar occupancies. All private hydrants shall be installed in accordance with NFPA 24, Installation of Private Fire Service Mains and their Appurtenances, unless required to meet public standards. Private hydrants shall be painted red. When alternate materials or methods of protection, as approved by the chief are provided, these requirements may be modified or waived.

Section 510.4.2.9 is added to the 2022 CFC to read as follows:

510.4.2.9 Building conduit and pathway survivability. All new buildings shall be constructed with not less than a two inch (2") dedicated conduit raceway or other method approved by the fire code official for future expandability, or the installation of an Emergency Responder Radio Coverage System. The raceway shall meet pathway survivability requirements in NFPA 1221 and shall be installed from the lowest floor level to the roof.

510.4.2.9.1 Identification. The raceway and junction boxes shall be labeled "Emergency Responder Radio Coverage System use only".

Section 511 is added to the 2022 CFC to read as follows:

Section 511 Mid-Rise Buildings

Section 511.1 General

511.1.1 Scope. In addition to other applicable provisions of this code, other laws and regulations, and any policies of the fire code official, the provisions of this article applies to every mid-rise building, of any type construction, newly constructed after the adoption of this Code, or which undergoes a complete renovation that requires the complete vacancy of the building.

Exceptions: The following structures, while defined as mid-rise buildings, are not subject to this article:

1. Buildings used exclusively as open parking garage;
2. Buildings where all floors above the third floor (9,144 mm) level are used exclusively as open parking garage;
3. Buildings such as power plants, lookout towers, steeples, grain houses, and similar structures with non-continuous human occupancy, when so determined by the fire code official;
4. Buildings used exclusively for jails, prisons, and hospitals.

511.1.2 Definitions. For definitions of MID-RISE BUILDING and BUILDING ACCESS, see Section 202.

511.2 Building Access.

511.2.1 Building Access. Building access must be provided and approved by the fire code official.

511.3 Fire and Life Safety Requirements.

511.3.1 Automatic Fire Sprinklers. Every mid-rise building must be protected throughout by an automatic fire sprinkler system that is designed and installed in conformance with NFPA 13. A shut-off valve and a water flow alarm device must be provided for each floor.

511.3.2 Standpipes. Every mid-rise building must be provided with a class I standpipe system in each required stairway. The standpipe system must be interconnected with the fire sprinkler system. The system must consist of 2 1/2 inch hose valves provided for each floor level above or below grade. Two hose outlets must also be located on the roof, outside of each stair shaft enclosure that penetrates the roof. Hose connections must be located in the exit vestibule, unless otherwise approved by the fire code official.

511.3.3 Smoke Detection. Smoke detectors must be provided in accordance with this section. Smoke detectors must be connected to an automatic fire alarm system installed in accordance with NFPA 72. The actuation of any detector required by this section will operate the emergency voice alarm signaling system and will place into operation all equipment necessary to prevent the circulation of smoke through air return and exhaust ductwork.

511.3.3.1 Location. Smoke detectors must be located as follows:

1. In every elevator machinery room and in all elevator lobbies. Elevator lobby detectors must be connected to an alarm verification zone or be listed as a releasing device.
2. In the main return-air and exhaust-air plenum of each air-conditioning system. Such device must be located in a serviceable area downstream of the last duct inlet.
3. At each connection to a vertical duct or riser serving two or more stories from a return-air duct or plenum of an air conditioning system. In Group R-1 and R-2 Occupancies, an approved smoke detector may be used in each return-air riser carrying not more than 5,000 cubic feet per minute and serving not more than 10 air inlet openings.
4. For Group R-1 and R-2 Occupancies, in all corridors serving as a means of egress for an occupant load for 10 or more.

511.3.4 Smoke Control. A passive or active smoke control system must be provided for all mid-rise buildings whenever a complete floor is in excess of 55 feet (16.764 m) from the lowest point of Fire Department access. Such system must be mechanical and must be designed, installed, and tested to be in compliance with Section 909.

511.3.5 Fire Alarm System. An approved and listed, automatic and manual, fully addressable and electronically supervised fire alarm system must be provided in conformance with this code and any policies of the Fire Prevention Division.

511.3.6 Emergency voice alarm signaling system. The operation of any automatic or manual fire alarm initiating device must automatically sound an alert tone followed by a pre-recorded voice instruction giving appropriate information and direction on a general or selective basis to the entire building, occupied and normally non-occupied areas.

511.3.6.1 Manual override. A manual override for emergency voice communication must be provided for all paging zones.

511.4 Central Control Station.

511.4.1 General. A central control station room for fire department-operations must be provided. The location and accessibility of the central control station room must be approved by the fire department. The room must be separated from the remainder of the building by not less than one-hour, fire resistive occupancy

separation. The room must be a minimum of 200 square feet with a minimum dimension of 8 feet. It must contain the following as a minimum:

1. The voice alarm and public address panels.
2. The fire alarm graphic annunciator panel.
3. Elevator annunciator panel when the building exceeds 55 feet in height
4. Status indicators and controls of air handling systems.
5. Controls for unlocking stairwell doors.
6. Annunciator panels for emergency and stand-by power status.
7. Annunciator panels for fire pump status.
8. Complete building plans set.
9. Work table.
10. Elevator control switches for switching of emergency power.

511.4.2 Annunciation identification. Control panels in the central control station must be permanently identified as to function. Water flow, automatic fire detection and manually activated fire alarms, supervisory and trouble signals must be monitored by an approved central monitoring station and annunciated in the central control station by means of an audible and visual indicator. For the purposes of annunciation, zoning must be in accordance with the following:

1. When the system serves more than one building, each building must be considered separately.
2. Each floor must be considered a separate zone.
3. When one or more risers serve the same floor, each riser must be considered a separate zone.

511.5 Elevators.

511.5.1 Standards. Elevators and elevator lobbies must be provided and must comply with the California Building Code and the following:

511.5.2 General. At least one elevator cab must be assigned for Fire Department use, which serves all floors of the building. All provisions hereinafter are in reference to said elevator cab(s).

511.5.2.1 Size. The size of the elevator cab must have dimensions as specified in Section 915.5.2.1.1.

511.5.2.1.1 Ambulance Stretcher. The elevator cab must be provided with adequate dimensions to accommodate an ambulance type stretcher in accordance with the provisions of Section 3002.4a.1 of California Building Code.

511.6 Standby Power.

511.6.1 General. An on-site standby power system conforming to the City of El Segundo Electrical Code must be provided. In the event of failure of the normal power source, the standby power system must provide an alternate source of electrical power to serve at least the designated loads as set forth in Section 915.6.2 at full power. The system may consist of an on-site generator or a system of batteries, or both. The installation must be in accordance with this code, nationally recognized standards, and any policies of the fire code official

511.6.2 Loads. The power load requirements for sizing the standby power system must include, without limitation to the following:

1. Exit signs and exit path illumination;
2. Fire alarm system;
3. Elevator(s) assigned for fire department use;
4. Electrically driven fire pumps (if provided);
5. Smoke control systems;
6. Stairwell pressurization;
7. Lighting circuits supplying all elevator cabs, elevator lobbies, generator room, fire pump room, and other areas designated by the fire code official.

511.6.3 Fuel Supplies. On-site fuel supplies for prime movers of a standby power generator must be sufficient for at least 12 hours at the generator's listed full load. Where fuel supplies require automatic transfer into a primary tank from a secondary fuel storage tank, the fuel transfer system must be provided with redundant fuel pumps to insure reliability. The fuel supply tank provided must be capable of storing at least 200% of the calculated amount of fuel needed.

511.7 Emergency Electrical System

511.7.1 General. Electrical systems and equipment specified in Section 915.6 are classed as emergency systems and must be installed in accordance with this code, NFPA 110, NFPA 111 and policies of the fire code official. Such systems must operate within 10 seconds of failure to normal power supply. Such emergency power supply may be separate from the standby power required for fire pumps and elevators assigned for fire department use.

511.7.2 Emergency Systems. The following are classed as emergency systems:

1. Exit signs and means of egress illumination

2. Fire alarm system
3. Fire detection system
4. Sprinkler alarm system
5. Elevator cab lighting
6. Smoke control systems.

511.8 Means of Egress

511.8.1 General. Means of egress must comply with the provisions of Section 915.8.

511.8.1 Stairway enclosures. All stairways used for exiting must be protected by an exit enclosure designed in accordance with the California Building Code, Section 1020.1 and this Section.

511.8.2.1 Construction. Construction of stairway enclosures must in accordance with the California Building Code, Section 1023.

511.8.2.2 Extent of Enclosure. Stairway enclosures must be continuous and must fully enclose all portions of the stairway. Exit enclosure must exit directly to the exterior of the building or include an exit passageway on the ground floor, leading to the exterior of the building. Each exit enclosure must extend completely through the roof and be provided with a door that leads onto the roof.

511.8.2.3 Openings and Penetrations. Openings and penetrations must be as specified in the California Building Code, Section 1023.4 and 1023.5.

511.8.2.4 Pressurized Enclosures. A pressurized stairway enclosure must be provided for all mid-rise buildings whenever a complete floor is in excess of 55 feet (16.764 m) from the lowest point of Fire Department access. The pressurized stairway must be designed and pressurized as specified in the California Building Code, Section 909.20.

511.8.2.4.1 Vestibules. Pressurized stairway enclosures, serving Mid-Rise buildings must be provided with a pressurized entrance vestibule on each floor that complies with the California Building Code, Section 909.20.

511.8.2.4.1.1 Vestibule Size. Vestibule size must be not less than 44 inches in width and not less than 72 inches in the direction of travel.

511.8.2.4.1.2 Vestibule Construction. Vestibules must have walls, ceilings

and floors of not less than two-hour fire resistive construction.

511.8.2.4.1.3 Vestibule Doors. Vestibule doors must comply with California Building Code, Section 909.20.

511.8.2.4.1.4 Pressure Differences. The minimum pressure difference within a vestibule must comply with California Building Code, Section 909.20.

511.8.2.4.1.5 Standpipes. Fire Department standpipe connections and valves serving the floor must be within the vestibule and located in a manner so as not to obstruct egress when hose lines are connected and charged.

511.8.2.5 Locking of Stairway doors. All stairway doors that are locked to prohibit access from the stairway side must have the capability of being unlocked simultaneously, without unlatching, upon a signal from the fire control room. Upon failure of normal electrical service, or activation of any fire alarm, the locking mechanism must automatically retract to the unlocked position. Hardware for locking of stairway doors must be State Fire Marshal listed and approved by the fire code official by permit before installation. Stairway doors located between the vestibules and stairway shaft must not be locked.

511.8.2.6 Communications. A telephone or other two-way communications system connected to an approved emergency service which operates continuously must be provided at not less than every third floor in each required exit stairway vestibule.

Section 901.4.8 is added to the 2022 CFC to read as follows:

901.8 Partial fire sprinkler systems. Where in this Code or the Building Code a partial fire sprinkler system is required, the fire sprinkler system must be installed, modified or extended to protect the entire building or structure.

Section 901.11 is added to the 2022 CFC to read as follows:

901.11 Problematic systems. In the event of a failure of a fire protection system or 2 or more alarms in a week where the fire code official finds no evidence of a situation requiring a response, the fire code official is authorized to require the building owner or occupant to provide a fire watch until the system is repaired. Fire watch personnel must be provided with at least one approved means for notification of the Fire Department and their only duty is to perform constant patrols of the protected premises and keep watch for fires.

Section 901.12 is added to the 2022 CFC to read as follows:

901.12 Firewatch. Per Section 901.11 the Fire Chief is authorized to require the building owner or occupant to provide a fire watch with personnel

acceptable to the Fire Chief until documentation is provided that the system is repaired and is operational. Such individuals shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises, keep and maintain a log and keep watch for fires.

Section 903.2 of the 2022 CFC is amended as follows:

903.2 Where required.

A. New Buildings. Unless otherwise prohibited by law, an approved automatic sprinkler system in new buildings and structures shall be required for all occupancies.

Exception: New detached buildings under one thousand (1,000) square feet subject to approval of the Fire Official.

B. Existing Buildings. Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.2.1 of the 2022 CFC is deleted in its entirety.

Section 903.2.2 of the 2022 CFC is deleted in its entirety.

Section 903.2.3 of the 2022 CFC is deleted in its entirety.

Section 903.2.4 of the 2022 CFC is deleted in its entirety.

Section 903.2.5 of the 2022 CFC is deleted in its entirety.

Section 903.2.6 of the 2022 CFC is deleted in its entirety.

Section 903.2.7 of the 2022 CFC is deleted in its entirety.

Section 903.2.8 of the 2022 CFC is deleted in its entirety.

Section 903.2.9 of the 2022 CFC is deleted in its entirety.

Section 903.2.10 of the 2022 CFC is deleted.

Section 903.2.10.2 of the 2022 CFC is deleted.

Section 903.2.11.1 of the 2022 CFC is deleted.

Section 903.2.11.3 of the 2022 CFC is deleted.

Section 903.2.22 is added to the 2022 CFC to read as follows:

903.2.22 Structures in the Smoky Hollow Specific Plan Area. An automatic sprinkler system must be provided throughout every facility or building hereafter constructed within the Smoky Hollow Specific Plan Area.

903.2.22.1 Existing Buildings. Unless otherwise prohibited by law, any work to an existing building which removes more than fifty percent (50%) of the exterior perimeter wall height as defined in ESMC 15-1-6 for additions and alterations will require the existing building to be fully sprinklered throughout.

Section 903.3.5.3 is added to the 2022 CFC to read as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Section 903.3.8 of the 2022 CFC is amended to read as follows:

903.3.8 Limited Area Sprinkler Systems. When a fire sprinkler system is required it shall be provided throughout the building.

Exception: Protection for specific appliances and/or hazards.

Section 903.3.9 of the 2022 CFC is amended to read as follows:

903.3.9 Floor Control valves. Floor control valves and waterflow detection assemblies shall be installed at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings that are two or more stories below the highest level of fire department access.

Section 903.4.2 of the 2022 CFC is amended to read as follows:

903.4.2 Alarms. One exterior approved audible and visible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm device shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm

system. Exterior audible and visible alarm notification shall be provided on NFPA 13, NFPA 13R and NFPA 13D systems.

Exception: Group R-3 and R-3.1 occupancies floor control valves and waterflow detection assemblies shall not be required.

Section 909.11 of the 2022 CFC is amended to read as follows:

909.11 General. The smoke-control system shall be supplied with two sources of power. Primary power shall be from the normal building power systems. Secondary power shall be from an approved standby source complying with Section 1203 of this code. The standby power source and its transfer switches shall be in a room separate from the normal power transformers and switchgear and ventilated directly to and from the exterior. The room shall be enclosed with not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both.

Transfer to full standby power shall be automatic and within 60 seconds of failure of the primary power. The systems shall comply with the Electrical Code.

Exception: The secondary power is not required for pressurized enclosures in buildings of less than 5 floors used for human occupancy

Section 1207.11.3 of the 2022 CFC is amended to read as follows:

1207.11.3 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Deleted.
3. Outdoors or on the exterior side of the exterior walls located not less than 3 feet (914mm) from doors and windows directly entering the dwelling unit.
4. Deleted.

ESS shall not be installed in any attached structure to a dwelling unit.

Section 1207.11.4 of the 2022 CFC is amended to read as follows:

1207.11.4 Energy Ratings. Individual ESS units shall have a maximum rating of 20kWh. The aggregate rating structure shall not exceed:

1. Delete.
2. 80 kWh in detached garages and detached accessory structures not associated with dwelling units
3. 80 kWh on exterior walls

4. 80 kWh outdoors on the ground.

ESS Installations exceeding the permitted individual or aggregate ratings shall be installed in accordance with Sections 1207.1 through 1207.9 of the California Fire Code.

Section 1207.11.6 "Fire Detection" of the 2022 CFC is deleted.

Section 3305.9 of the 2022 CFC is amended to read as follows:

3305.9 Separations between construction areas. Separations used in Type I and Type II construction to separate construction areas from occupied portions of the building, shall be constructed of materials that comply with one of the following:

1. Non-combustible materials.
2. Materials that exhibit a flame spread index not exceeding 25 when tested in accordance with ASTM E84 or UL 723
3. Materials exhibiting a heat peak release rate not exceeding 300kW/m when tested in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation on specimens at the thickness intended for use.

Section 5601.1.3 of the 2022 CFC is amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture storage, sale, handling and use of fireworks is prohibited. The possession, sale, use, and/or discharge of "Safe and Sane" fireworks is prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed by Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Section 5605 and Health and Safety Code Division 11.
3. The use of fireworks for fireworks displays, pyrotechnic before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions are allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

Section 5601.3.1 of the 2022 CFC is amended to read as follows:

5601.3.1 Fireworks. The manufacturing, possession, storage sale, use and handling of fireworks, including without limitation, "Safe and Sane" fireworks, is prohibited.

Exceptions:

1. Storage of fireworks in accordance with the requirements for low order explosives in Title 19, California Code of Regulations, Chapter 10.
2. Storage of fireworks, 1.4G in accordance with the Building Code.
3. Use and handling of fireworks for professional display in accordance with Title 19, California Code of Regulations, Chapter 6.

Section 5601.7 of the 2022 CFC is amended to read as follows:

5601.7 Seizure. All fireworks including "State approved" shall be illegal in the City of El Segundo. The fire code official and police officers shall have the authority to seize, take and remove fireworks and/or safe and sane fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Division 1, Chapter 6 and Health and Safety Code, Chapter 9.

Exception: When permits are issued for such use.

5601.7.1 Financial Responsibility. See section 104.11.4 Financial Responsibility for cost recovery of enforcement of section 5609.1. Fireworks may be identified as hazardous waste by the State of California; violators shall be responsible for any disposal fees.

Section 5801.1.1 is added to the CFC to read as follows:

5801.1.1 Methane Soil Gas. All sources of methane soil gas, including petrogenic and biogenic, are subject to methane soil gas testing, passive or active mitigation, and methane detection and alarm system per El Segundo Fire Departments Guidelines.

Section B105.2 of Appendix B of the 2022 CFC is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Table B105.1.

Exception: A reduction in required fire-flow up to 50 percent, as approved, is allowed when the building is protected with an approved automatic sprinkler system installed in accordance with Section 903.1.1, 903.1.2, or 903.3.1.3. The resulting fire-flow must not be less than 1,500 gallons per minute (5678 U/min) for the prescribed duration as specified in Table B105.1

Section 13-9-3: GEOGRAPHICAL LIMITS

Geographic limits referred to in certain sections of this Code are established as follows:

Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks are prohibited.

