

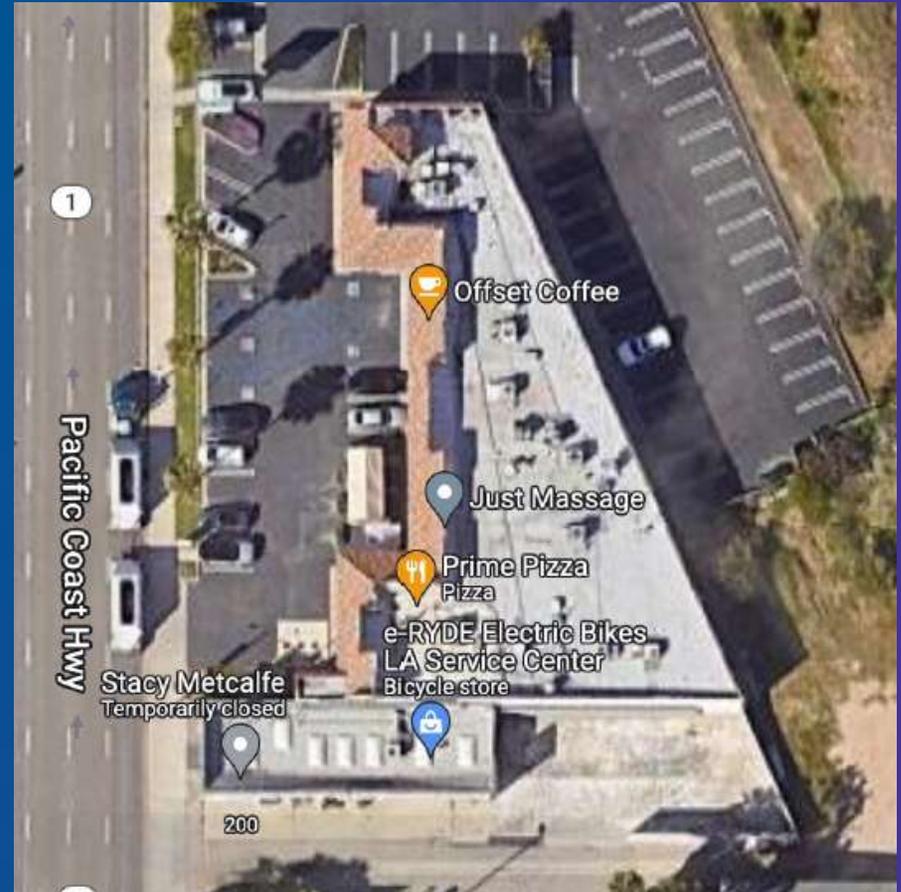


EA-1337  
Administrative Use Permit  
No. AUP 22-04

150 South Pacific Coast Highway

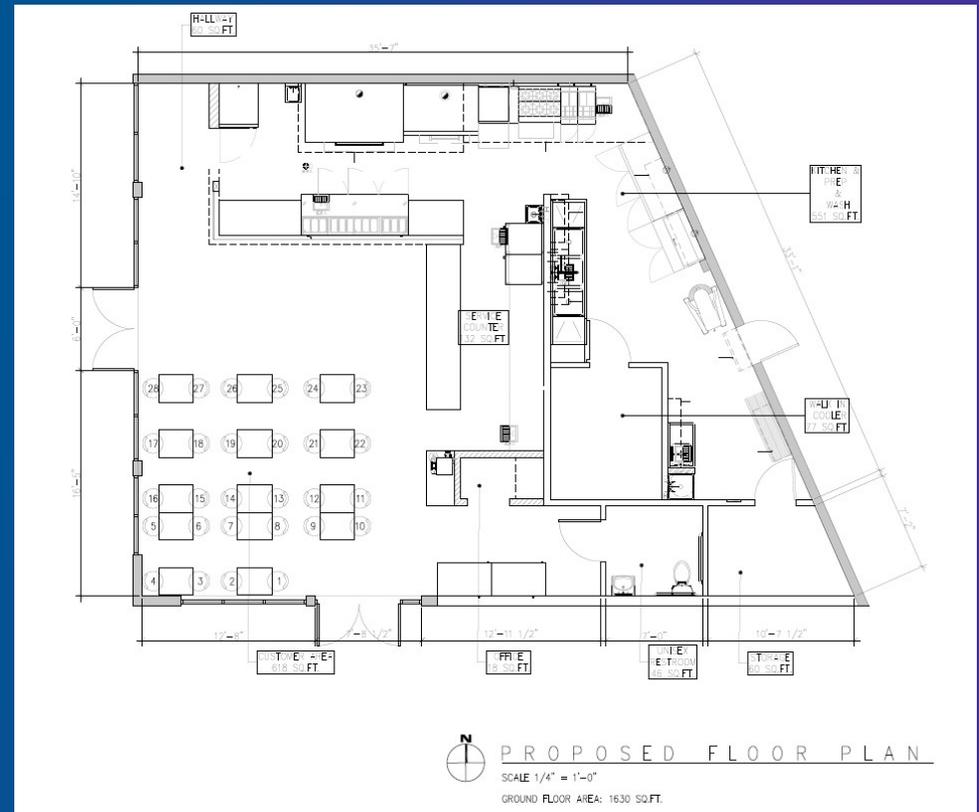
# Prime Pizza:

- C-3 General Commercial Zone
- A 1,630 gross square-foot single-story building
- Hours of operation:
  - 11am -10pm Monday – Sunday



# Administrative Use Permit (AUP) allows:

- On-site beer and wine (Type 41 ABC License) in one existing indoor dining area.
  - 618 square feet indoor dining area, sits 28.





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# Questions?

Thank you.





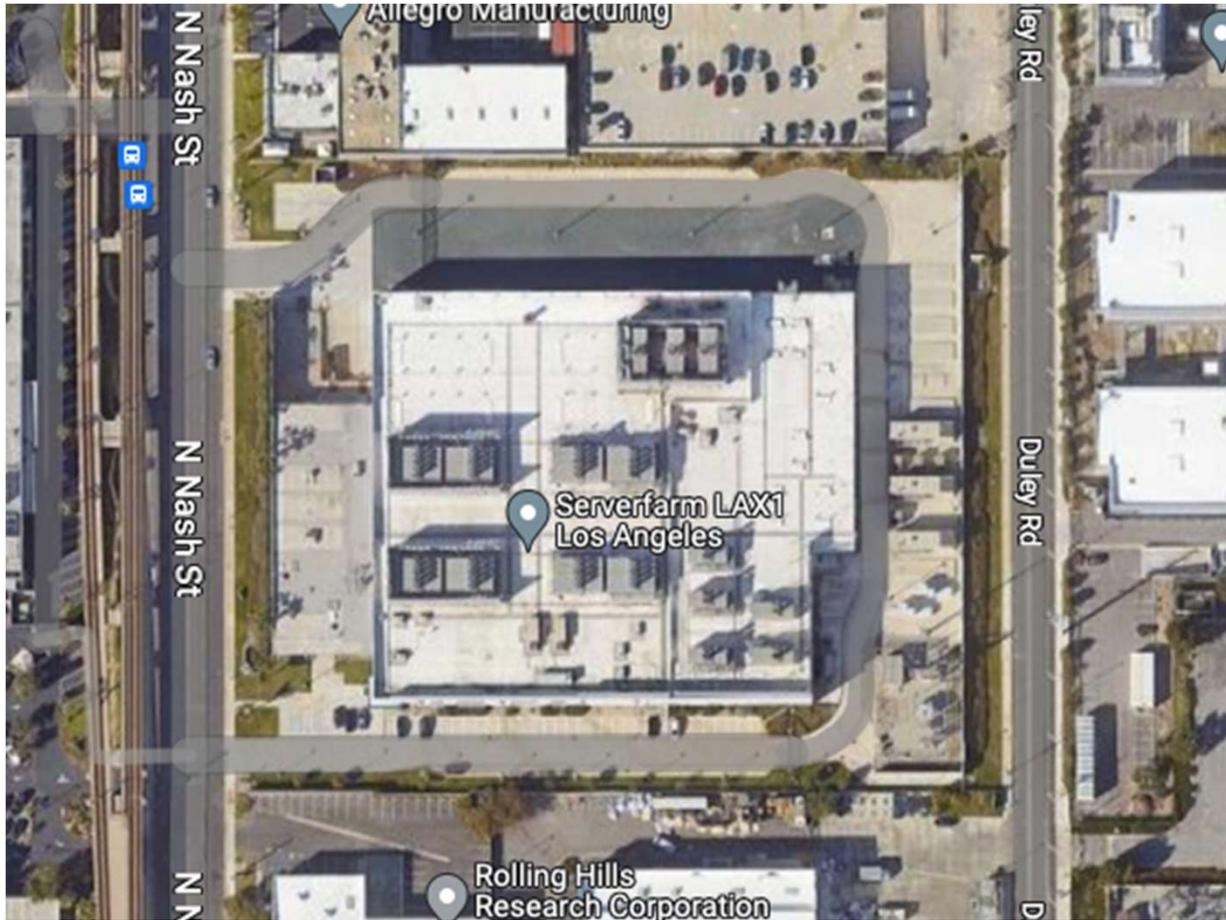
# 444 Nash Street Emergency Generator EA-971, Revision A