The limits referred to in Sections 5704.2.9.6.1 and 5706.2.4.4 in which the storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is restricted are established as the City of El Segundo's corporate boundaries.

Exceptions: Such use is allowed in the following zoning districts:

1. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in M-1 and M-2, Zones;
2. The storage of Class II combustible liquids in aboveground tanks outside of buildings is allowed in C-0, MM, MU-N, MU-S or P-F Zones;

Establishment of limits of districts in which storage of liquefied petroleum gases are to be restricted.

The limits referred to in Section 6104.2 in which storage of liquefied petroleum gas in excess of an aggregate of 2,000 gallons water capacity is restricted are established as the City of El Segundo's corporate boundaries.

Exceptions:

1. The storage of liquefied petroleum gas in excess of an aggregate of 2,000 gallons water capacity is allowed in the M-2 Zone, when located at least one-half (1/2) mile from property zoned or designated for residential use and at least one-half (1 /2) mile from existing residential development with a density greater than one (1) dwelling unit per acre and at least one-half (1 /2) mile from any hotel or motel.
2. The storage of liquefied petroleum gas in excess of an aggregate of 2,000 gallons water capacity is allowed in M-1 Zone with a Conditional Use Permit issued by the Planning Department.

SECTION 11. Sections 13-10-1 and 13-10-2 of Chapter 10 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

“CHAPTER 10

EXISTING BUILDING CODE

13-10-1: ADOPTION OF CALIFORNIA EXISTING BUILDING CODE, 2022 EDITION.

Pursuant to California Government Code sections 50022.1 to 50022.8, the California Existing Building Code ("CEBC"), 2022 Edition, published as Title 24, Part 10, of the California Code of Regulations, is adopted by reference, subject to the amendments,

additions and deletions set forth below. One true copy of the CEBC is on file in the office of the Building Official and is available for public inspection as required by law.

13-10-2: AMENDMENTS TO THE EXISTING BUILDING CODE.

Section 1.8.8. of the CEBC is hereby amended as follows:

CEBC 1.8.8 APPEALS BOARD, is deleted in its entirety. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CEBC.”

SECTION 12. Sections 13-11-1 and 13-11-2 of Chapter 11 of Title 13 of the ESMC are repealed and replaced by the following to read as follows:

“CHAPTER 11

GREEN BUILDING STANDARDS CODE

13-11-1: ADOPTION OF CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 EDITION.

Pursuant to California Government Code sections 50022.1 to 50022.8, the California Green Building Standards Code ("CGBSC"), 2022 Edition, published as Title 24, Part 11 of the California Code of Regulations, is adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the CGBSC is on file in the office of the Building Official and is available for public inspection as required by law.

13-11-2: AMENDMENTS TO THE GREEN BUILDING STANDARDS CODE.

Section 101.13 is added to the 2022 Edition of the California Green Building Standards Code to read as follows:

101.13 Board of Appeals. The 2022 California Building Code, as incorporated into the El Segundo Municipal Code, will govern the administration of the CGBSC.”

SECTION 13. Sections 13-19-1 of Chapter 19 of Title 13 of the ESMC is repealed and replaced by the following to read as follows:

“CHAPTER 19

SOLAR, HYDRONICS, AND GEOTHERMAL CODE

13-19-1: ADOPTION OF UNIFORM SOLAR, HYDRONICS, AND GEOTHERMAL CODE, 2021 EDITION.

Pursuant to California Government Code sections 50022.1 to 50022.8, the Uniform Solar, Hydronics, and Geothermal Code ("USHGC"), 2021 Edition, promulgated and published

by the International Association of Plumbing and Mechanical Officials, adopted by reference, subject to the amendments, additions and deletions set forth below. One true copy of the USHGC is on file in the office of the Building Official and is available for public inspection as required by law.”

SECTION 14. Sections 13-23-1 of Chapter 22 of Title 13 of the ESMC are added to read as follows:

“CHAPTER 22

HISTORICAL BUILDING CODE

13-23-1: ADOPTION OF CALIFORNIA HISTORICAL BUILDING CODE, 2022 EDITION.

Pursuant to California Government Code § 50022.1 to 50022.8, the California Historical Building Code (“CHBC”), 2022 Edition, published at Title 24, Part 8, of the California Code of Regulations is adopted by reference. One true copy of the CHBC, is on file in the office of the Building Official and is available for public inspection as required by law.”

SECTION 15. *Effect of Ordinance on Past Actions and Obligations.* The adoption of this Ordinance will not affect any civil action initiated or criminal prosecution for ESMC violations committed prior to this Ordinance’s effective date; will not waive any fee or penalty due and unpaid prior to this Ordinance’s effective date; and will not affect the validity of any bond or cash deposit posted, filed, or deposited pursuant to the ESMC, prior to this Ordinance’s effective date.

SECTION 16. *Consistency; Repeal of Prior Codes.* Prior City ordinances in conflict with this Ordinance, in whole or in part, are superseded and expressly repealed.

SECTION 17. *Environmental Assessment.* The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment. In addition, this ordinance is an action being taken for enhanced protection of the environment and is exempt from further review under CEQA Guidelines § 15308. Also, there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3), and it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)).

SECTION 18. *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that

facilitates the purposes set forth in this Ordinance.

SECTION 19 Savings Clause. Repeal of any provision of the ESMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

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

SECTION 21. Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo’s book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 22. Effective Date. This Ordinance will become effective on the 31st day following its passage and adoption.

SECTION 23. Filing with Building Standards Commission. The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED this ____ day of _____, 2022.

Drew Boyles, Mayor

ATTEST:

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. was duly introduced by said City Council at a regular meeting held on the _____ day of _____, 2022, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular

meeting of said Council held on the _____ day of _____, 2022, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, CITY ATTORNEY

Joaquin Vazquez, Deputy City Attorney



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Public Hearings

Item Number: C.8

TITLE:

Ordinance to Permanently Allow and Regulate Short-Term Home Sharing

RECOMMENDATION:

1. Conduct a public hearing.
2. Waive first reading and introduce an ordinance for Environmental Assessment No. 1180 and Zone Text Amendment No. 22-01 amending Title 4, Chapter 16 (Home Sharing Permit) and Title 15 (Zoning Regulations) of the El Segundo Municipal Code to find the ordinance is exempt from further environmental review pursuant to 14 California Code of Regulations § 15306 and permanently allow short-term home sharing rentals in the City's residential zones through a Short-term Home Sharing Permit.
3. Schedule a second reading and adoption of the ordinance for the next scheduled City Council meeting on December 6, 2022 or as soon thereafter may be heard.
4. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

Since implementation of the Home Share Pilot Program, a total of \$7,546.25 has been collected from permit and licensing fees, and approximately \$25,000 has been collected from Transient Occupancy Tax (TOT). Finance staff anticipates that by the end of the pilot program, the City will have received a total of \$52,628.23 from permit fees, licensing fees and TOT between October 1, 2021 and December 31, 2022. Ongoing enforcement and management of home sharing is absorbed by the annual operating budget for Community Development and Finance Departments.

BACKGROUND:

In July 2020, City Council adopted an ordinance amending the El Segundo Municipal Code, establishing regulations for short-term home sharing rentals. The adopted ordinance allowed short-term home sharing in the City's residential zones through a Short-Term Home Sharing Rental (STHSR) Permit Pilot Program. Initiation of the 15-month pilot program was delayed due to LA County Health Department restrictions that prevented home sharing during the COVID pandemic. With the relaxing of rules and new COVID protocols, El Segundo commenced the 15-month pilot

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program on October 1, 2021. As indicated to Council in July 2020, staff would issue home share permits and monitor home sharing rental units to determine if the use may be appropriate over the long term in residential zones, and report findings to the Planning Commission and City Council along with a recommendation as to how to proceed.

With the pilot program expiring on December 31, 2022, staff reported to Planning Commission on October 27, 2022 on the major findings and results of the pilot program with data collected over the last 12 months. After discussion of the item, the Planning Commission voted 3-0 (Vice-Chair Newman and Commissioner Maggay absent) recommending to City Council that short-term home sharing rentals in the City's residential zones be permanently allowed through a Short-Term Home Sharing Permit. This item is now before the City Council to consider the major findings and results of the pilot program, and consider the Planning Commission's recommendation.

DISCUSSION:

The pilot program allowed property owners to obtain a permit (valid until December 31, 2022) to conduct short-term home sharing within their residence. Some key provisions of the pilot program included the following:

- Permits are only issued to the property owner ("Host");
- The property must be the primary residence of the property owner and cannot be done within an accessory dwelling unit (ADU);
- Host must carry liability insurance; and,
- Host must maintain a valid business license and must collect and submit TOT.

The intent of the pilot program was to obtain sufficient information for staff, Planning Commission, and City Council to decide whether to make this a permanent program, make modifications to the program, or allow the program to terminate on December 31, 2022. Criteria monitored during the pilot period includes number of permits issued; number of complaints received; types of complaints; parking issues; number of nights; and revenues from TOT, and permits. The following are summary findings of these criteria areas, and additional details are provided in the attached Planning Commission staff report dated October 27, 2022.

Home Share Permits

In total, Planning staff approved 20 Home Share Permits since the start of the pilot program and denied one permit because the property was not the applicant's primary residence. Concurrently, Finance staff issued business licenses for each home share permit and followed up with each applicant for TOT registration.

Compliance

Staff began the pilot program in October 2021, by sending Courtesy Notices to 55 individual owners whose properties were identified as advertising for short-term rentals on at least one online platform. During the pilot, staff coordinated with AirBnB, who indirectly assisted the City by informing hosts that were using their platform that whole-house short-term rentals are not allowed in El Segundo and that home sharing was permissible through a city-issued home share permit. These approaches saw

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a steady drop in the number of unregistered rental units throughout the pilot program. During the pilot program, Code Compliance staff did not receive any complaints related to the 20 permitted home shares in El Segundo. Consequently, no citations were issued, and no revocation of any permits was necessary.

Parking, Property Conditions and Nightly Stays

Windshield surveillance of permitted home share properties was conducted to observe compliance with permit conditions requiring availability of onsite parking and property maintenance. Staff observed that parking was typically available onsite, in front of garages and that the appearance of properties were clean and well maintained. In conversations with some hosts, their experience is that guests rarely arrive in personal or rented vehicles, and if the guest arrives with a vehicle, then the host ensures the guest parks onsite. Staff did not receive any neighbor complaints related to parking or property maintenance associated with the permitted home share properties. The average home share booking was for 2.5-nights, but the data generated did not include information regarding the place in the week (weekday vs. weekend) that the 2.5-night average booking took place.

Permit Fees and TOT

Based upon the number of permits and associated business licenses, Finance staff anticipates that by the end of the pilot program, the city will have received a total amount of \$52,628.23 collected from permit fees, licensing fees and TOT as illustrated in Table No. 1, below.

Table No. 1

Business License	Home Share Permit	TOT Paid	Est. TOT	Total TOT	Total TOT + Permit/License fees
\$3,266.25	\$4,280.00	\$25,081.98	\$20,000.00	\$45,081.98	\$52,628.23

Unpermitted Listings

There continue to be several unregistered listings found throughout the multiple platforms available online; however, there will likely always be listings for whole-house short-term rentals and listings for unregistered home sharing. Although advertising unregistered short-term rentals is not allowed, there are multiple variables that make it easy for hosts to be elusive and avoid detection by the City. There are many online platforms and sites where hosts can advertise; some are large and popular and focus on the short-term industry (such as AirBnB), while others are not (such as Craig's List). Listing a property can occur at any time of day or night, regardless of the City's "business hours." Listings can be illusive because hosts put up a listing for a short duration, then remove the listing within seconds, minutes, hours, or days. Other hosts advertise the property as a rental for greater than 30 days, which is not a short-term rental by definition and thereby avoids detection. Although difficult and time consuming to track, investigate, and monitor websites for unpermitted listings, staff continues to monitor for unpermitted listings and follow up appropriately with those that can be identified. If complaints are received from residents regarding short-term rentals (whole-house or home shares), staff also investigates and follows up, as necessary.

Type of Action (Legislative; Quasi-judicial; or Advisory)

Legislative: The recommended action is a proposed ordinance amending the Zoning Code, in an effort to establish policies and rules for future application. In considering such action, the City Council acts in its legislative capacity, and must only find that the proposed Ordinance is consistent with the General Plan and the Zoning Code, as discussed below.

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Consistency with the El Segundo General Plan

ESMC § 15-1-1 (Purpose, Title) states that Title 15 is the primary tool for implementation of the goals, objectives, and policies of the El Segundo General Plan. Accordingly, the City Council must find that the proposed Amendment is consistent with those goals, objectives, and policies. Staff believes that the necessary findings can be made for City Council approval of the proposed amendments to permanently allow short-term home sharing rentals in the City's residential zones through a Short-term Home Sharing Permit review process. The findings are discussed in the attached proposed Ordinance.

Consistency with the El Segundo Municipal Code and Environmental Assessment

Pursuant to ESMC Title 15, Chapter 26 (Amendments), in order to adopt the proposed amendments, the City Council must find that the amendments are necessary to carry out the general purpose of ESMC Title 15. The purpose of this Title (ESMC § 15-1-1) is to serve the public health, safety, and general welfare and to provide economic and social advantages resulting from an orderly planned use of land resources. The necessary findings can be made for City Council approval of the proposed Amendment to permanently allow short-term home sharing rentals in the City's residential zones through a Short-term Home Sharing Permit review process. The findings are discussed in the attached proposed Ordinance.

Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulation, Title 14, Section 15000 *et. seq.*, the ordinance is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15306 (Class 6) since the amendment involves permanently creating a regulatory process for a use in the Residential zoning districts. Further, the action will help reduce the impact of short-term rentals in the City's residential zones. Consequently, no further environmental review is required.

Conclusion

Based upon the data collected, analyzed, observations, and staff's experiences during the pilot period, staff and the Planning Commission recommend that City Council adopt the Ordinance, thereby amending the Municipal Code Zoning Code to permanently allow short-term home sharing rentals in the City's residential zones through a Short-Term Home Sharing Permit review process.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 2: Support Community Safety and Preparedness

Objective: El Segundo is a safe and prepared city.

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5A: El Segundo promotes economic growth and vitality for business and the community.

PREPARED BY:

Eduardo Schonborn, AICP, Planning Manager

REVIEWED BY:

Michael Allen, AICP, Development Services Director

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APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Proposed Ordinance No. _____
2. Planning Commission Resolution No. 2729
3. Planning Commission Staff Report, dated October 27, 2022 (without attachments)
4. Home Share Administrative Guidelines

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF EL SEGUNDO AMENDING TITLE 4 CHAPTER 16 (HOME SHARING PERMIT) AND TITLE 15 (ZONING REGULATIONS) OF THE EL SEGUNDO MUNICIPAL CODE TO PERMANENTLY ALLOW SHORT-TERM HOME SHARING RENTALS IN THE CITY'S RESIDENTIAL ZONES THROUGH A SHORT-TERM HOME SHARING PERMIT.

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

SECTION 1: The City Council finds and declares as follows:

- A. Due to close proximity of El Segundo to Los Angeles International airport, beaches and Southern California tourist destinations, and being home to a significant number of Fortune 500 companies, the City of El Segundo is a popular location for alternative short-term lodging;
- B. The renting of rooms in private homes on a short-term basis to visitors provides a community benefit by expanding the number and type of lodging facilities available and assists owners of homes by providing revenue which may be used for maintenance and upgrades to these units;
- C. The renting of rooms in private homes by owners for temporary occupancy is also a community concern due to the potential for increased traffic, and noise in residential neighborhoods if these uses are not properly regulated;
- D. Problems with short-term lodgings are particularly acute in the residential zones where the peace, safety and general welfare of the long-term residents are potentially threatened;
- E. An effective way to minimize the problems associated with short-term rental units is to allow short-term home sharing through a permit process with restrictions and operational regulations;
- F. On October 27, 2022, the El Segundo Planning Commission held a noticed public hearing to receive public testimony and other evidence regarding the proposed ordinance, including information provided by city staff; and, adopted Resolution No. 2927 recommending that the City Council approve proposed amendments to permanently allow short-term rentals in the form of home sharing only, as a permitted use through issuance of a Home Share Permit;
- G. On November 15, 2022, the El Segundo City Council held a public hearing and considered the information provided by staff and public testimony regarding the ordinance recommended by the Planning Commission; and,
- H. This ordinance and its findings are made based upon the entire administrative record including testimony and evidence presented to City Council at its November 19, 2019, February 4, February 18, March 3 and June 16, 2020, and November

15, 2022 public hearings and the staff reports submitted by the Community Development Department.

SECTION 2: Environmental Assessment. Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulation, Title 14, Section 15000 *et. seq.*, Staff found no evidence that EA-1180 and ZTA 22-01 would have a significant effect on the environment and, therefore, the proposed Zone Text Amendment has been found to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15306 (Class 6) since the amendment involves permanently creating a regulatory process for a use in the Residential zoning districts. Further, the action will help reduce the impact of short term rentals in the City's Residential zones. Consequently, no further environmental review is required.

SECTION 3: General Plan Findings. Considering all of its aspects, the El Segundo Municipal Code (ESMC) amendments proposed by this ordinance will further the goals, objectives and policies of the General Plan and not obstruct their attainment. More specifically:

- A. This amendment conforms to the Land Use Element Goals, Objectives and Policies. Specifically, the amendment is consistent with Goal LU1, Objective LU1-1, Goal LU3, in that the amendment ensures the preservation, protection and extension of existing residential uses; and promotes the health, safety, and wellbeing of the people of El Segundo by adopting standards for the proper balance, relationship, and distribution of the residential land uses at all times in accordance with applicable law.
- B. This text amendment of the Permitted Uses section in each of the City's residential zones conforms to the General Plan. The changes do not modify or increase the maximum density of dwelling units per acre currently allowed in the Residential Land Use designation. As a result, the Zone Text Amendment conforms to the Land Use Element of the General Plan.
- C. The text amendment complies with Objective LU 1-5.6 in that the changes to the existing language will permanently allow short-term home sharing rentals for property owners through a home sharing permit requirement provided it is the property owner's primary residence.
- D. The text amendment is consistent with the Residential Land Use designation in that the changes do not modify or increase the maximum density of dwelling units per acre currently allowed by the Residential zoning designations.