Planning Commission  
February 23, 2023

## 444 Nash Street Property Information:

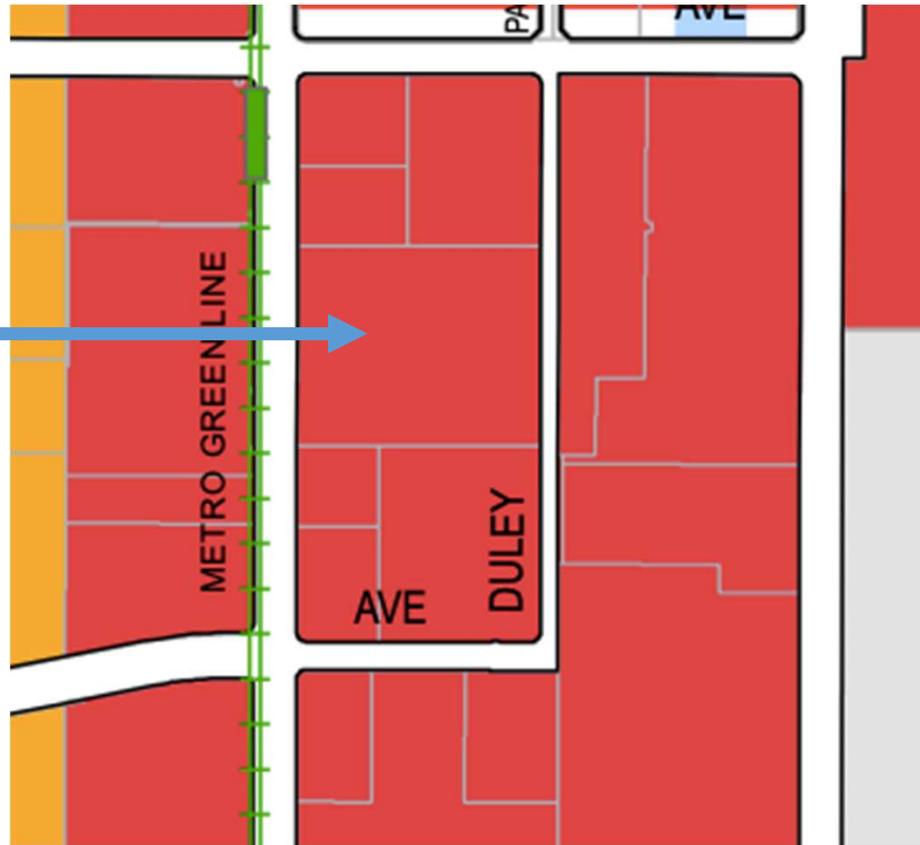
- 6.15-acre parcel, access from Nash Street
- General Plan Land Use Designation: Urban Mixed-Use North
- Zoning District: Urban Mixed-Use North (MU-N)

**Project Site  
(444 Nash Street)**



# Zoning Map

444 Nash St.



**ZONING DESIGNATIONS**

**RESIDENTIAL**

- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Multi-Family Residential (R-3)

**COMMERCIAL**

- Downtown Commercial (C-RS)
- Neighborhood Commercial (C-2)
- General Commercial (C-3)
- Commercial Center (C-4)
- Corporate Office (CO)
- Urban Mixed Use North (MU-N)
- Urban Mixed Use South (MU-S)
- Parking (P)

**INDUSTRIAL**

- Light Manufacturing (M-1)
- Heavy Manufacturing (M-2)

**OVERLAY DISTRICTS**

- Multimedia (MMO)

**SPECIFIC PLANS**

- 124th Street (124SP)
- 199 N Continental Bl (199NCBSP)
- 222 Kansas St (222KSSP)
- 540 E Imperial Ave SP (540EIASP)
- 888 N Sepulveda Bl SP (888NSBSP)
- Avalon (ASP)
- Corporate Campus (CCSP)
- Downtown Specific Plan (DSP)
- El Segundo South Campus Specific Plan (ESSCSP)
- The Lakes Specific Plan (TLSP)
- Smoky Hollow Specific Plan

**OPEN SPACE**

- Open Space (O)

**PUBLIC USE**

- Public Facilities

**TRANSPORTATION**

- Green Line Station
- Green Line
- Railroads

**Project Site  
(444 Nash Street)**



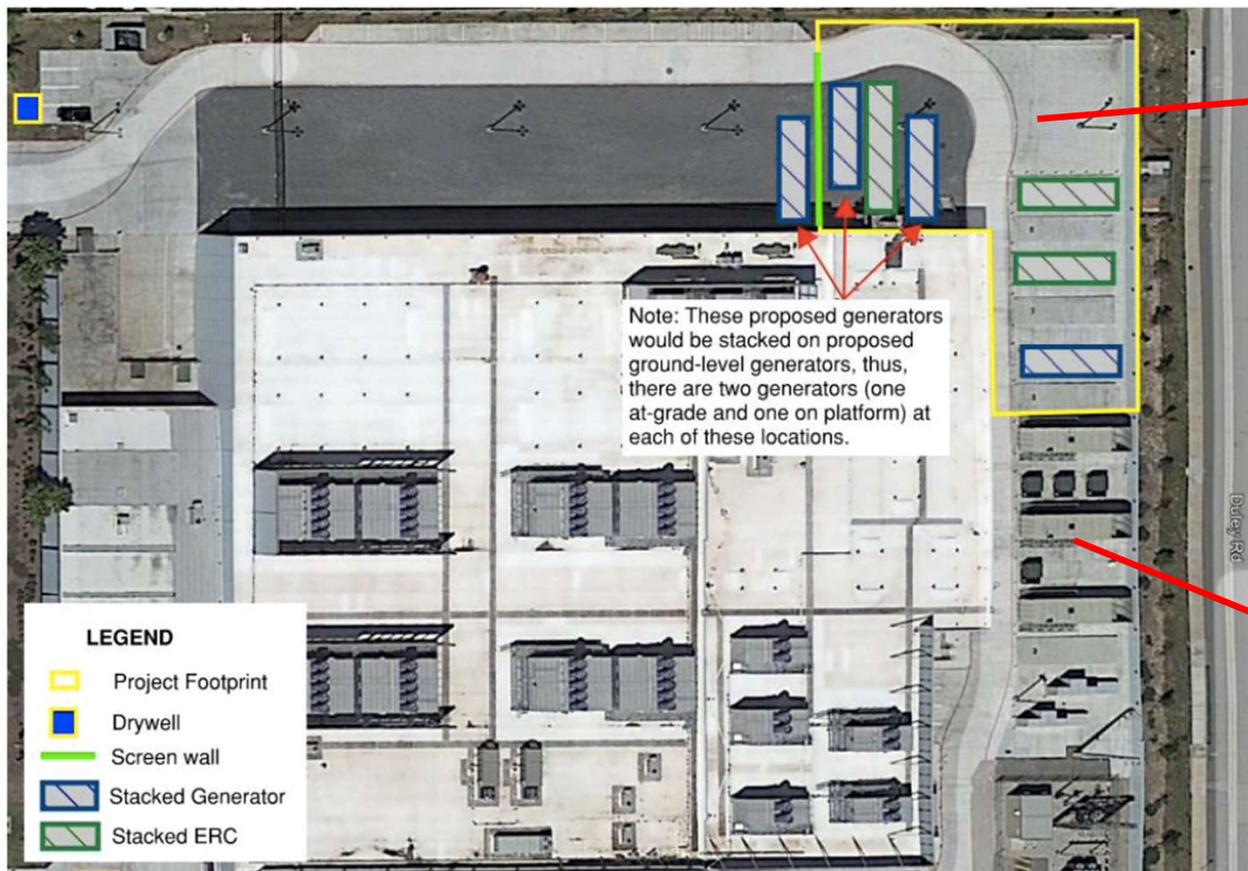
# Original Application-EA-971

- Authorized addition to existing data center (no change in land use)
- Authorized 14 generators
- IS/MND analyzed 4 generators (4 existing at the time)

# Proposed Project-EA-971, Revision A

- Proposal to add an additional emergency generator (from 14 to 15 total)
- Proposed IS/MND studied 7 additional generators and new drywell
- 8 generators currently have SCAQMD permits

## 444 Nash Street Site Plan-Generator Locations



### Proposed Improvements:

- Drywell
- Screening Wall
- Stacked Generators
- Stacked ERC

## 444 Nash Street Site Plan-Generator Locations



View from Duley Road

## 444 Nash Street Site Plan-Generator Locations

- Screen wall



View from Nash Street