SECTION 4: Zone Text Amendment Findings. In accordance with ESMC Section 15-26-4 the City Council finds as follows:

- A. This ordinance is consistent with the purpose of the ESMC, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources. The

proposed Ordinance allows home sharing as a permitted use provided that a Home Share Permit is approved, which contains operational regulations, permit conditions and restrictions that minimize impacts in residential neighborhoods.

- B. This ordinance is necessary to minimize the likelihood that this activity goes underground, at which point the City would not have an account of the number of short-term rentals, their locations, or a funding mechanism to offset any increase in demand for City services resulting from the short-term rental units.

SECTION 5: Section 4-16-4 (Application for Permit; Fee) of the ESMC is amended to read as follows:

“4-16-4: APPLICATION FOR PERMIT; FEE

An application for a Short-term Home Sharing Rental Permit must be made on a form approved by the Director and must contain the following information:

A. The name, address and telephone number of the owner of the unit for which the permit is to be issued.

B. Evidence that a City business license has been applied for or obtained for operating a short-term home sharing business.

C. Evidence that a valid Transient Occupancy Registration Certificate has been issued by the City for the home sharing unit.

D. Proof of general liability insurance in the amount of \$1,000,000 combined single limit and an executed agreement to indemnify, defend, and hold the City harmless from any and all claims and liabilities of any kind whatsoever resulting from or arising out of the short-term home sharing rental activity.

~~E. An acknowledgment that the use of the property for home sharing is subject to a sunset provision, and that the owner will acquire no vested right to the continued use of any portion of the dwelling unit for short-term home sharing rental after the sunset period expires.~~

~~F. E.~~ An affidavit signed by the property owner attesting that the property to be used for short-term home sharing rental is the owner’s primary residence as defined in Section 4-16-2.

~~G. F.~~ Such other information as required by the Administrative Guidelines or as the Director deems reasonably necessary to administer this Chapter.

~~H. G.~~ The Short-term Home Sharing Permit Application must be signed by the property owner and notarized.

~~I. H.~~ An application for a Short-term Home Sharing Rental Permit must be accompanied by a fee established by resolution of the City Council.”

SECTION 6: Section 4-16-5 (Permit Expiration) of the ESMC is amended to read as follows:

~~“4-16-5: PERMIT EXPIRATION~~

~~A. Applications for Short-term Home Sharing Rental Permits will be accepted for a pilot period commencing within 30 to 60 days after the Los Angeles County Health Officer’s order of June 12, 2020, or any subsequent order, which prohibits short-term rentals in occupied units, is rescinded or amended to once again permit short-term rentals in occupied units, and ending 15 months after the program begins.~~

~~B.——Upon a change of property ownership, the Short-term Home Sharing Rental Permit will automatically expire. For purposes of this Chapter, a change of ownership has the definition set forth in Revenue and Taxation Code section 60 et seq.”~~

SECTION 7: Section 4-16-13 of the El Segundo Municipal Code is repealed:

~~4-16-13: SUNSET PROVISION~~

~~This Chapter shall remain in effect until the earlier of this ordinance being rescinded, or 15 months after it starts. The sunset or repeal of any provision of this Chapter does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before effective date of the sunset or repeal of the Chapter. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of the repeal.~~

SECTION 8: Subsection (B) of Section 4-16-17 of the El Segundo Municipal Code is amended to read as follows:

~~“B. Home sharing is permitted in the residential unit that is the primary residence of the property owner within the R-1, R-2, or R-3 Zones, pursuant to El Segundo Municipal Code §§ 15-4A-2, 15-4B-2, and 15-4C-2.”~~

SECTION 9: Subsection (C) of Section 4-16-17 of the El Segundo Municipal Code is amended to read as follows:

~~“[RESERVED]”~~

SECTION 10: Subsection (J) of Section 15-4A-2 of the El Segundo Municipal Code is amended as follows:

~~“J. On compliant parcels only, home sharing of a permitted single-family dwelling unit, or portion thereof, when conducted in accordance with a valid Short-term Home Sharing Rental Permit issued pursuant to Title 4, Chapter 16 of this Code. This subsection will automatically sunset 15 months after the pilot program established by Chapter 4-16 commences.~~

1. For purposes of this subsection, a compliant parcel is one that provides off-street parking on the parcel at a ratio of not less than one parking space per guest bedroom in the residence on the parcel. Parking spaces may include garage or driveway spaces. Tandem parking spaces are acceptable provided each tandem space measures at least 9 feet by 20 feet and does not extend into public right-of-way.
2. Home sharing is not a permitted use in the absence of a valid Short-term Home Sharing Rental Permit.
3. An accessory dwelling unit may not be used for home sharing or as a short-term rental.”

SECTION 11: Subsection (D) of Section 15-4B-2 of the El Segundo Municipal Code is amended as follows:

“D. On compliant parcels only, home sharing of a permitted single-family dwelling unit, two-family dwelling or duplex, or portion thereof, when conducted in accordance with a valid Short-term Home Sharing Rental Permit issued pursuant to Title 4, Chapter 16 of this Code. ~~This subsection will automatically sunset 15 months after the pilot program established by Chapter 4-16 commences.~~

1. For purposes of this subsection, a compliant parcel is one that provides off-street parking on the parcel at a ratio of not less than one parking space per guest bedroom in the residence on the parcel. Parking spaces may include garage or driveway spaces. Tandem parking spaces are acceptable provided each tandem space measures at least 9 feet by 20 feet and does not extend into public right-of-way.
2. Home sharing is not a permitted use in the absence of a valid Short-term Home Sharing Rental Permit.
3. An accessory dwelling unit may not be used for home sharing or as a short-term rental.”

SECTION 12: Subsection (H) of Section 15-4C-2 of the El Segundo Municipal Code is amended as follows:

“H. On compliant parcels only, home sharing of a permitted single-family dwelling unit, two-family dwelling duplex, multi-family or portion thereof, when conducted in accordance with a valid Short-term Home Sharing Rental Permit issued pursuant to Title 4, Chapter 16 of this Code. ~~This subsection will automatically sunset 15 months after the pilot program established by Chapter 4-16 commences.~~

1. For purposes of this subsection, a compliant parcel is one that provides off-street parking on the parcel at a ratio of not less than one parking space per guest bedroom in the residence on the parcel. Parking spaces may include garage or driveway spaces. Tandem parking spaces are

acceptable provided each tandem space measures at least 9 feet by 20 feet and does not extend into public right-of-way.

2. Home sharing is not a permitted use in the absence of a valid Short-term Home Sharing Rental Permit.
3. An accessory dwelling unit may not be used for home sharing or as a short-term rental.”

SECTION 13: Subsection (C) of Section 4-16-11 of the El Segundo Municipal Code is amended as follows:

“C. If the property upon which a short-term home sharing rental unit is located is the subject or the site of two violations of any of the provisions of this Chapter, or of Chapters 1, 2, or 13 of Title 7 of this code, the Short-term Home Sharing Rental Permit for the unit will be automatically revoked. In such a case, no new Short-term Home Sharing Rental Permit may be issued for the unit for the earlier of either three months from the effective date of revocation; or a change of the ownership of the unit to a new person.”

SECTION 14: Subsection (D) of Section 4-16-11 of the El Segundo Municipal Code is amended as follows:

“D. In addition to the penalties set forth herein, if the short-term home sharing rental property is the site of a loud or unruly gathering in violation of code Section 7-12-3 that results in the issuance of an administrative citation or criminal charge, the Short-term Home Sharing Rental Permit will be automatically revoked if and when the administrative citation hearing becomes final (i.e., the time for administrative or judicial review has passed or a final court judgment has been entered upholding the citation) or a criminal conviction is obtained. In such a case, no new Short-term Home Sharing Rental Permit may be issued for the unit for the earlier of either three months from the effective date of revocation; or a change of the ownership of the unit to a new person.”

SECTION 15: CONSTRUCTION. This ordinance must be broadly construed in order to achieve the purposes stated in this ordinance. It is the City Council’s intent that the provisions of this ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this ordinance.

SECTION 16: ENFORCEABILITY. Repeal of any provision of the ESMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this ordinance.

SECTION 17: VALIDITY OF PREVIOUS CODE SECTIONS. If this entire ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the ESMC or other city ordinance by this ordinance will be rendered void

and cause such previous ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 18: *SEVERABILITY*. If any part of this ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this ordinance are severable.

SECTION 19: The City Clerk is directed to certify the passage and adoption of this ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this ordinance, cause it to be published or posted in accordance with California law.

SECTION 20: This ordinance will take effect 30 days after its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2022.

Drew Boyles, Mayor

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

ATTEST:

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. _____ was duly introduced by said City Council at a regular meeting held on the ___ day of _____ 2022, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the ___ day of _____, 2022, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tracy Weaver, City Clerk

P.C. RESOLUTION NO. 2927

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 4 CHAPTER 16 (HOME SHARING PERMIT) AND TITLE 15 (ZONING REGULATIONS) OF THE EL SEGUNDO MUNICIPAL CODE TO PERMANENTLY ALLOW SHORT-TERM HOME SHARING RENTALS IN THE CITY'S RESIDENTIAL ZONES THROUGH A SHORT-TERM HOME SHARING PERMIT.

(EA NO. 1180 and ZTA NO. 22-01)

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

SECTION 1: The Planning Commission finds and declares that:

- A. The rental of private homes by owners for temporary occupancy has been identified as a community concern, due to the potential for increased traffic, noise, and density in residential neighborhoods if these uses are not properly regulated;
- B. The City has a compelling interest in protecting the public health, safety, and welfare of its citizens, residents, visitors and businesses, and in preserving the peace and quiet of the neighborhoods with the City by regulating short-term rentals in the City;
- C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. On July 21, 2020, the City Council adopted Ordinance No. 1614, approving a 15-month Short-Term Home Sharing Permit Pilot Program;
- E. After the Los Angeles County Health Officer's order of June 12, 2020 that prohibited short-term rentals in occupied units was amended to once again permit short-term rentals in occupied units, the 15-month pilot program started on October 1, 2021, and will end on December 31, 2022;
- F. On October 13, 2022, a notice was published in the El Segundo Herald pursuant to the provision of the El Segundo Municipal Code;
- G. On October 27, 2022, the Planning Commission conducted a public hearing, at which time all interested parties were given an opportunity to be heard and present evidence regarding said amendments as set forth in the Planning Commission Staff Report of that date and to receive public

testimony and other evidence regarding the proposed amendments, including, without limitation, information provided to the Planning Commission by City staff and public testimony;

- H. On October 27, 2022, the Planning Commission adopted PC Resolution No. 2927 recommending that the City Council approve proposed amendments to permanently allow short-term rentals in the form of home sharing only, as a permitted use through issuance of a Home Share Permit in the City's Residential Zoning Districts (R1, R2 and R3); and,
- I. This Resolution and its findings are made based upon the evidence presented to the Commission at its October 27, 2022 hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the proposed ordinance amending ESMC Titles 4 and 15 to allow short-term home sharing of dwelling units through a short-term rental unit permit process in the City's Residential zones would result in the following:

- A. The proposed amendment to the ESMC modifies the permitted uses sections in ESMC Chapters 15-4A (Single-Family Residential), 15-4B (Two-Family Residential), and 15-4C (Multi-Family Residential) by deleting reference to the 15-month pilot program, thereby permanently allowing home sharing when conducted in accordance with the issuance of a valid Short-term Home Sharing Rental Permit.
- B. The General Plan Land Use designation for the affected properties is Residential.
- C. Title 4 of the El Segundo Municipal Code (ESMC) is amended to add thereto a new Chapter 15 "Short-Term Rental Permits".

SECTION 3: *General Plan Findings.* Considering all of its aspects, the ESMC amendments proposed by the Ordinance will further the goals, objectives and policies of the General Plan and not obstruct their attainment. More specifically:

- A. The amendment conforms to the Land Use Element Goals, Objectives and Policies. Specifically, the amendment is consistent with Goal LU1, Objective LU1-1, Goal LU3, in that the amendment ensures the preservation, protection and extension of existing residential uses; and promotes the health, safety, and wellbeing of the people of El Segundo by adopting standards for the proper balance, relationship, and distribution of the residential land uses at all times in accordance with applicable law.
- B. The proposed text amendment to the Permitted Uses section in each of the City's Residential Zones conforms to the General Plan. The proposed changes do not modify or increase the maximum density of dwelling units per acre currently

allowed in the Residential Land Use designation. As a result, the proposed Zone Text Amendment conforms to the Land Use Element of the General Plan.

- C. The text amendment complies with Objective LU 1-5.6 in that the changes to the existing language will permanently allow short-term rentals through a short-term rental unit permit requirement.
- D. The text amendment is consistent with the Residential Land Use designation in that the proposed changes do not modify or increase the maximum density of dwelling units per acre currently allowed by the Residential zoning designations.

SECTION 4: Zone Text Amendment Findings. In accordance with ESMC § 15-26-4 the City Council finds as follows:

- A. The proposed project is consistent with the purpose of the ESMC, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources. The amendment permanently allows home sharing when conducted in accordance with a valid Short-term Home Sharing Rental Permit that contains appropriate operational regulations, restrictions and conditions that minimize problems associated with short-term units.
- C. The proposed project is necessary to minimize the likelihood that this activity goes underground, at which point the city would not have an account of the number of short-term rentals, their locations, or a funding mechanism to offset any increase in demand for City services resulting from the short-term rental unit.

SECTION 5: Environmental Assessment. Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulation, Title 14, Section 15000 *et. seq.*, the Planning Commission finds that the proposed Zone Text Amendment is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15306 (Class 6) since the amendment involves permanently creating a regulatory process for a use in the Residential zoning districts. Further, the action will help reduce the impact of short term rentals in the City's Residential zones. Consequently, no further environmental review is required.

SECTION 6: Recommendation. The Planning Commission recommends that the City Council adopt an Ordinance approving proposed amendments to ESMC Titles 4 and 15 to permanently allow short-term rentals in the form of home sharing only, as a permitted use subject to the issuance of a Short-Term Home Sharing permit, as set forth in the attached Exhibit "A" (Draft Ordinance) and incorporated into this resolution by reference.

SECTION 7: Reliance On Record. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and

written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Limitations.* The Planning Commission’s analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

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

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

SECTION 11: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

PASSED, APPROVED AND ADOPTED this 27th day of October, 2022.

Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:

Michael Allen, AICP,
Community Development Director
and Secretary to the Planning Commission

Baldino	- Aye
Newman	- Absent
Hoeschler	- Aye
Keldorf	- Aye
Maggay	- Absent

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

By: _____
Joaquin Vazquez, Deputy City Attorney



Planning Commission Agenda Statement
Meeting Date: October 27, 2022
Agenda Heading: New Public Hearing (Item H.3)

TITLE

Zone Text Amendment Permanently Allowing Home Sharing Through a Home Share Permit Process in the City's Residential Zones, Prohibit Home Sharing, or Allow Home Sharing By-Right with No Regulation. (Environmental Assessment No. EA-1180)

Applicant: City

RECOMMENDATION

1. Adopt Resolution No. 2927, recommending that the City Council adopt an Ordinance amending Title 4 Chapter 16 (Home Sharing Permit) and Title 15 (Zoning Regulations) of the El Segundo Municipal Code to permanently allow short-term home sharing rentals in the City's Residential zones through a Short-term Home Sharing Permit.

BACKGROUND

In 2016, City Council was approached by residents with concerns regarding residences being rented informally on a short-term basis (fewer than 30 days). At the direction of City Council, staff, including representatives of Planning, Business License and Revenue, Police, and the City Attorney's Office, developed a process to regulate and manage short-term rentals (STRs). The driving objective in developing the process was to create a balance in monitoring, enforcement, and taxation, with the ease of participation and maintaining a low cost.

Staff actively participated in the South Bay Council of Government's (COG) working group on short-term rental regulations. The COG's work revealed that some cities adopted outright bans, while others adopted regulations, and some tried to distinguish between whole-house rentals and home sharing. In the summer of 2017, staff conducted a survey posted on the City's website to obtain public opinion, attitude, and experiences with STRs. Paper surveys were made available at the City's library, and recreation center. Over 620 responses were obtained. Between 2017 and 2020, Planning Commission and City Council conducted numerous public hearings on the topic, considered various code amendments to allow STRs, prohibit them, or regulate them. The Commission and staff believed that a heavy-handed approach such as a ban may drive the practice underground, ultimately increasing the need for enforcement while precluding the collection of revenue that might fund enforcement efforts.

During the public hearings, it was revealed that several property owners were conducting short-term rentals primarily as home sharing where the property owners lived onsite, while others preferred to rent out their entire house. Throughout the study and discussion, staff provided feedback that locations renting the entire house often resulted in large parties

and gatherings, generating increased demand on Police response and City Attorney resources pursuing legal action. Staff found that home sharing did not have the same impacts, hypothesizing that this was because property owners lived onsite and could monitor activities in the home more closely.

In July 2020, City Council adopted an ordinance amending the El Segundo Municipal Code, establishing regulations for short-term home sharing rentals. The adopted ordinance allowed short-term home sharing in the City's residential zones through a Short-Term Home Sharing Rental (STHSR) Permit Pilot Program. Initiation of the 15-month pilot program was delayed due to LA County Health Department restrictions that prevented home sharing during the COVID pandemic. With the relaxing of rules and new COVID protocols, El Segundo commenced the 15-month pilot program on October 1, 2021.

When City Council considered Home Sharing in 2020, staff indicated that during the pilot period, staff would ascertain whether home sharing rental units may be appropriate over the long-term in residential zones, and that it would monitor the activity and report findings to Planning Commission, along with a recommendation as to how to proceed. With the pilot program expiring on December 31, 2022, staff is reporting back on major findings and results of the pilot program with data collected over the last 12 months. Criteria monitored to report back on is identified in the Administrative Guidelines and include number of permits issued; number of complaints received; types of complaints; parking issues; and, number of nights. Consequently, staff recommends a permanent home sharing program and seeks direction regarding whole-house short-term rentals.

DISCUSSION

The pilot program allowed property owners to obtain a permit (valid until December 31, 2022) to conduct short-term home sharing within their residence. Some key provisions of the pilot program included the following:

- Permits are only issued to the property owner ("Host");
- The property must be the primary residence of the property owner and cannot be done within an accessory dwelling unit (ADU);
- Host must carry liability insurance; and,
- Host must maintain a valid business license and must collect and submit TOT.

The intent of the pilot program was to obtain sufficient information for staff, Planning Commission, and City Council to decide whether to make this a permanent program, make modifications to the program, or allow the program to terminate on December 31, 2022. Criteria monitored during the pilot period includes number of permits issued; number of complaints received; types of complaints; parking issues; number of nights; and revenues from TOT, and permits.

Home Share Permitting

Prospective hosts were required to obtain both a business license and a short-term Home Share Permit, which were applied for together. Since the City Council approved program specifically required that home sharing be conducted only on a property owner's primary residence, Planning staff reviewed the information submitted to ensure the applicant established property ownership and permanent residency. Property ownership typically included a property title report, mortgage statements and property tax bills. Permanent residency was confirmed by federal or state-issued photo identification card, California voter's registration card, valid California vehicle registration certificate, health insurance or vehicle insurance bill issued in the last six months, pay stub issued in the last six months, and original utility bill, all which must have a name and address that match the name and address on the home share application. Other information reviewed included proof of liability insurance covering home sharing (some sites, such as AirBnB provide insurance when hosts use their platform), primary residence affidavit and a completed application.

In total, Planning staff approved 20 Home Share Permits since the start of the pilot program and denied one permit because the property was not the applicant's primary residence. Concurrently, Finance staff issued business licenses for each home share permit and followed up with each applicant for TOT registration.

Compliance

Staff began the pilot program in October 2021, by sending Courtesy Notices to 55 individual owners whose properties were identified as advertising for short term rentals on at least one online platform. In November, Notice of Violations were sent to 38 individual owners whose properties were identified as continuing to advertise for short term rentals. In December, Second/Final Notice of Violation were sent to 22 individual owners whose properties were identified as continuing to advertise for short term rentals.

Staff was also in discussions with AirBnB, who indirectly assisted the City by informing hosts that were using their platform that whole-house short term rentals are not allowed in El Segundo and that home sharing was permissible through a city-issued home share permit. Ultimately, 12 property owners applied for home share permits after having received notice from the City.

This approach saw a steady drop in the number of unregistered rental units listed from 99 units in October 2021, to 22 units in September 2022. It is important to note that the remaining unregistered listings are for whole-house short-term rentals.

During the pilot program, Code Compliance staff did not receive any complaints related to the 20 permitted home shares in El Segundo. Consequently, no citations were issued, and no revocation of any permits was necessary.

Parking and Property Conditions

During the pilot program, staff conducted windshield surveillance of permitted home share properties to observe compliance with permit conditions requiring availability of onsite parking and property maintenance. Staff observed that parking was typically available onsite, in front of garages. In conversations with some hosts, their experience is that guests rarely arrive with personal or rented vehicles, and if the guest arrives with a vehicle then the host ensures the guest parks onsite. Further, as indicated above, staff did not receive any neighbor complaints related to parking associated with the permitted home share properties.

Nightly Stays

Short term rentals are defined as rentals for a period of 30 consecutive calendar days or less. With the assistance of a short-term rental monitoring company, staff found that the average home share booking was for 2.5-nights. The data generated did not include information regarding the place in the week (weekday vs. weekend) the 2.5-night average booking took place.

Permit Fees and TOT

During the pilot program, Business License staff worked with applicants to approve a business license once Planning staff approved the home share permit. Since implementation of the program, a total of \$7,546.25 has been collected from permit and licensing fees. Finance staff anticipates that by the end of the pilot program, the city will have received a total amount of \$52,628.23 collected from permit fees, licensing fees and TOT.

Business License	Home Share Permit	TOT Paid	Est. TOT	Total TOT	Total TOT + Permit/License fees
\$3,266.25	\$4,280.00	\$25,081.98	\$20,000.00	\$45,081.98	\$52,628.23

Unpermitted Listings

As indicated above, there continues to be several unregistered listings. Staff believes there will always be listings for whole-house short-term rentals and probably listings for unregistered home sharing. Although advertisements of unregistered short-term rentals are not allowed, there are multiple variables that make it easy for hosts to be elusive and avoid being identified by the City. There are many platforms and sites where hosts can advertise; some are large and popular and focus on the short-term industry (such as AirBnB), while others are not (such as Craig's List). Listing a property can occur at any time of day or night, regardless of the City's "business hours." Listings can be illusive because hosts put up a listing for a short duration, then remove the listing within seconds, minutes, hours, or days. Other hosts advertise the property as a rental for greater than 30-days, which is not a short-term rental by definition and thereby avoids detection. Although difficult and time consuming to track, investigate, and monitor websites for unpermitted listings, staff continue to monitor for unpermitted listings and follow up

appropriately with those that can be identified. If any complaints are received from residents regarding short-term rentals (whole-house or home shares), staff also investigate and follow up, as necessary.

Administrative Guidelines

To assist with implementing the Home Share Permit Pilot Program, Administrative Guidelines were prepared, providing instructions for putting the ordinance into practice. Staff identified non-substantive updates to the Guidelines, which includes general clean up to reference the Community Development Department name and removing references to the 15-month pilot program.

Permit Conditions and Regulations

Home Share Permits are approved with standard conditions intended to minimize impacts of the operation upon the immediate neighborhood in which they operate. A few of the conditions include prohibiting listing to advertise for parties or events; prohibiting advertisement and signage onsite; provide parking onsite; and include a city-issued permit number on listings. Staff has not identified a need to do so since there have been no complaints to warrant additional standard conditions and regulations. Notwithstanding, staff can add conditions upon issuance of a permit if deemed necessary to address potential impacts that may arise in the future.

Conclusion

The pilot program has shown that home sharing does not result in significant negative impacts to the neighborhoods in which they are located. No complaints were received regarding home share permits, likely due to the activity only being permitted where the property owner is onsite and is their primary residence. Home sharing minimizes the possibility that such a property will be used for loud and unruly gatherings by guests, and it allows the host (i.e., property owner) to meet the guest(s) at check-in and gives the host an opportunity to cancel the reservation if they feel the host may be problematic. Therefore, staff recommends the Planning Commission recommend to City Council that they amend the El Segundo Municipal Code to permanently allow short-term home sharing rentals in the City's Residential zones through a Short-term Home Sharing Permit.

PREPARED BY: Eduardo Schonborn, AICP, Planning Manager ^{EAS}

REVIEWED BY: Michael Allen, AICP, Community Development Director ^{MA}

APPROVED BY: Michael Allen, AICP, Community Development Director ^{MA}

ATTACHED SUPPORTING DOCUMENTS:

1. Draft Resolution No. 2927
2. ESMC Chapter 4-16 (Home Share Permit Pilot Program)
3. Short-Term Home Sharing Permit Administrative Guidelines

CITY OF EL SEGUNDO



SHORT-TERM HOME SHARING RENTAL PERMIT PILOT PROGRAM

ADMINISTRATIVE GUIDELINES

July 21, 2020

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PART 1—PURPOSE

These Administrative Guidelines are for the purpose of implementing El Segundo's Short-Term Home Sharing Rental (STHSR) Permit Pilot Program, as established by Ordinance No. 1614. These Guidelines reflect the City's application of the Ordinance and provide detail on how property owners, hosts and hosting platforms can comply with the requirements of the Ordinance during the term of the pilot program.

These guidelines apply to the 15-month pilot program which will begin at a date to be named within 60 days from the lifting of Los Angeles County Health Officer's order issued on June 12, 2020, that prohibits home sharing.

PART 2—REGISTRATION AND PERMITS

ELIGIBILITY REQUIREMENTS

Single family homes that are owner occupied and are the primary residence of the owner are eligible for home sharing. Additionally, residential units that are the primary residence of the property owner on two-family and multi-family properties are also eligible locations for short-term home sharing in El Segundo.

The Director of Planning, Building and Safety has discretion to allow structures that are not attached to a single family residential structure and contain no kitchen facilities, but have building permits and comply with the Building Code for being a habitable bedroom, to be eligible for STHSR permits. The person renting such a structure must allow the renter access to all common areas in the home, including a bathroom and the kitchen.

PERMITTING PROCESS

A prospective host must obtain from the City both a business license and a STHSR permit, which are applied for together. Applications will be received at any time after the program implementation date, but all permits will expire at the end of the pilot program regardless of when the application is made.

To apply for a STHSR permit, an applicant can find all the necessary forms online at elsegundo.org, or at City Hall. Application for a STHSR permit and the supporting documents (including the required business license) must be submitted to the Business License Division via email at taxinquiries@elsegundo.org. Additional documents to establish proof of ownership and residency are required and explained in this document.

ESTABLISHING OWNERSHIP AND PRIMARY RESIDENCY

Two important initial steps in the application process are establishing property ownership and permanent residency. The STHSR Permit Pilot Program Ordinance requires that home sharing be conducted only on a property owner’s primary residence. Renters are not eligible for this program.

If the property ownership is held in a family trust, then at least one of the trustees must reside at the property as their principal residence and be the applicant to be eligible. Any property held by a Partnership, LLC, or other entity may be eligible if one of the owners or members resides at the property as their primary residence.

STHSR Permits are not transferrable to new owners nor to other properties. In the event of a sale, or if the property ceases to be the primary residence, the permit becomes void.

As part of the application process, a prospective host must provide a copy of at least one document that identifies the full name or names of the applicant as owner and the address or tax assessor identification number of the property. Below are examples of documents that are acceptable proof of property ownership:

- Recent property tax bill
- Recent mortgage statement
- Title report

To establish primary residency an applicant must associate their property as the place which is the base of their personal life activities. This is accomplished by providing two of the following documents when submitting the application:

- Valid federal or state-issued photo identification card with name and address that match name and address on application
- Passport or Alien Registration Card with name and address that match name and address on application
- Valid California voter's registration card or a voter registration status document showing name and home address (may be obtained online at voterstatus.sos.ca.gov)
- Valid California vehicle registration certificate showing name and home address
- Health insurance or vehicle insurance bill issued in the last six months showing name and home address
- Pay stub issued in the last six months showing name and home address

- Original utility bill issued from City of El Segundo Water Division, Southern California Gas, or Southern California Edison. Cable, cell phone, or internet provider bills do not qualify.
- Copy of a current property tax bill indicating homeowner's exemption

OTHER INFORMATION GATHERED

After establishing property ownership and primary residency, the application process focuses on ensuring that applicants are aware of the responsibilities of hosts in the program and what activities are not allowed.

The first of these is an affidavit sheet, an example of which can be found in the appendix right after the STHSR Permit. On the Sheet the applicant is asked to sign an affidavit stating the following:

The applicant is the owner of the property and will reside in the unit to be used for Home-Sharing for at least 183 nights per calendar year

INSURANCE REQUIREMENT

Hosts must also include proof of liability insurance to cover home-sharing with minimum limits of not less than \$1,000,000. This requirement may be satisfied if the Host lists only on Hosting Platforms that provide the Host with this level of insurance. In such a case, the Host must provide the City with a copy of the agreement between the Host and the Hosting Platform that evidences the requisite insurance coverage.

BUSINESS LICENSE

In addition to the STHSR permit application and affidavits mentioned above, as well as the various supporting documents to establish property ownership, primary residency, and insurance coverage, a business tax registration application (business license) is required. Application for the business tax registration must also be submitted when applying for a STHSR permit. It's important to note that the business license is only valid during a given calendar year, and expires on December 31st of the year in which the business license is issued. The applicant is responsible for renewing a business license for the following year.

TRANSIENT OCCUPANCY TAX (TOT) REGISTRATION

Unless the applicant has the hosting platform they use collect and remit all TOT on their behalf, the applicant must be registered to pay TOT with the City's Business License Division. Regardless of whether a host utilizes a hosting platform that offers to collect and remit TOT on their behalf, the host is ultimately responsible for the, collection and monthly remittance of TOT to the City.

PART 3—HOST RESPONSIBILITIES

The host is personally responsible for complying with the rules and requirements contained in these guidelines.

ADVERTISEMENTS

All listings and advertisements must clearly list the City-issued registration number and include the maximum occupancy of the home share unit, which will be shown on the permit. In the event a host's permit is revoked, the host must remove all listings within 24 hours.

RESPONSIBLE FOR VIOLATIONS

A host is responsible for preventing violations of the Home Share Ordinance, or of Chapters 1, 2, 12, or 13 of Title 7 of the ESMC, arising at the host's residence during home sharing activities.

PRESERVE RECORDS

The Host shall keep and preserve, for a minimum period of three years, all records regarding each Home-Sharing stay, including the length of stay for each booking and the corresponding rate charged.

TRANSIENT OCCUPANCY TAX

The host shall maintain a valid transient occupancy registration and must ensure the timely remittance of all transient occupancy taxes due in accordance with ESMC Title 3, Chapter 4.

PART 4—OPERATIONS

As part of the application process, all applicants must acknowledge these operational guidelines. Once permitted, it is the responsibility of the host to ensure these measures are taken or are maintained in order to remain in good standing with the program.

- Only habitable space designated for sleeping may be used for home sharing.
- A home sharing unit is for overnight lodging accommodations only and may not be used for, or advertised for use for weddings, parties, bachelor or bachelorette parties, conferences, or similar events.
- An accessory dwelling unit may not be used for short-term rental.
- The home sharing unit must at all times provide operable basic health and safety features, including fire extinguishers, smoke detectors, and carbon monoxide detectors.
- The property of the home sharing unit shall be maintained in a clean and sanitary condition. Trash and refuse shall not be left outdoors and shall not be left stored within public view, except in proper containers for the purpose of collection by the trash collectors.
- At no time during a home sharing stay may the total number of rental guests and invitees of such guests on the subject parcel exceed six, excluding children.
- The total occupancy of each home sharing unit may not exceed two adult guests for each bedroom available for home sharing. The applicable maximum occupancy must be included in every advertisement, posting, and listing for a home sharing unit.
- The home sharing permit number must be included in every listing for a home sharing unit.

- Parking must be provided at a ratio of not less than one space per bedroom in the residence and must be available for use by the rental guest. Parking spaces may include garage or driveway spaces. Tandem parking spaces are acceptable provided each space measures at least 9 by 20 feet and does not extend into the sidewalk or alley.
- No signs or displays advertising a home sharing unit are allowed on the property.
- The owner must maintain a transient occupancy registration certificate and must ensure the timely remittance of all transient occupancy taxes due in accordance with Title 3, Chapter 4 of the ESMC.
- The short-term rental of any space for the purpose of storing personal property for compensation is prohibited in all residential zones.

PART 5—PILOT PROGRAM TERMINATION

All STHSR permits issued during the pilot period will be valid for the duration of the pilot period, provided the permit is not revoked. The pilot program will run for a period of 15 months unless terminated early by the City Council. All permits expire on the day the pilot program ends, regardless of when a permit is issued. STHSR permits issued during the pilot period do not automatically renew.

It is important to note that the associated business license is only valid during a given calendar year, and expires on December 31st of the year in which the business license is issued. The applicant is responsible for renewing a business license for the following year.

If a host no longer resides in the residence used for home sharing or is no longer the property owner, the host must inform the City's Licensing Division at taxinquiries@elsegundo.org within 15 days from the date when the unit was sold or no longer the owner's Primary Residence, and must remove all listings.

PART 6—PROHIBITIONS

The following activities are prohibited and considered violations that may result in citation or revocation of the permit.

- Making materially false statements or omissions on the STHSR permit application or in connection with any enforcement action by the city relating to home sharing
- Advertising without registration number and maximum occupancy
- Operating a home share without a valid home-sharing permit and business license
- Exceeding occupancy limits
- Hosting more than one home sharing unit
- Renting a home share without living on-site during the rental period
- Renting a unit that is not your primary residence
- Renting an accessory dwelling unit (ADU)
- Offering home share in areas outside the residence
- Failing to ensure that basic health and safety features are provided
- Failing to actively prevent nuisances
- Failing to maintain adequate liability insurance
- Using the permit for uses other than for overnight lodging
- Failing to collect and remit TOT

PART 7—CITATIONS AND PERMIT REVOCATION

Any host violating any provision of the STHSR Permit Ordinance, or a hosting platform that violates its obligations stated in the STHSR Permit Ordinance, shall be subject to administrative citations and penalties pursuant to ESMC Sections 1-2A and 4-15-11.

GENERAL REVOCATION

Violating any of the provisions of ESMC Chapter 4-15, or of Chapters 1, 2, or 13 of Title 7, or any combination thereof, shall be cause for citation of up to \$2,500 for first offence and \$5,000 for second offence. If the property upon which a Short-Term home sharing rental unit is located has been the subject of two citations that have become final during the term of the host's home-sharing permit or business license, the home-sharing permit shall be automatically revoked. In such a case, no new STHSR permit may be issued for the subject dwelling unit for the remaining period of the pilot program. The revocation shall become effective as of the date the second citation becomes final (*i.e.*, the time for administrative or judicial review has passed or final judgment of a court has been entered upholding the citation).

LOUD OR UNRULY GATHERINGS

If the STHSR property is the site of one loud or unruly gathering in violation of ESMC Section 7-12-3 that results in the issuance of an administrative citation or criminal charge, the STHSR permit shall be automatically revoked if and when the administrative citation becomes final (*i.e.*, the time for administrative or judicial review has passed or final judgment of a court has been entered upholding the citation) or a criminal conviction is obtained.

PART 8—HOSTING PLATFORM RESPONSIBILITY

TRANSIENT OCCUPANCY TAXES

A hosting platform shall collect all transient occupancy taxes (TOT) applicable to bookings completed through the hosting platform unless the City and the owner enter into an agreement whereby the owner fulfills the requirements of Title 3, Chapter 4 of the El Segundo Municipal Code. Absent such agreement, the hosting platform shall be considered an agent of the owner for the purposes of TOT collections and remittance responsibilities set forth in Title 3, Chapter 4 of the El Segundo Municipal Code.

A hosting platform shall report aggregate information on the tax return form prescribed by the City, including an aggregate of gross receipts, exemptions and adjustments, and taxable receipts of all TOT collected and remitted to the City by the hosting platform. The City may audit a hosting platform on an anonymized transaction basis, but the hosting platform shall not be required to produce any personally identifiable information relating to any owner or guest or relating to any booking transaction without binding legal process served only after the City has made reasonable attempts to complete an audit of the hosting platform with respect to such users.

MANDATORY STHSR REGISTRATION FIELD INPUT BEFORE PUBLISHING

Beginning no later than 60 days after applications for STHSR Permits are available as set forth in Section 4-15-5, a hosting platform shall include a designated field in its listing flow that requires a host to input their Short-Term rental permit number for their listing on the hosting platform.

Beginning no later than 45 days after the implementation of the hosting platform’s mandatory field, a hosting platform shall take down, on a one-time

basis, any Short-Term rental listing that does not have a STHSR Permit number as required by these Guidelines.