# Planning Commission Findings

In consideration of EA-971, Revision A the Planning Commission shall make certain findings:

- The Project site is located at 444 North Nash Street. The property is in the Urban Mixed-Use North General Plan land use designation and is zoned Urban Mixed-Use North (MU-N).
- The subject site is a 6.14-acre through-lot, rectangular in shape with approximately 468 feet of street frontage on Nash Street and on Duley Road. The surrounding land uses are primarily light industrial/manufacturing with a public recreational facility located directly to the west across Nash Street and a hotel use located across Nash Street to the northwest.
- The Project site is developed with a data center that is approved for a total size of 180,442 square feet.

# Environmental Findings

**In consideration of the IS/MND, the Planning Commission shall make certain findings:**

- An IS/MND was prepared for the Project in compliance with the requirements of CEQA and the CEQA Guidelines and is adequate and appropriate for the City's use as the lead agency.
- The Project will either have no impacts or less than significant impacts in all areas except for Air Quality, Noise and Vibration, and Tribal Cultural Resources.
- Areas of concern noted as potentially significant if not mitigated. Mitigation measures have been incorporated into the IS/MND and will be imposed of the Project through the City's adoption of a Mitigation Monitoring and Reporting Program ("MMRP") in compliance with CEQA Guideline 15074(d). These mitigation measures are imposed to address potential environmental effects with respect to: Air Quality, Noise and Vibration, and Tribal Cultural Resources. With the implementation of these mitigation measures, all potential environmental effects will be reduced to a less than significant level.