The Mandatory Field will be formatted in alignment with the format of the City issued STHSR permit.

ROLLING NOTICE AND TAKEDOWNS

City-issued notice and hosting platform's takedowns of unregistered Short-Term rental listings.

Beginning no later than 45 days after effective hosting platform's takedown of Short-Term rental listings as set forth in this Part, upon written notification and documentation from the City that a Short-Term rental listing does not have a valid STHSR permit number, a hosting platform shall deactivate the Short-Term rental listing from its website within seven business days.

The City's written notification and documentation to the hosting platform to initiate the hosting platform's takedown of unregistered listings shall consist of an Excel or CSV document that provides the unlicensed Short-Term rental listing ID.

Upon written notification from the City that a deactivated Short-Term term rental unit is in compliance, the hosting platform may reactivate the Short-Term rental listing.

DATA SHARING

The hosting platform shall provide the City a report of the total number of nights all Short-Term rental units were rented through the hosting platform each quarter. The first reporting period will begin no later than 60 days after applications are available as set forth in Section 4-15-5 of the Ordinance.

Each report shall be delivered to the Finance Department by close of business on the last day of the month of the applicable reporting quarter.

PART 9—DATA AND PERFORMANCE METRICS

The STHSR Permit Pilot Program will create the following data for analysis.

QUANTITATIVE DATA:

- Number of permits issued
- Total Number of nights booked
- Revenue generated by program
 - STHSR permit fees collected
 - Business Tax Collected from program
 - TOT collected from program
 - Citations, fines, and other penalties collected or pending
- Cost to administer the pilot program
 - Staff costs, by category (administrative, enforcement, etc.)
 - Consultant cost
 - Legal costs (if any)
- Number of complaints received, by type
 - Percent of complaints attributable to units with permit
- Number of permits revoked
- Number of short-term rental properties discovered without permits
 - Number which are whole house rentals
 - Number which, after receiving notice, applied for STHSR permit
 - Number which, after receiving notice, repeated violation
 - Number which, after repeat citations are being prosecuted

SPATIAL DATA, (presented as heat maps):

- Distribution of permits
- Distribution of nights booked
- Distribution of unpermitted short-term rentals
- Distribution of citations

PERFORMANCE METRICS

To measure the success of the pilot program and its usefulness as a precedent for a permanent future program, four metrics should be derived from the data and analyzed.

1: PARTICIPATION IN THE PROGRAM IS HIGH

The number of STHSR permits issued should be three times greater than the number of short-term rental operators discovered without a permit during the pilot program.

2: WARNING LETTERS RESULT IN NEW APPLICATIONS OR STOPPING ILLEGAL RENTAL ACTIVITY

The number of applications that result from a warning letter should be greater than the number of repeat offenders.

3: IMPACTS ARE FAIRLY DISTRIBUTED

Both STHSR permits and short-term rental citations should show a similar distribution within the city, and no neighborhood should suffer a disproportionate burden of enforcement issues compared to other neighborhoods.

4: COSTS ROUGHLY EQUAL REVENUE

The total cost to operate the program, excluding prosecutions, should be no more than, nor no less than, 20% of revenue the program generates.

The information revealed from these metrics will indicate if there are structural problems in the pilot program. Analysis of the other available data should help to find likely causes of the problems.

At the six month status report, additional goals and measurements may become apparent and can be added to the final report.

PART 10—DEFINITIONS

ACCESSORY DWELLING UNIT (ADU): A dwelling unit as defined by State Law in Government Code Section 65582.2, or as may be defined in Section 15-1-6 of the ESMC, as amended from time to time.

ADMINISTRATIVE GUIDELINES: Regulations promulgated by the Director and approved by the City Council that may include, but are not limited to, application requirements, interpretations, conditions, reporting requirements, hosting platform safe harbor requirements, enforcement procedures, and disclosure requirements to implement the provisions of the Home Sharing Permit Pilot Program.

BOOKING: A reservation for home sharing.

BOOKING TRANSACTION: Any reservation or payment service provided by a person who facilitates a transaction for home sharing between a prospective transient user and a host.

CHILD or CHILDREN: A person or persons under the age of 13.

DWELLING UNIT: Any building or portion thereof that is used as a complete, independent living facility for one or more persons containing permanent provisions for living, sleeping, eating, cooking, and sanitation, as required by the California Building Code.

HOME SHARING: Renting, for a period of 30 consecutive days or less, of one or more bedrooms in a dwelling unit that is the primary residence of the host, while the host lives on site, in the dwelling unit, throughout the transient user’s stay. Home sharing is also considered to be a Short-Term rental.

HOME SHARING UNIT: A dwelling unit that is made available for home sharing.

HOST: Any person who is an owner of a property containing the residential dwelling unit offered for use as home sharing.

HOSTING PLATFORM: A person or entity that participates in the transient rental business by providing booking services through which an operator may offer a transient rental unit. Hosting platforms usually, though not

necessarily, provide booking services through an online platform that allows an operator to advertise the transient rental unit through a website provided by the hosting platform and the hosting platform conducts a transaction by which potential renters arrange use and payment, whether the renter pays rent directly to the operator or to the hosting platform.

LISTING: A webpage or advertisement (online or otherwise) for a home-share or other overnight rented stays (including stays located at Hotels) located on a Hosting Platform or other online platform(s), including the web URL, metadata and other attributes.

LIVES ON-SITE: Maintains a physical presence in the dwelling unit including, without limitation, all of the following: the storing of one's clothes and other personal effects, sleeping overnight, preparing and eating meals, and engaging in other activities of the type typically engaged in by a person residing in a dwelling unit.

OWNER: The person, persons, or a trustee of a family trust, which holds legal or equitable title to a property used for home sharing.

PERSON: A natural person.

PRIMARY RESIDENCE: The residential unit where an owner resides for at least 183 nights per year. A host or owner can only have one primary residence.

REGISTRATION NUMBER: A unique identification number provided by the City through issuance of a Short-Term Home Sharing Rental Permit that is associated with a completed and approved Short-Term Home Sharing Rental Permit application. The number may be used only by the authorized Host for the valid registered unit.

SHORT-TERM RENTAL: The rental of any portion of a dwelling unit for occupancy, dwelling, lodging or sleeping purposes for a period of 30 consecutive calendar days or less.

SHORT-TERM RENTAL UNIT: A portion of a dwelling unit that is made available for home sharing or Short-Term rental. A Short-Term rental unit has historically been, and continues to be, included in the definition of "hotel" for purposes of Title 3, Chapter 4 of the ESMC.

PART 11—HOME-SHARING RESOURCES

Short-Term Home Sharing Rental Permit Pilot Program Ordinance

<http://www.elsegundo.org/government/departments/short-term-home-sharing-rental-permit-pilot-program>

Transient occupancy tax information

elsegundo.org/government/departments/finance/business-services/transient-occupancy-tax-tot

Water billing information

elsegundo.org/government/departments/finance/business-services/water-billing

El Segundo Municipal Code

https://codelibrary.amlegal.com/codes/elsegundoca/latest/elsegundo_ca/0-0-0-1

APPENDIX A

FORMS

The following forms and handouts are needed by a prospective host to apply for a STHSR permit during the pilot program. These forms are available online and can be filled out prior to printing and being brought to City Hall to start the application process.

- Short-Term Rental Home Sharing Permit Application
- STHSR Affidavit
- Business Tax Registration Application
- Transient Occupancy Tax Information Handout
- STHSR Permit Summary of Fees



City of El Segundo

Application for Short-Term Home Sharing Rental Permit

PROPERTY OWNER INFORMATION		
Owner's Name:		
Owner's Address:		
Phone No.:	24-Hour Emergency Phone No.:	
PROPERTY INFORMATION		
Total Bedrooms in the House:	No. of Bedrooms to be used for Home Sharing:	
No. of Garage Parking Spaces:	No. of Driveway Parking Spaces:	Total Parking Spaces On Site:
Description of Home Sharing Accommodations:		
Websites and Name of Platforms where Home Sharing will be listed:		
<p>In connection with my request for a Short-Term Home Sharing Rental Permit at the above address, I hereby agree to the following conditions:</p> <ol style="list-style-type: none"> 1. This Short-term Home Sharing Rental Permit is valid during the pilot period established by Ordinance No. 1614, which will expire on _____, unless terminated by the city prior to that date. 2. No Short-term Home Sharing Rental Permit may be issued for a dwelling unit that does not serve as the property owner's primary residence. A host can only have one primary residence, and must reside on-site of the home share unit. 3. Parking must be provided on-site at a ratio of not less than one parking space per bedroom in the main residence/unit on the parcel and must be available for use by the short term rental guest(s). Parking spaces may include garage or driveway spaces. Tandem parking spaces are acceptable provided each tandem space measures at least 9 feet by 20 feet and does not extend into any sidewalk or other public right-of-way. If any of the required parking is provided in a garage, each garage space must be kept clear of debris and able to accommodate a vehicle at all times. 4. The home sharing unit must at all times provide operable basic health and safety features, including fire extinguishers, smoke detectors, and carbon monoxide detectors. 5. The property of the home sharing unit shall be maintained in a clean and sanitary condition. Trash and refuse shall not be left outdoors and shall not be left stored within public view, except in proper containers for the purpose of collection by the trash collectors. 6. No signs or displays advertising a home sharing unit are allowed on the subject property. 7. The owner must maintain a transient occupancy registration certificate and must ensure the timely remittance of all transient occupancy taxes due in accordance with Title 3, Chapter 4 of this Code. 8. A home sharing unit is for overnight lodging accommodations only and may not be used for, or advertised for use for weddings, parties, bachelor or bachelorette parties, conferences, or similar events. The owner is responsible for the content of all advertising with respect to the home sharing unit. At no time during a home sharing stay may the total number of rental guests and invitees of such guests on the subject parcel exceed 6, excluding children. 		
Continued on reverse		

9. The total occupancy of each home sharing unit may not exceed two adult guests for each bedroom available for home sharing. The applicable maximum occupancy must be included in every advertisement, posting, and listing for a home sharing unit.
10. The Short-term Home Sharing Rental Permit number must be included in every advertisement, posting, and listing for a home sharing unit.
11. An accessory dwelling unit may not be used for short-term rental.
12. The short-term rental of space within any dwelling unit or garage for the purpose of storing personal property for compensation is prohibited in all residential zones.

I hereby agree that the permit to conduct the short-term home share unit at the above address is granted subject to these conditions; that I will operate the short-term home share rental unit in accordance with Municipal Code Chapter 4-15; and, that this permit may be revoked for failure to observe any of these conditions or provisions as outlined in Municipal Code Chapter 4-15. I declare under penalty of perjury that all information provided on this application is true and correct, that the property is obeying all Federal, State and Local laws, and that I am the owner of the property where the short-term home share unit is located.

I agree to indemnify and hold harmless the City of El Segundo, its officials, officers, employees and agents, from any and all claims, injuries, damages, losses or suits, including reasonable attorney fees, arising out of or in connection with the short-term rental of any portion of my property. This indemnification/hold harmless obligation will survive the expiration or termination of this Permit and the expiration or termination of the City's short-term home sharing rental permit pilot program.

Owner's Signature

Printed Name

Date

AFFIDAVIT

I, _____, declare and state as follows:

The dwelling unit at _____, in El Segundo, California, is my primary residence, meaning that I reside at said property at least 183 nights per year. I agree to live on site at the dwelling unit throughout the stay of any transient user that is renting any portion of the dwelling unit.

I understand, acknowledge, and agree that the Short-Term Home Sharing Rental Permit pilot program is temporary in nature and that I will not acquire, or claim, any vested right to the continued use of any portion of the dwelling unit for short-term home sharing after the pilot program ends.

Dated: _____

Signature: _____



City of El Segundo

Finance Department
 350 Main Street, El Segundo, CA 90245
 (310) 524-2317

TaxInquiries@elsegundo.org
BUSINESS TAX REGISTRATION APPLICATION

Please review the instructions on the reverse.

NOTE: The issuance of a business tax certificate reflects that the business tax has been paid. It is not a certification that the use listed on the application is allowed at the address recorded on business tax certificate. Please verify with the Planning/Building & Safety Department that the proposed use is allowed on the property.

PLEASE TYPE OR PRINT CLEARLY

ACCOUNT NUMBER

Application Type New Application Business Name/Address Change Ownership Change Application Update
Business Type Corporation Partnership Sole Proprietor LLC LP Other(Specify):

Business Name		Telephone	FAX
Business Address <small>(cannot be PO Box or Postal Mail Box per California B&P Code Section 17538.5)</small>			
Number & Street		Suite/Apt #	City Zip
Mailing Address			
Name		Telephone	E-mail
Business License Contact			
Start Date in El Segundo		Website	
NAIC	Number of Employees		Business Square Footage
FEIN or SSN	SEIN		Sales Tax (Seller's Permit)
Full Description of Business Activity in El Segundo			

List Corporate Officer, Owner or Partner Information

Officer, Owner or Partner Name	Title	Home Address/ City/ State/ Zip Code	Home Telephone
1.			
2.			
3.			

Emergency Contact Information (Police and Fire Department Emergency Use)

Local Contact	Full Local Address	Home Telephone
1.		

Additional Information

Landlord Name	Contact Person
Landlord Address	Landlord Telephone
Does your Business Plan to install/operate an Alarm System? Yes <input type="checkbox"/> No <input type="checkbox"/> (Please contact the Police Department for permit requirements) Tobacco Sales? Yes <input type="checkbox"/> No <input type="checkbox"/> BOE license # _____ Alcohol Served? Yes <input type="checkbox"/> No <input type="checkbox"/> ABC License # _____ Will there be Entertainment or Dancing? Yes <input type="checkbox"/> No <input type="checkbox"/> (both require an entertainment permit application, contact the Planning Department)	

I hereby certify, under penalty of perjury, that I am authorized to complete this form and the above information is true and correct. I have consulted the Planning Department and verified the business activity stated on this application complies with City regulations.

Applicant's Signature	Title	Date	Print Applicant's Name
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Received/Notes:	Building/Planning Review	Business Tax (3301) \$ _____
		Penalties/Interest (3306) \$ _____
		State Mandated AB1379 fee* \$ 4.00
		Total Due \$ _____

Transient Occupancy Tax (TOT)

El Segundo has contracted with The HdL Companies to provide business-friendly assistance with filing and paying Transient Occupancy Taxes. The HdL Support Center can assist you with any aspect of transient occupancy tax, including return filing, payment, compliance and general support for your tax filing needs. Call toll free for TOT Support: 310-341-2571.

Please note:

- Any person who occupies or is entitled to occupancy for 30 days or less is defined as a transient
- If your property is located within the City of El Segundo and is rented to transient occupants for 30 calendar days or less, you must register, collect and remit the TOT to the City of El Segundo
- Our TOT, applicable to all properties rented to transients, is currently 12 percent.

Transient occupancy tax returns may be submitted online or by U.S. mail.

To file online, go the elsegundo.hdlgov.com/ and follow the steps below:

- Select Start Now to begin.
- Select Renew to file your return.
- Attach a copy of your completed TOT return and exemption form.

Payments can also be made by electronic check. There are no additional fees for electronic check (e-Check) payments.

To file by mail, down the form at elsegundo.hdlgov.com/ mail to:

City of El Segundo
TOT Processing Center
8839 N Cedar Ave. #212
Fresno, CA 93720

Please make checks payable to the City of El Segundo.

SUMMARY OF FEES

STHSR Permit Application Fee	\$214.00
Business Tax Registration Application Fee	<u>\$109.50</u>
TOTAL	\$323.50

APPENDIX B

APPLICATION CHECKLIST

- STHSR Permit Application Form
- Proof of property ownership (at least one of following)
 - Recent property tax bill
 - Recent mortgage statement
 - Title report
- Proof of primary residency (at least two of following)
 - A valid federal or state-issued photo ID
 - Passport or Alien Registration Card
 - Valid California voter's registration card
 - Valid California vehicle registration certificate
 - Health insurance or vehicle insurance bill
 - Pay stub issued in the last six months
 - Current property tax bill with homeowner's exemption
 - Original bill from El Segundo Water, Gas Company, or SCE
- Proof of insurance
- Affidavit page
- Business Tax Registration Application
- Check or credit card for fees



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Staff Presentations

Item Number: D.9

TITLE:

Amendment to City Contributions for CalPERS Medical Premiums

RECOMMENDATION:

1. Adopt a resolution amending the City's CalPERS medical premium contributions for the El Segundo City Employees' Association.
2. Adopt a resolution amending the City's CalPERS medical premium contributions for Unrepresented Hourly Employees.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

Funding for action related to the previously approved El Segundo City Employees' Association ("CEA") Memorandum of Understanding ("MOU") for calendar year 2023 is incorporated in the adopted FY 2022-2023 Citywide Budget. The fiscal impact of the medical contribution for Unrepresented Hourly Employees considered full-time under the Affordable Care Act ("ACA") is dependent upon the number of employees who accept the offer of coverage. The estimated maximum fiscal impact for calendar year 2023 is projected to be approximately \$24,150. Sufficient funding is included in the adopted FY 2022-2023 Citywide Budget.

BACKGROUND:

Staff and representatives of the CEA met and conferred, and City Council adopted and approved a memorandum of understanding ("MOU"), which included an updated medical contribution.

On November 21, 2021, the City Council previously adopted a monthly minimal essential health contribution for unrepresented hourly employees as required by the

Amendment to the City Contributions for CalPERS Medical Premiums

November 15, 2022

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ACA. Each year, an affordability analysis must be conducted to determine if an adjustment to the contribution is necessary to maintain affordability. As required by CalPERS, separate resolutions for each group are attached to this report to effectuate the changes in City contributions as outlined below.

El Segundo City Employees' Association ("CEA"): City Council adopted the successor CEA MOU on March 19, 2019, which included provisions for periodic increases to the medical contribution. Effective January 1, 2023, there is a scheduled increase of \$50 towards the medical allowance which will increase the monthly contribution from \$1,550 to \$1,600.

Unrepresented Hourly Employees considered full-time under the ACA: The ACA requires employers to offer affordable, minimum essential health insurance coverage to employees that work "full-time." Under the ACA, an employee that works an average of thirty (30) hours per week during the City's designated measurement period of November 1 through October 31 is considered full-time. Employee work hours are tracked throughout the year and an annual eligibility analysis is conducted in October. The minimum essential coverage ("MEC") for each calendar year is calculated using the ACA affordability threshold, Federal poverty level for Los Angeles, and CalPERS lowest medical premium rate.

Effective January 1, 2023, the affordability threshold is 9.12% and the cost of the lowest CalPERS medical premium is \$606.34 per month. The maximum employee monthly contribution will be \$103.28, and the minimum employer contribution will be \$503.06 per month. After conducting an analysis of the employee hours worked during the November 1, 2021 through October 31, 2022 measurement period, we anticipate that there will be four employees eligible for an offer of coverage. The fiscal impact is dependent upon the number of employees who accept the medical coverage through the City's CalPERS plan. Based on the limited number of qualifying employees, the estimated maximum fiscal impact for calendar year 2023 is projected to be approximately \$24,150.

City Council adopted a minimum essential coverage contribution on November 2, 2021 for the calendar year beginning January 1, 2022. The attached resolution updates the MEC and establishes a new MEC allowance of \$503.06 per month effective January 1, 2023.

DISCUSSION:

CalPERS requires contracting agencies participating in the Health Plan under the Public Employee's Medical and Hospital Care Act ("PEMHCA") to submit a change resolution approved by the City Council to amend the employer contribution for medical premiums. This item outlines the previously adopted CEA MOU the medical contribution and fulfills the City's obligation to adjust the MEC allowance as appropriate for unrepresented hourly employees considered full-time under the ACA. Human Resources will ensure

Amendment to the City Contributions for CalPERS Medical Premiums

November 15, 2022

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that the approved resolutions are recorded with CalPERS and work with Finance to implement the increases to the City's contribution for medical premiums.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 3: Promote a Quality Workforce Through Teamwork and Organizational Efficiencies

Objective: El Segundo is an employer of choice and consistently hires for the future, with a workforce that is inspired, world-class, engaged and innovative.

PREPARED BY:

Rebecca Redyk, Human Resources Director

REVIEWED BY:

Rebecca Redyk, Human Resources Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Medical Contribution Resolution CEA
2. Medical Contribution Resolution Non-Represented Hourly

RESOLUTION NO. Number
FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS
WITH RESPECT TO A RECOGNIZED EMPLOYEE ORGANIZATION
003 CITY EMPLOYEES' ASSOCIATION

- WHEREAS, (1) **City of El Segundo** is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of **El Segundo City Employees' Association**; and
- WHEREAS, (2) Government Code Section 22892(a) provides that a contracting agency subject to Act shall fix the amount of the employer contribution by resolution; and
- WHEREAS, (3) Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by Section 22892(b) of the Act; now, therefore be it
- RESOLVED, (a) That the employer contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of **\$1,600** per month, plus administrative fees and Contingency Reserve Fund assessments; and be it further
- RESOLVED, (b) **City of El Segundo** has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further
- RESOLVED, (c) That the participation of the employees and annuitants of **City of El Segundo** shall be subject to determination of its status as an "agency or instrumentality of the state or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that **City of El Segundo** would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and be it further
- RESOLVED, (d) That the executive body appoint and direct, and it does hereby appoint and direct, the City Clerk to file with the Board a verified copy of this resolution, and to perform on behalf of **City of El Segundo** all functions required of it under the Act; and be it further
- RESOLVED, (e) That coverage under the Act be effective on **January 1, 2023**.

Adopted at a regular meeting of the El Segundo City Council at El Segundo, CA, this 15th day of November, 2022.

Signed: _____
Drew Boyles, Mayor

Attest: _____
Tracy Weaver, City Clerk

RESOLUTION NO. Number
FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES
WITH RESPECT TO
009 UNREPRESENTED HOURLY EMPLOYEE GROUP

- WHEREAS, (1) **City of El Segundo** is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the "Act") for participation by members of **El Segundo Unrepresented Hourly Employee Group**; and
- WHEREAS, (2) Government Code Section 22892(a) provides that a contracting agency subject to Act shall fix the amount of the employer contribution by resolution; and
- WHEREAS, (3) Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for employees, but may not be less than the amount prescribed by Section 22892(b) of the Act; now, therefore be it
- RESOLVED, (a) That the employer contribution for each employee shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of **\$503.06** per month, plus administrative fees and Contingency Reserve Fund assessments; and be it further
- RESOLVED, (b) **City of El Segundo** has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further
- RESOLVED, (c) That the participation of the employees of **City of El Segundo** shall be subject to determination of its status as an "agency or instrumentality of the state or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that **City of El Segundo** would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and be it further
- RESOLVED, (d) That the executive body appoint and direct, and it does hereby appoint and direct, the City Clerk to file with the Board a verified

copy of this resolution, and to perform on behalf of **City of El Segundo** all functions required of it under the Act; and be it further

RESOLVED, (e) That coverage under the Act be effective on **January 1, 2023**.

Adopted at a regular meeting of the El Segundo City Council at El Segundo, CA, this 15th day of November, 2022.

Signed: _____
Drew Boyles, Mayor

Attest: _____
Tracy Weaver, City Clerk



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Staff Presentations

Item Number: D.10

TITLE:

Rescission of Notice of Intent to Withdraw from the Independent Cities Risk Management Authority Insurance Risk Pool

RECOMMENDATION:

1. Adopt the proposed resolution authorizing rescission of the City's Notice of Intent to withdraw from the Independent Cities Risk Management Authority.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

No fiscal impact with rescinding the City's notice to withdraw and remain with Independent Cities Risk Management Authority (ICRMA). Changing Risk Pools at this time would result in significant costs due to the ICRMA exit fees and paying higher premiums with the alternative risk pools. If the City were to pursue withdrawing from ICRMA and join an alternative insurance risk pool, the additional expense would be from \$352,343 to \$681,702 for FY 2023-24. A side-by-side cost comparison chart of ICRMA and three alternative risk pools is included as Exhibit A.

BACKGROUND:

Independent Cities Risk Management Authority (ICRMA) is a risk-sharing pool which bears risk at varying layers and purchases insurance above these layers. The term 'risk sharing pool' refers to the pooling of risks among a group of entities, generally in a Joint Powers Authority (JPA). Member cities join together to share losses in the pooled layer. The ICRMA Governing Board is composed of one voting member from each member city and sets the funding levels and rates. The annual premium amount each member pays for the program is the best actuarial estimate of what will be needed to fund the claims for a given program year.

ICRMA was founded in 1980 and is currently comprised of 15 Southern California cities, including Adelanto, Bell, Downey, El Monte, El Segundo, Fullerton, Glendora,

Risk Pool Feasibility Study

November 15, 2022

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Hawthorne, Hermosa Beach, Huntington Park, Inglewood, Lynwood, San Fernando, Santa Ana and South Gate.

The City of El Segundo (the "City") has been a member of ICRMA for over 30 years. The City is enrolled in the self-insured general liability and workers' compensation programs, along with property, terrorism, cyber liability and crime bond programs. Currently, the City maintains a member retained limit (MRL) of \$750,000 per claim for general liability and member retained limit (MRL) of \$500,000 per claim for workers' compensation. The City's Risk Manager provides oversight and coordination of the claims administration process and services provided by our third-party administrator (TPA) for these programs.

DISCUSSION:

In order to do our due diligence and review the benefits of other risk-sharing pool options that are available to the City, staff reached out to several risk pools to conduct a preliminary comparison of ICRMA and other risk-sharing pools. Staff worked with representatives from California Joint Powers Insurance Authority (CJPIA), Public Entity Risk Management Authority (PERMA) and Public Risk Innovation, Solutions, and Management (PRISM). Staff gathered information with regards to our current coverage with ICRMA and obtained the maximum costs that the City will incur if our intent to withdraw from ICRMA notice is not rescinded by December 1, 2022. Staff obtained preliminary indications of premiums and coverage levels from three different risk-sharing pools, CJPIA, PERMA and PRISM. In summary, the four risk-sharing pools being considered are 1) Independent Cities Risk Management Authority (ICRMA), 2) California Joint Powers Insurance Authority (CJPIA), 3) Public Entity Risk Management Authority (PERMA) and 4) Public Risk Innovation, Solutions, and Management (PRISM).

CJPIA held an in-person presentation with staff that was very informative. The presentation reflected the benefits of the City joining a large risk pool as well as the additional resources CJPIA has to offer members, particularly in the area of professional training. However, the cost to leave ICRMA and join CJPIA at this time is not practical. Staff is generally pleased with ICRMA's customer service, the premiums compared to other market alternatives, the control over policy and claims the City has, and the funding level of the risk pool.

Staff recommends to rescind the City's Notice of Intent to withdraw from ICRMA. As a best business practice, Staff will review alternative risk pool options again in three to five years to see if there are fiscal and operational benefits of remaining with ICRMA or joining an alternative risk pool.

CITY STRATEGIC PLAN COMPLIANCE:

Risk Pool Feasibility Study

November 15, 2022

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Goal 5: Champion Economic Development and Fiscal Sustainability.

Objective B: El Segundo approaches its work in a financially disciplined and responsible way.

PREPARED BY:

Hank Lu, Risk Manager, Finance

REVIEWED BY:

Joseph Lillio, Chief Financial Officer

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. Rescind Reso 11-16-22
2. Exhibit A
3. Letter from ICRMA acknowledging the City's intent to withdraw from ICRMA

RESOLUTION NO _____

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO RESCIND
THE CITY'S WRITTEN NOTICE OF INTENT TO WITHDRAW FROM
THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY.**

SECTION 1. The City Council of the City of El Segundo does resolve as follows:

The City Council finds as follows:

- A. The City of El Segundo is a member of the Independent Cities Risk Management Authority ("ICRMA"), a joint powers authority created pursuant to the provisions of the California Government Code.
- B. The City's written notice to withdraw from ICRMA before June 30, 2022 does not preclude the City from rescinding such notice if the City wishes to remain with the ICRMA during the 2023/2024 fiscal year based upon any analysis completed by the City of based upon any need for additional time to conduct such analysis, provided that rescission is provided not later than December 1, 2022.
- C. The City has completed an analysis and determined that it seeks to rescind its prior written notice to withdraw from ICRMA.

SECTION 2. The City Manager, or designee, is authorized to take all necessary actions to rescind the City's written notice of intent to withdraw membership from ICRMA and cause a copy of this Resolution to be duly transmitted to ICRMA to confirm such rescission.

SECTION 3. *Signature Authority.* The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of El Segundo, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 4. *Effective Date.* This Resolution will take effect immediately upon adoption and will remain effective unless repealed or superseded.

SECTION 5. *City Clerk Actions.* The City Clerk will certify to the passage and adoption of this Resolution, enter it in the City's book of original Resolutions, and make a record of this action in the meeting's minutes.

PASSED, APPROVED, AND ADOPTED this 16th day of November 2022

Drew Boyles, Mayor

ATTEST:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:
MARK HENSLEY, CITY ATTORNEY

Joaquin Vazquez, Deputy City Attorney

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, hereby certify that the whole number of members of the City Council of the City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, all at a regular meeting of said Council held on the _____ day of _____, 2022, and the same was so passed and adopted by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Maximum Possible Cost Matrix

	ICRMA		CJPIA (FY 23/24)	PERMA (FY 22/23)	PRISM(FY 22/23)*
Members	15		136	29	135 GL1, 185 WC
Premium	\$2,558,335.00	Cost Indication	\$2,919,843.00	\$2,660,673.00	\$2,590,483.75
ICRMA Exit Fee 1st Year	\$320,194.00	Total Cost 1st year	\$681,702.00	\$422,532.00	\$352,342.75

*Cost indication high range used with %25 added to FY 22/23 indication



August 10, 2022

Mr. Darrell George, City Manager
City of El Segundo
350 Main Street
El Segundo, CA 90245

Re: City of El Segundo Withdrawal Notice

Dear Mr. George:

This letter acknowledges receipt of the City of El Segundo's resolution, dated November 16, 2021, declaring the City's intent to terminate its participation in the Independent Cities Risk Management Authority (ICRMA), effective June 30, 2023. **According to the ICRMA Bylaws, the City's decision to terminate its participation may be rescinded in writing by December 1, 2021.**

ICRMA, accredited with Excellence by the California Association of Joint Powers Authorities, was designed with California public entities in mind, and has proudly provided tailored coverage and a wide array of value-added risk management services to the City. ICRMA protects the City, its elected officials, and its employees against losses using member risk-sharing funds and the group purchase of excess insurance and reinsurance from highly-rated carriers.

The City has been a member of ICRMA for over 30 years. Over that time, like most California municipalities, the City faced myriad challenges presented by the unpredictable commercial insurance market. During the past three decades, ICRMA has provided the City with competitive rates, broad coverage, and a range of risk management related services all designed to reduce your total cost of risk.

This past July, ICRMA passed along increases within its membership (for all coverage lines) of about 16%, in a very challenging insurance market, particularly for liability and cyber coverages. Due largely to El Segundo's excellent loss experience over the previous ten years, El Segundo's increase was held to 11%, one of the lowest among ICRMA's fifteen member cities.

Given the current fiscal environment that California cities operate in (including historically high inflation and a looming recession), we understand that cities are appropriately looking for ways to reduce costs and that due diligence requires that insurance programs be periodically re-evaluated. While we do not wish to see the City withdraw, we understand your need to consider options. However, comparing the City's current pooling situation to other pools or commercial insurance is a complex exercise; therefore, we hope that as you receive information from competitors, you will engage with us to discuss how those competitors compare to ICRMA's current offerings to ensure the City is able to do a truly "apples-to-apples" comparison to make the most informed and cost-effective decision.

As part of that process, it will be important for the City to consider the resources/services it may need to replace, at additional cost to the City, over and above your annual contribution, should these services not be included in the annual contribution for the new risk pool, or should the City transition to attach direct to a commercial insurer. Among the services ICRMA is delivering to the City and which are included in the annual contributions you make to the JPA, are the following:

- Claims audits: Biennial claim audits of the City's third party claims administration firm for liability and workers' compensation claims in alternating years.
Replacement Cost: approximately \$7,500 annually
- Actuarial study: Provided to the City with an estimate of outstanding liabilities as required by GASB 10, and a budget estimate of annual losses within your self-insured retention.
Replacement Cost: approximately \$10,000 annually
- Pre-employment evaluation program: This program allows the City to transfer responsibility and liability to a knowledgeable vendor who determines whether candidates for employment can meet the physical demands of the job, and what reasonable accommodations are necessary.
Replacement Cost: Loss of group purchase savings of approximately \$2,500
- Risk management funds: Each member has the option of annually depositing \$5,000 into a member account for use toward any risk management related expenditures.
Replacement cost: The City has a balance (as of June 30, 2022) of \$ 15,223.16
- Risk control services: A range of services, including contractual risk transfer, OSHA-related training, and access to numerous safety videos and training materials are provided to supplement City risk management efforts.
Replacement Cost: approximately \$5,000
- Police mental health services: Effective July 1, 2021, ICRMA negotiated a reduced-rate for member police departments to access short-term counseling services through The Counseling Team International (TCTI). The per employee, per month fee being paid by the City through their ICRMA contribution may be significantly less than what that fee will be to contract independently with TCTI.
Replacement cost: approximately \$20,000

Continued Required Payments

Additionally, please be aware that following withdrawal, the City will be required to continue payment to ICRMA for a variety of past, current, and potential future financial obligations, regardless of membership status, such as: exiting member fees, the existing liability program assessment (for which 4 of 10 installments are still pending), and potential future assessments for any pooled programs in which the City has participated, to name a few. In order for Members to better understand this obligation, the Board provided guidance to staff for invoicing expenses when a Member leaves either a program or ICRMA, in the Underwriting & Program Administration Policy Manual, Section E.3, as follows:

3. **Payments Following Exit**

According to **ICRMA Bylaws** [Article V – Membership, Section C.3], “*ALL current AND past ICRMA members shall be responsible for ... paying their respective share of ICRMA expenses UNTIL ALL claims or other unpaid liabilities, covering the period of the Member’s participation in the program have finally resolved and the Board has determined the final amount of payments due by, or credited to, the Member for the period of its participation. These obligations include payment of assessments, retrospective adjustments, as well as any other amounts due and payable. The Board determines all such amounts.*”

In order for Members to better understand this obligation, the Board has provided the following guidance to staff for invoicing expenses when a Member leaves either a program or ICRMA.

- General Administration** – Any withdrawing or expelled Member shall be subject to an administrative fee equal to its pro rata share of ongoing expenses for the three (3) program years following withdrawal. As a pro rata share of expenses, this fee serves to 1) ensure that existing members meet their payment obligations as defined in the Bylaws in a way that is transparent and predictable for ICRMA, the exiting member, and the remainder of the membership; and 2) mitigate the impact of departure on the remaining members such that the entirety of their pro rata share is not absorbed immediately but instead happens over time. As such, it aligns with the core value of risk sharing fundamental to public entity pooling. This fee and its calculation are specifically not intended as a penalty for exit or as a means to increase net assets of the pool. Ongoing expenses include but are not limited to staff payroll and benefits, vendor contracts, actuarial services, investment services, financial audits, and claims audits and administration.

The administrative fee is calculated based on the member’s actual payroll and self-insured retention level in the last year in which the Member participated. It is charged to the Member as follows:

- i. In year one (1), 100% of the administrative fee will be charged to the member;
 - ii. In year two (2), 50% of the administrative fee will be charged to the member; and
 - iii. In year three (3), 25% of the administrative fee will be charged to the member.
- b. **Program-Specific Expenses** – ICRMA will invoice any withdrawn or expelled member for previously accrued or ongoing direct program expenses (e.g., OSIP fee, property appraisal, assessments).
 - c. **Extraordinary Expenses** – The Board may, at its discretion, invoice withdrawn or expelled members for additional unexpected or extraordinary expenses that emerge in servicing the Member’s claims following exit.
 - d. **TPA Data Transmission Expenses** - When a former member has a change in third party claims administrators, the former member shall incur the implementation fees to establish a new data feed, and the annual fees associated with the feed, as long as ICRMA reportable claims remain open.

ICRMA staff may invoice these general administration and program-specific expenses as part of its usual invoicing process each year without specific approval from the Board. Staff will, however, include the sums in budget reports to the Board. Should a Member disagree with the invoice, it will follow the Dispute Resolution process as in the [ICRMA Bylaws](#) and other governing documents.

Exiting Member Fees

With regard to Section E.3.a., the “General Administration” fee the City was billed in July 2022, based upon ICRMA’s adopted 2022-23 budget, was:

Liability Program (Year 1 @ 100%):	\$97,123
Workers’ Compensation Program (Year 1 @ 100%)	\$211,853
Property Program (Year 1 @ 100%)	\$3,544
APD Program (Year 1 @ 100%)	\$4,651
EM & Flood Program (Year 1 @ 100%)	\$721
Crime Program (Year 1 @ 100%)	\$1,036
Cyber Program (Year 1 @ 100%)	\$797
Terrorism Program (Year 1 @ 100%)	\$1,189
Total	\$320,914

As noted above, the expected amount of **\$320,914** will be reduced by 50% in year two to **\$160,457**. In year three the city will pay 25% of the original fee, or **\$80,229**. Should the City withdraw, these amounts will be invoiced to the City in July of 2023, 2024, and 2025, respectively.

Current Liability Program Assessment

Liability Program Assessments were approved by the Board on November 17, 2016, for prior year program deficits. These costs are separate from the City’s annual contributions as per each year’s approved budget. At the time the assessments were approved, members were permitted to pay the assessment in a lump sum (in July 2017) or by annual installments over up to a 10-year period. The July 2023 billing will mark the seventh (7th) installment of the 10-year installment plan. Regardless of whether the City ultimately withdraws from ICRMA, the City will be responsible for paying the last four installment payments for the current assessment, each in the amount of **\$170,333** to be billed in July 2023, 2024, 2025, and 2026, respectively.

Future Assessments

Please note that the City may be subject to future assessments as well. The Bylaws notes in Article XIII – Financial Matters, Section I – Assessments:

- 1. **Definition** – If the Board determines that a program lacks sufficient funds as described in [ICRMA’s Net Asset Policy](#) as articulated in [ICRMA’s Governing Documents](#) for a given program year or for the program as a whole, the Board may

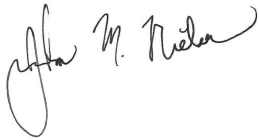
assess an amount deemed necessary and approved by the Board as sufficient to protect the net assets of the program.

2. **Limitations**

- a The Board may levy assessments when the conditions of **ICRMA's Net Asset Policy** are met.
- b Assessments of participating Members, former or present, will be at the discretion of the Board.
- c Each Member's share of the assessment shall be allocated based upon the method by which the annual contributions were collected for the risk-sharing layer of each program year being assessed.

I welcome the opportunity to meet with you, the Mayor, Members of City Council and other City representatives in the coming months to discuss the benefits offered by ICRMA, as you compare our program offerings to other risk pooling/insurance options. Please contact me at john_nielsen@ajg.com or (216) 654-9386 or (518) 937-5731 on my cell, if you have questions.

Best regards,



John M. Nielsen, MPA, ARM
Interim Executive Director

cc: Email only:
Mayor Drew Boyles
Mayor Pro Term Chris Pimentel
Councilmembers Carol Pirsztuk, Scot Nicol, Lance Giroux
Finance Director Joe Lillio
Risk Manager Hank Lu
ICRMA President Debbie Scott-Leistra (Santa Ana)
ICRMA Vice President Vanessa Godinez (Hermosa Beach)



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Staff Presentations

Item Number: D.11

TITLE:

Multi-Family Residential (R-3) Zone Potential Redevelopment Study Findings

RECOMMENDATION:

1. Receive and file the presentation and memorandum regarding the El Segundo Multi-Family Residential (R-3) Zone redevelopment study findings.
2. Provide direction and recommend amendments to the R-3 multi-family zone to potentially accommodate increased density.
3. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None.

BACKGROUND:

In 2020, El Segundo received a Local Early Action Planning ("LEAP") grant, funded by the state, that provides one-time funding to study or develop land use policies that result in accelerated housing production. As a result of direction provided by City Council at the March 1, 2022 City Council meeting, staff retained Economic & Planning Systems, Inc. ("EPS") to analyze the potential to rezone multifamily properties in the R-3 Zone to study how to facilitate and promote their redevelopment and production of new housing in the city, including affordable units.

Staff tasked EPS to test the financial feasibility of redeveloping R-3 properties and estimate under what rezoning conditions a redevelopment project is likely to be financially feasible, including the ratio of replacement units to market-rate units.

On October 27, 2022, EPS and City staff presented the attached memo to the Planning Commission. During deliberation, the Planning Commission expressed the desire to couple any increase in density of the R-3 zone with development standards that

R-3 Potential Redevelopment Study Findings

November 15, 2022

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prioritized the following:

- Scale the permitted density in order to preserve the City's discretionary authority through a development agreement to maximize density while also providing alternative community benefit opportunities;
- Building horizontally as opposed to vertically to achieve the desired density;
- Require a unit size mix to regulate the overall building envelope and control building bulk and mass;
- Required private open space to factor in proximity to existing public open space;
- Require lot consolidation to reach a higher standard minimum lot size to realize a higher density;
- Requires varying heights depending on proximity to other uses (i.e. adjacent to commercial, single family residential, or multi-family residential).

DISCUSSION:

EPS has prepared the attached draft memo that includes their findings under various redevelopment scenarios. In summary, EPS has made three key preliminary findings:

- To feasibly acquire and redevelop a typical existing R-3 property, the land would need to be up-zoned to allow a minimum density of at least 68 units per acre;
- The more units that need to be replaced, the higher the overall project density needs to be to ensure the developer can acquire the land and feasibly construct the new housing units;
- To achieve higher densities, development standards must be relaxed, such as increasing the current height limit, increasing lot coverage, reducing setbacks and parking requirements, and other development regulations.

The intent of this item is to review the memo, the various scenarios and the key findings, and discuss recommended amendments to the R-3 multi-family zone to potentially accommodate increased density.

CITY STRATEGIC PLAN COMPLIANCE:

R-3 Potential Redevelopment Study Findings

November 15, 2022

Page 3 of 3

Goal 5: Champion Economic Development and Fiscal Sustainability

Objective 5A: El Segundo promotes economic growth and vitality for business and the community.

PREPARED BY:

Michael Allen, AICP, Development Services Director

REVIEWED BY:

Michael Allen, AICP, Development Services Director

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. R3 Redevelopment Potential Memo, Sept. 29, 2022

DRAFT MEMORANDUM

To: Michael Allen, City of El Segundo
From: Darin Smith and Roderick Hall
Subject: El Segundo R-3 Redevelopment Potential; EPS #224032
Date: September 29, 2022

The Economics of Land Use



With funding from the 2019-20 Budget Act, the California Department of Housing and Community Development established the Local Early Action Planning (LEAP) Grant Program to provide one-time funding for local jurisdictions to accelerate housing production as part of their preparation for the 6th cycle Regional Housing Needs Allocation (RHNA). As a recipient of the LEAP Grant Program, the City of El Segundo retained Economic & Planning Systems, Inc. (EPS) to analyze the potential to rezone multifamily properties (R-3 zoning category) in the City of El Segundo to promote their redevelopment and production of new housing in the city, including affordable units.

More specifically, EPS has been hired to:

1. Provide economic analysis of the value of existing R-3 properties based on current rents as compared to the value of the underlying land if developed at various densities and with various affordability standards,
2. Work with City staff to incorporate into the memo a discussion of the proportion of existing units that would need to be replaced under SB 330, and incorporate those replacement requirements into the economic analysis, and
3. Collaborate with staff to identify development regulations that apply to the R-3 properties today that may need to be amended to enhance the feasibility of their redevelopment (parking ratios, setbacks, height limits, etc.).

For context, in 2019, the State of California passed SB 330, the "Housing Crisis Act of 2019," which limits the demolition of lower-cost and rent-stabilized apartments by requiring their one-for-one replacement as well as providing displaced tenants monetary assistance for relocation and the right to return to the replacement units.

*Economic & Planning Systems, Inc.
One Kaiser Plaza, Suite 1410
Oakland, CA 94612-3604
510.841.9190 tel
510.740.2080 fax*

*Oakland
Sacramento
Denver
Los Angeles*

www.epsys.com

To test the financial feasibility of the replacement requirements, EPS, with guidance from the City, set up five replacement scenarios, distinguished by share of replacement requirements and type of affordability restriction. The analysis estimates under what rezoning conditions a project subject to the SB 330 replacement requirements is likely to be financially feasible, including the ratio of replacement units to market-rate units.

For this analysis EPS builds on our own previous work assessing the viability of an inclusionary housing program in El Segundo. EPS' understanding of the real estate market conditions in El Segundo and the City's potential inclusionary housing requirements informed the programmatic assumptions for the scenarios tested.

Summary and Key Findings

This analysis has led to the following conclusions:

- 1) **Even without SB 330 replacement requirements, rezoning would still need to occur to spur redevelopment.** According to our analysis, in order for a developer to feasibly acquire and redevelop a typical existing R-3 property, the land would need to be upzoned from 27 units per acre (the current maximum under R-3 zoning) to at least 68 units per acre.
- 2) **For a given property, the applicable SB 330 replacement requirements determine the minimum standard.** SB 330 requires that existing units that are or have been occupied by lower-income households must be replaced and offered at below market rate rents in any redeveloped apartment property. The share of replacement requirements for a given new project ultimately depends on how many such units need to be replaced, which may range from zero to 100 percent. The higher the share of existing units that need to be replaced, the higher the overall project density required to ensure the developer can acquire the land and feasibly construct the new housing units. EPS estimates that the required densities for feasibility will range from 68 with no existing units needing replacement to 117 units per acre if all existing units need to be replaced.
- 3) **Increased density allowances would need to be accompanied by other zoning changes to ensure practicability.** To achieve the higher densities required to incentivize redevelopment of existing R-3 properties, El Segundo will need to allow higher building heights (currently limited to 32 feet), and may also need to change lot coverage limits, setback requirements, required parking ratios, and other development regulations.

Background

In 2021 El Segundo completed an update of its Housing Element with the objective of better achieving the City's various housing goals. As part of these goals, there is interest to analyze the potential to rezone multifamily properties, specifically R-3 zoned properties in the city to promote redevelopment and the production of new housing in the city, particularly affordable units. However, SB 330, the "Housing Crisis Act of 2019," aims in part to discourage the demolition and redevelopment of existing lower-income rental housing units by requiring their one-for-one replacement as well as providing displaced tenants monetary assistance for relocation and the right to return to the replacement units. These additional requirements affect the feasibility of redeveloping existing housing for newer units at higher values, thus impacting the effectiveness of zoning and code requirements for residential parcels.

If the City, the proposing developer, the existing property owner, or a tenants organization have reliable data indicating the specific mix of incomes among current or recent tenants, SB 330 requires this information to dictate the replacement requirements for redeveloping the property. In the case of vacant units or any unit where the income of the last occupant is not known, the law establishes a “rebuttable presumption” that a given property’s units were occupied by lower income household in the same proportion of lower income renter households to all rental households in the City. In El Segundo, data from the City’s most recently adopted Housing Element indicates this rebuttable presumption would mean that roughly 13 percent of existing units are presumed to be occupied by “very low income” households earning below 50 percent of Area Median Income (AMI) and 12 percent of existing units are presumed to be occupied by “low income” households earning between 50 and 80 percent of AMI. The remaining units are presumed to be occupied by households earning greater than 80 percent of AMI, and thus would not require replacement under SB 330.

Residential Rezoning Feasibility Analysis

Value of Existing Rental Housing

When determining the feasibility of a development project on a parcel that already has an existing use on it (as would be the case for virtually all current R-3 properties in El Segundo), an initial question is always “is the value of the existing use greater than the parcel’s value as land for redevelopment?” Simply stated, a property owner has the option to either maintain an existing use that generates cash flow, invest additional dollars into the property in hopes of increasing its market value and corresponding cash flow, or demolish the existing use and develop something of higher value from the ground up. The financially prudent property owner will choose whichever option yields the greatest revenues relative to the risks involved. For this reason, it is important to understand the value of the existing housing being considered for demolition, subject to the State’s new replacement requirement.

Utilizing documents shared by city staff, EPS’s own knowledge, and data obtained from CBRE and CoStar, EPS developed a generic set of building characteristics (e.g., size, density, and rent) reflecting the average size and character of projects within the study area. There are 577 residential units in the area, which equates to an overall density of 32 units per acre. Additionally, we have estimated the value of the existing units in the R-3 area using CoStar rent data that indicates the average unit size for a one-bedroom (1 BR) unit is 694 sq. ft and the average rent for 1 BRs within the study area is \$2,200. It is important to note that while these current rents are considered below-market-rate rents (market rate rent is around \$2,925 for a similar unit), that does not infer that units are deed-restricted or rent-stabilized.

From the gross rent collected, estimated operating expenses and vacancies are deducted to calculate the Net Operating Income (NOI). The NOI is then divided by a “capitalization rate” that results in an amount that an investor would be willing to pay today for the rights to collect the NOI from a project for the foreseeable future. In this analysis, EPS assumes that an investor would apply a capitalization rate of 4.25 percent, meaning that the total unit value is roughly 23 times its annual NOI. The capitalization rate is based on current market standards and the relatively low market risk of lower-cost housing (essentially always in demand in and around El Segundo). As shown on **Table 1** below, if someone were to purchase those existing units based on their current cash flow, EPS estimates they would be worth about \$403K on average. At an average existing density of 32 units per acre (which exceeds the actual R-3 zone density max), we estimate those existing apartments equate to about \$12.9M of existing value per acre.

Table 1 Value of Rental Housing Before Redevelopment

Item	Amount
Value of Existing Units	
Rent/Unit/Month	\$2,200
Rent/Unit/Year	\$26,400
<u>- Operating Expenses and Vacancy Losses at 35%</u>	<u>-\$9,240</u>
= Net Operating Income	\$17,160
<u>/ Capitalization Rate</u>	<u>4.25%</u>
= Market Value/Unit	\$403,765
x Units/Acre (as built)	32
= Total Value/Acre	\$12,920,471

Sources: City of El Segundo; CoStar; CBRE; EPS

The owners of those properties would need to be paid at least that much to sell those buildings for development, so a future developer would need to expect their new project to yield at least that much in “residual land value,” meaning the difference between what the project is worth once built and what it costs to build it (excluding land costs).

New Development Feasibility and Residual Land Values

As noted above, the existing apartment buildings in the R-3 zone average 32 units per acre, despite the fact that current R-3 zoning regulations limit density to 27 units per acre. If the City were to consider increasing the allowable density in the R-3 zone, EPS explicitly assumes here that future development regulations would limit building heights to no greater than seven (7) stories. At this height, buildings could be constructed with wood frame housing over one or two levels of structured and/or underground parking, even at densities exceeding 100 units per acre. This building prototype has proven feasible in high value urban areas throughout California over the past decade, whereas taller buildings requiring concrete and steel framing have been feasible in only the highest value locations.

CoStar data for the R-3 area in El Segundo suggests that the average unit size is a one-bedroom (1 BR) unit of between 600 and 700 square feet of rentable space. Based on construction cost data from Marshall & Swift which then were vetted with locally active developers, EPS estimates that a 1 BR unit of this size in El Segundo would cost about \$266,000 to build, excluding land acquisition costs, as shown on **Table 2**.

Table 2 New Development Cost Estimates

Description	Factor	Unit	Amount
ASSUMPTIONS			
Unit Type		Bedroom	1
Unit Square feet		sq. ft./unit	650
Common Area		% of unit	15%
Gross Square Feet Per Unit		sq. ft.	748
Parking Ratio		space/unit	1
COST ESTIMATE			
Direct			
Vertical	\$190	/gross building area	\$142,025
Parking Type			Structured
Parking Cost Per Space			\$33,000
Contractor Contingency	5%	of other direct costs	\$8,751
Subtotal			\$183,776
Indirect	45%	direct costs	\$82,699
Total (Per Unit)			\$266,476
Total (Per Sq. Ft.)			\$356

Sources: CoStar; Marshall & Swift; El Segundo area developers; EPS

As stated above, market-rate rents for recently constructed 1 BR units have been roughly \$2,925 per month, according to CoStar. Assuming the new units on the R-3 properties could achieve these market rents, and then deducting the operating expenses and vacancies and factoring in return-on-investment criteria typical of new construction, EPS estimates that newly constructed market-rate units would be worth roughly \$456,000 (see **Table 4** for details). Subtracting the \$266,476 estimated development cost from this estimated unit value yields a “residual land value” of \$189,825 per market-rate unit, reflecting the maximum amount that a developer could potentially pay for the land on a per-developable-unit basis. Because this figure of residual land value per developable unit (\$189,825) is less than half the market value of the existing units (\$403,765), a developer would have to be allowed to build more than twice as many market-rate units as currently exist in order to pay the current property owner more than the existing buildings are worth. Details on specific scenarios follow.

Redevelopment Scenarios including SB 330 Requirements

EPS has identified five illustrative replacement scenarios that reflect the feasibility of redeveloping the property as well as the impact of SB 330. In order to preserve affordability for tenants occupying units that are demolished for replacement, the SB 330 legislation outlines rent restrictions for the replacement units. The restrictions vary depending on the type of affordability the original property offered, by three primary types: (1) income-restricted affordable units, (2) rent-stabilized units, or (3) vacant units. EPS understands that there are currently no income-restricted affordable units or rent-stabilized units located within the study area, thus all scenarios are modeled under the requirements set forth by SB 330 for vacant units. Those requirements

state that a property with unoccupied units would be replaced with new units that mirror the demographics of the overall city rental inventory, including the overall proportion of low- and very-low-income renters. The scenarios are outlined in **Table 3**.

Table 3 Redevelopment and Replacement Scenarios

Scenario	Pre-Demolition Assumption	SB 330 Replacement Requirement Assumptions
Scenario 1	Existing buildings average 32 units/acre and an average unit size of 1 BR. 1 BR unit was occupied by household paying \$2,200 per month (\$26,400 annually) in rent. The unit rent is below current market-rates for new construction; however, it is not deed-restricted or rent stabilized.	-0% of existing units were occupied by lower-income households, so no existing units must be replaced with other income-restricted units.
Scenario 2 (Rebuttable presumption)		-All newly built units are rented at market rates
Scenario 3		-25% of existing units were occupied by lower-income households and thus must be replaced, mirroring the demographics of the overall city inventory. 13% of units with rents at 50% AMI, 12% of units with rents at 80% AMI.
Scenario 4		-All new units other than replacement units are rented at market rates
Scenario 5		-50% of existing units were occupied by lower-income households and thus must be replaced; 25% of units with rents at 50% AMI, 25% of units with rents at 80% AMI.
		- All new units other than replacement units are rented at market rates.
		-75% of existing units were occupied by lower-income households and thus must be replaced; 37.5% of units with rents at 50% AMI, 37.5% of units with rents at 80% AMI.
		- All new units other than replacement units are rented at market rates
		-100% of existing units were occupied by lower-income households and thus must be replaced; 50% of units with rents at 50% AMI, 50% of units with rents at 80% AMI.
		- All new units other than replacement units are rented at market rates

Determining Potential Rezoning Standards

In each redevelopment and replacement scenario, the total existing value per acre remains the same at \$12.9 million. However, the residual land value for each scenario is determined by the number of market-rate units to be included and the number of affordable units to be replaced under SB 330 if the property were redeveloped. Thus, the amount of density required to achieve and exceed the \$12.9 million per acre threshold varies depending on the SB 330 replacement requirements scenario (i.e., 25% of existing units, 50% of existing units, etc.) and the number of market-rate units developed (i.e., 70 market-rate units, 77 market-rate units, etc.).

Table Table 4 below summarizes the parameters of the replacement scenarios and required density for rezoning based on the total units required to achieve development feasibility. Under Scenario 1 with no replacement requirements, EPS estimates that rezoning to around 68 units per acre might be sufficient for some properties to be redeveloped, but as replacement requirements increase, that required density goes up quickly to 78, 93, 108, and 123 units/acre with Scenarios 2, 3, 4, and 5, respectively. Thus, we estimate that for these R-3 properties to turn over for redevelopment under SB 330 replacement requirements, El Segundo would have to at least triple the existing density.

- **No Replacement Requirement (Scenario 1):** Under SB 330, a property with no existing units currently or recently occupied by lower-income households would not be required to replace any units. Thus, any redevelopment that occurred on a property would be 100 percent market-rate units. The NOI from such market-rate units could support a residual land value of roughly \$189,000 per unit, and the new project would need to be built with densities at or exceeding 68 units per acre to be financially feasible.
- **25% Replacement Requirement (Scenario 2):** Under SB 330, a hypothetical one-acre, 32-unit property with 25 percent of its units leased to lower income households would be required to provide eight replacement units at affordable rent levels within the newly developed building. Four of the replacement units should offer rents affordable to households earning 50 percent of AMI, another four replacement units should offer rents affordable to households earning 80 percent of AMI, and the remaining replacement units can be set to market rate rents. For the purposes of this analysis, EPS assumes that existing affordable units were priced at rents affordable to “low-income” or “very low-income” households, or households earning roughly 80 or 50 percent of AMI for Los Angeles County, respectively. Assumed rent is based on the California Tax Credit Allocation Committee’s 2022 income limits for a two-person household, less utility costs, and sums to \$1,930 and \$1,126 per month, respectively. The weighted average of these rent levels is \$33,389 per year, while the net operating income is \$21,703 (annual weight rent average less operating expenses and vacancy losses). The weighted average residual land value per unit is diminished relative to Scenario 1 because eight units are offered at less than market rate rents, so the number of units required to achieve the \$12.9 million per-acre value threshold increases to 77.
- **50% Replacement Requirement (Scenario 3):** In this scenario, half of the existing 32 units are assumed to require replacement and affordable rents, so the average residual land value decreases further, and the new project would require a density of roughly 91 units per acre.
- **75% Replacement Requirement (Scenario 4):** If three-quarters of the existing 32 units required replacement at below market-rate rents, EPS estimates that the required density for feasibility would be 104 units per acre.
- **100% Replacement Requirement (Scenario 5):** If all 32 units within the existing property must be replaced at affordable rent levels, the new project may require densities of roughly 117 units per acre.

Table 4 Replacement Development Cost Assumptions

Item	SB 330 Replacement Scenario				
	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
	0% of Existing Units	25% of Existing Units (Rebuttable Presumption)	50% of Existing Units	75% of Existing Units	100% of Existing Units
Value of Existing Units					
Rent/Unit/Month	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200
Rent/Unit/Year	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400
- Operating Expenses and Vacancy Losses at 35%	<u>-\$9,240</u>	<u>-\$9,240</u>	<u>-\$9,240</u>	<u>-\$9,240</u>	<u>-\$9,240</u>
= Net Operating Income	\$17,160	\$17,160	\$17,160	\$17,160	\$17,160
/ Capitalization Rate	4.25%	4.25%	4.25%	4.25%	4.25%
= Market Value/Unit	\$403,765	\$403,765	\$403,765	\$403,765	\$403,765
x Units/Acre (as built)	32	32	32	32	32
= Total Value/Acre	\$12,920,471	\$12,920,471	\$12,920,471	\$12,920,471	\$12,920,471
Proceeds from New Units					
Market Rate Rent/Unit/Month	\$2,925	\$2,925	\$2,925	\$2,925	\$2,925
x % Market-Rate	68.1	69.3	74.6	79.9	85.1
Low Income Rent/Unit/Month	\$1,930	\$1,930	\$1,930	\$1,930	\$1,930
x % Low Income	0.0%	4	8	12	16
Very Low Income Rent/Unit/Month	\$1,126	\$1,126	\$1,126	\$1,126	\$1,126
x Very Low Income	0.0%	4	8	12	16
Weighted Avg. Rent/Unit/Year	\$35,100	\$33,365	\$32,139	\$31,228	\$30,519
- Operating Expenses and Vacancy Losses	<u>-\$12,285</u>	<u>-\$11,678</u>	<u>-\$11,678</u>	<u>-\$11,678</u>	<u>-\$11,678</u>
= Net Operating Income	\$22,815	\$21,687	\$20,462	\$19,550	\$18,841
/ Return on Cost Requirement	5.00%	5.00%	5.00%	5.00%	5.00%
= Market Value/Unit	\$456,300	\$433,746	\$409,234	\$390,998	\$376,822
- Development Costs/Unit (excl. Land)	<u>\$266,475</u>	<u>\$266,475</u>	<u>\$266,475</u>	<u>\$266,475</u>	<u>\$266,475</u>
= Residual Land Value/New Unit	\$189,825	\$167,271	\$142,759	\$124,523	\$110,347
x Total New Units	68.1	77.3	90.6	103.9	117.1
= Total Residual Land Value	\$12,920,471	\$12,930,017	\$12,933,973	\$12,937,930	\$12,921,690
Density Increase Required					
Total New Units Required for Feasibility	68	77	91	104	117
/ Existing Density as Built	32	32	32	32	32
= Proportionate Density Increase vs. Existing	213%	242%	283%	325%	366%
/ Current R-3 Maximum Density	27	27	27	27	27
= Proportionate Density Increase vs. Current R-3 Max	252%	286%	336%	385%	434%

Sources: City of El Segundo; CoStar; CBRE; EPS

Note that none of this analysis addresses other challenges associated with redeveloping existing housing. Those challenges include finding a willing seller, assembling enough properties for an efficient building, and paying tenant relocation costs, plus of course facing political headwinds to displace existing residents. Those factors are difficult to account for in a pro forma, and probably mean EPS's results above reflect the lower end of the zoning capacity the City would need to enable on R-3 properties under each replacement scenario.

Relocation Costs

SB 330 requires tenant relocation assistance if any existing units are occupied when the site redevelopment entitlement and construction commences, and the amount required to be paid by the developer depends upon how many households being relocated and the rents they must pay in the units to which they are relocated. For a period of 3.5 years or 42 months, the developer is required to pay the difference between the rent previously paid in the existing units and the rent charged by the owners of the unit to which the displaced renters are relocated. For example, in the “rebuttable presumption” scenario (Scenario 2) if an existing household was currently paying \$2,200 per month in rent and is moved to a newer market-rate unit charging \$2,900 per month, then a developer would need to pay \$700 (the difference) for 42 months for a total of \$29,400 in relocation costs per household as shown in **Table 5**. However, the rezoning potential EPS showcases for each replacement scenario are not inclusive of relocation costs. The added costs are hundreds of thousands of additional costs for a project, which would mean that still more additional density may be required to ensure feasibility for a development.

Table 5 Relocation Assistance Cost Illustrations

Item	Scenario 2	Scenario 3	Scenario 4	Scenario 5
	25% Replacement	50% Replacement	75% Replacement	100% Replacement
Original Rent (per month)	\$2,200	\$2,200	\$2,200	\$2,200
New Rent ²	\$ 2,900	\$ 2,900	\$ 2,900	\$ 2,900
Difference	\$700	\$700	\$700	\$700
Months	42	42	42	42
Relocation Assistance per Household	\$29,400	\$29,400	\$29,400	\$29,400
Households	8	16	24	32
Total Relocation Assistance Payment	\$235,200	\$470,400	\$705,600	\$940,800

[1] Based on the average one-bedroom rent paid by tenants in the market.

Sources: CoStar; EPS

Development Regulations Modifications

While parcels of land may be zoned for the same use, they are not always the same size or shape. Under current residential development This means that there is a potential for additional density depending upon other requirements such as height restrictions, setbacks, and parking ratios to name a few. The modification of development regulations will vary from scenario to scenario as different densities will require different materials to be used and different requirements as it relates to the location of parking. See **Table 6** for a more detailed description of key development regulations that the City may need to modify to ensure development feasibility.

Table 6 Multifamily (R-3) Zoning Development Regulations

Development Regulation	Current R-3 Standard	Potential Change Required
Lot Area	A minimum of seven thousand (7,000) square feet.	City may consider increasing minimum lot size for projects being developed at higher density, so that buildings will be efficiently and attractively configured. For example, a 0.5-acre (21,780 square foot) site may achieve these goals. Increased minimum lot sizes may require property assembly, which may slow or discourage redevelopment.
Height	The height of all buildings or structures with a pitched roof shall not exceed thirty two feet (32') and two (2) stories. Buildings or structures with a flat roof must not exceed twenty six feet (26') and two (2) stories.	Building heights may need to allow up to seven (7) total stories or roughly eighty five feet (85') to achieve required densities for redevelopment feasibility.
Building Area (≤ 15,000 sq. ft.)	One unit for every one thousand six hundred thirteen (1,613) square feet of lot area is allowed. A fraction of a lot greater than one thousand seventy five (1,075) square feet will allow an additional unit.	Depending on SB 330 replacement requirements for a given building, maximum densities may need to increase to roughly 120 units per acre.
Building Area (>15,000 sq. ft.)	One (1) unit for every two thousand four hundred twenty (2,420) square feet of lot area is allowed. A fraction of a lot greater than one thousand six hundred thirteen (1,613) square feet will allow an additional unit.	Depending on SB 330 replacement requirements for a given building, maximum densities may need to increase to roughly 120 units per acre.
Minimum/Maximum Unit Sizes	No current requirement in code.	City could set minimum or maximum unit sizes to address interests in or concerns about micro-units, family-friendly units, etc. Details would depend on policy goals.
Lot Coverage	All buildings, including detached accessory buildings, shall not cover more than fifty three percent (53%) of the area of the lot.	Higher density buildings may require lot coverage of up to eighty five (85%) to achieve efficient building and structured parking layouts.
Parking	2 spaces per unit, plus 1 visitor space for every 3 units	Lower parking ratios such as 1 space per bedroom help to keep construction costs down and are increasingly accepted by the market. Alternatively or in addition, developers could be allowed to build fewer parking spaces if they provide Transportation Demand Management services and approaches like transit passes for tenants, bikeshare/rideshare services, unbundled parking pricing, etc.

Source: City of El Segundo; EPS



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Committees, Commissions and Boards
Presentations

Item Number: E.12

TITLE:

Announce Appointments to the Environmental Committee and Capital Improvement Program Advisory Committee

RECOMMENDATION:

1. Announce appointments.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None

BACKGROUND:

The Environmental Committee reviews existing City environmental programs and recommends new policies and programs to the City Council that facilitate the goals stated within the Environmental Work Plan. There are five vacancies on the Environmental Committee: three full terms, two partial terms.

The Capital Improvement Program Advisory Committee assists in the development of the five year Capital Improvement Program ("CIP"). Each year staff proposes CIP projects for a five-year period. The committee reviews these projects and makes recommendations to the City Council for funding consideration in conjunction with the City's annual budget process. In addition to the projects proposed by staff, the committee holds a community workshop each year to receive project requests from the general public. There are five vacancies on the Capital Improvement Program Advisory Committee: two full terms, three partial terms.

DISCUSSION:

Announce the appointments to the Environmental Committee and Capital Improvement Program Advisory Committee (CIPAC).

November 15, 2022

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The Environmental Committee is comprised of seven members who must be residents and/or members of the local business community, and one member from the El Segundo School District.

CIPAC is comprised of five members, three residents and two local business representatives.

The following candidates are recommended for appointment:

Candidate	Committee
1. Dennis Falk	Environmental Committee – Full Term, October 31, 2025
2. Tracey Miller-Zarneke	Environmental Committee – Full Term, October 31, 2025
3. Shannon O’Toole	Environmental Committee – Full Term, October 31, 2025
4. Kevin Butler	Environmental Committee – Partial Term, October 31, 2024
5. Kevin Atmore	Environmental Committee – Partial Term, October 31, 2024
6. Jerome Scott	Capital Improvement Program Advisory Committee – Full Term, October 31, 2025
7. Eric Kari	Capital Improvement Program Advisory Committee – Full Term, October 31, 2025
8. Mike Rotolo	Capital Improvement Program Advisory Committee – Partial Term, October 31, 2024
9. Leif Johnson	Capital Improvement Program Advisory Committee – Partial Term, October 31, 2024
10. Conni Pallino	Capital Improvement Program Advisory Committee – Partial Term, October 31, 2023

Announce the appointments to the Environmental Committee and Capital Improvement Program Advisory Committee (CIPAC).

November 15, 2022

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CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance customer service and engagement.

Objective A: El Segundo's engagement with the community ensures excellence.

PREPARED BY:

Mishia Jennings, Executive Assistant to City Council

REVIEWED BY:

Barbara Voss, Deputy City Manager

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

None



City Council Agenda Statement

Meeting Date: November 15, 2022

Agenda Heading: Reports - City Clerk

Item Number: F.13

TITLE:

2023 City Council Meeting Calendar

RECOMMENDATION:

1. Approve Option A, B or C for the 2023 City Council Meeting Calendar.
2. Alternatively, discuss and take other action related to this item.

FISCAL IMPACT:

None

BACKGROUND:

Since December of 2019, the Clerk's office has presented a proposed City Council meeting calendar for the following calendar year. An approved annual calendar allows for better agenda planning and advanced notification of meeting dates to the community. Traditionally, a meeting occurring around a holiday is cancelled due to the fact that certain city facilities are closed.

DISCUSSION:

For this year's calendar, staff has several recommendations for the summer recess, along with the traditional holiday meeting cancellations.

2023 City Council Calendar

November 15, 2022

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Option A: (For Summer Recess, this option cancels two regularly scheduled meetings in July)

January 3rd	Holiday Recess
April 4th	Due to ESUSD Spring Recess
July 7th	Holiday Recess
July 18th	Summer Recess
August 1st	National Night Out - National Police Department Event**
November 21st	Due to ESUSD Thanksgiving Recess

**For National Night Out on August 1st, Council will still hold a Council meeting and attend the event before the Council meeting by committing to a shortened Closed Session on that date, allowing time to attend National Night Out.

Option B: (For Summer Recess, this option cancels 2 regularly scheduled meetings in July)

January 3rd	Holiday Recess
April 4th	Due ESUSD Spring Recess
July 7th	Holiday Recess
July 18th	Summer Recess
August 1st	National Night Out - National Police Department Event**
November 21st	Due to ESUSD Thanksgiving Recess

**Move scheduled City Council Meeting from Tuesday, August 1st to Wednesday, August 2nd.

Option C: (For the Summer Recess, this option cancels 3 regularly scheduled meetings; 2 in July and 1st meeting in August)

January 3rd	Holiday Recess
April 4th	Due to ESUSD Spring Recess
July 7th	Holiday Recess
July 18th	Summer Recess
August 1st	National Night Out - National Police Department Event**
November 21st	Due to ESUSD Thanksgiving Recess

City Council may discuss other options other than staff recommendations.

CITY STRATEGIC PLAN COMPLIANCE:

Goal 1: Enhance Customer Service, Diversity, Equity, Inclusion and Communication

Objective 1A: El Segundo provides unparalleled service to all customers.

2023 City Council Calendar

November 15, 2022

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PREPARED BY:

Tracy Weaver, City Clerk

REVIEWED BY:

Tracy Weaver, City Clerk

APPROVED BY:

Barbara Voss, Deputy City Manager

ATTACHED SUPPORTING DOCUMENTS:

1. 2023 CC Prep Calendar

CITY OF EL SEGUNDO
2023 COUNCIL CALENDAR - DRAFT

City Council Meeting 4PM/6PM	Executive Team Meeting West Conference Room Every Tuesday at 9:00 AM	Final Agenda Staff Reports & Attachments Due Noon (Mon)	Deputy City Manager - Final Review at 1:30 PM (Wed)
1/3/2023		**12/27/2022 (Tues)	12/28/2022
1/17/2023 - Day after MLK Jr. Day		1/9/2023	1/11/2023
2/7/2023		1/30/2023	2/1/2023
2/21/2023 - Day after Presidents' Day		2/13/2023	2/15/2023
3/7/2023		2/27/2023	3/1/2023
3/21/2023		3/13/2023	3/15/2023
4/4/2023	(ESUSD Spring Recess)	3/27/2023	3/29/2023
4/18/2023		4/10/2023	4/12/2023
5/2/2023		4/24/2023	4/26/2023
5/16/2023		5/8/2023	5/10/2023
6/6/2023		**5/30/2023 (Tues)	5/31/2023
6/20/2023		6/12/2023	6/14/2023
*7/5/2023 - (Wed)		6/26/2023	6/28/2023
7/18/2023		7/10/2023	7/12/2023
8/1/2023	Police National Night Out	7/24/2023	7/26/2023
8/15/2023		8/7/2023	8/9/2023
9/5/2023 - Day after Labor Day		8/28/2023	8/30/2023
9/19/2023		9/11/2023	9/13/2023
10/3/2023		9/25/2023	9/27/2023
10/17/2023		10/9/2023	10/11/2023
11/7/2023		10/30/2023	11/1/2023
11/21/2023	(ESUSD Thanksgiving Recess)	11/13/2023	11/15/2023
12/5/2023		11/27/2023	11/29/2023
12/19/2023		12/11/2023	12/13/2023
1/2/2024 - Day after New Year's Day	(ESUSD Winter Recess)	**12/26/2023 (Tues)	12/27/2023
*Per ESMC 1-4-4, if a Council Meeting falls on a Holiday, it will be scheduled for the next day			
** Final Agenda due Tuesday due to Monday Holiday.			
CANX = Cancel Meeting?			