# Recommendation

- Adopt Resolution No. 2932, approving Environmental Assessment (EA) No. 971, Revision A, increasing to 15 the total number of backup generators and adopting an Initial Study/Mitigated Negative Declaration.



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# 2023 Zoning Code Cleanup

EA 1230

# Purpose

1. Continuously improve the Zoning Code
2. Clarify unclear provisions
3. Simplify standards
4. Streamline use of the Code

# Areas of changes

- General Provisions
- Residential Zones
- Commercial Zones
- Industrial, Open Space, Parking, Public Facilities zones and Overlays
- Off-Street Parking Requirements
- Miscellaneous

# General Provisions

- Fences and walls
  - Limits in nonresidential zones
  - Limits on cut slope retaining walls in street-facing setbacks
  - Temporary construction fencing
  - Update diagrams
- Setback encroachments
  - Built-in barbeques zero setback in interior setbacks
- Screening requirements
  - Solar system screening (panels exempt)

# Questions on General Provisions



# Residential Zones

- Permitted uses table
- Simplify front and rear yard setbacks (R-1 and R-2)
- Simplify and standardize front yard encroachments
- Simplify and standardize lot width limit
- Clarify decks vs FAR (R-1)
- Standardize minimum distance between buildings
- Eliminate exception to alley access requirement

**Table No. 1 – Permitted uses in residential zones**

Uses	Zones		
	R-1	R-2	R-3
<b>Residential uses/Hospitality</b>			
Accessory dwelling units, per ESMC Article 15-4E	A	A	A
Condominiums and stock cooperatives converted from multiple-family dwellings subject to the requirements of the Subdivision Map Act			P
Lodging houses			P
Micro-unit developments <sup>3</sup>			P
Mobile home parks, subject to Building and California Health and Safety Code regulations	CUP	CUP	CUP
Mobile or manufactured homes	P	P	P
Multiple-family dwellings			P
Renting of up to two rooms to not more than four persons per dwelling unit	P	P	P
Short-term rentals, per ESMC Chapter 4-16 <sup>2</sup>	P	P	P
Single-family dwellings	P	P	P
Two-family dwellings, duplexes, or two one-family dwellings		P	P
<b>Group care uses</b>			
Daycare centers			P
Family care home, foster family home, or group home serving six or fewer children (State authorized, certified or licensed)	P	P	P
Large family daycare homes	P	P	P
Residential facility, residential care facility, residential care facility for the elderly, intermediate care facility, developmentally disabled habilitative or nursing, or congregate living health facility, serving six or fewer persons (State authorized, certified or licensed)	P	P	P
Senior citizen housing subject to California Government Code sections 65913, 65914 and 65915			CUP
Senior housing facilities, including, but not limited to, rest homes, convalescent homes, or nursing homes			CUP
Small family daycare homes	P	P	P
<b>Non-residential uses</b>			
Assembly halls		CUP	CUP
Home occupations	P	P	P

# Residential Zones

- Permitted uses table
- Simplify front and rear yard setbacks (R-1 and R-2)
- Simplify and standardize front yard encroachments
- Simplify and standardize lot width limit
- Clarify decks vs FAR (R-1)
- Standardize minimum distance between buildings
- Eliminate exception to alley access requirement

# Lot width

- Current code

Lot Width: Every lot created after the effective date hereof must maintain a width of not less than fifty feet (50') at the required front yard setback line. However, any lot or parcel of land of record on May 14, 1954, having a street frontage not exceeding two hundred feet (200'), may be subdivided into two (2) or more parcels having a width of not less than the average width of the narrowest twenty percent (20%) of the lots fronting on its block. The "block" is defined as the area on both sides of the street between the nearest intersecting streets. **Each parcel must have an area of not less than five thousand (5,000) square feet.**

- Proposed ordinance

Lot Width: A minimum of 50 feet.

# Residential Zones

- Permitted uses table
- Simplify front and rear yard setbacks (R-1 and R-2)
- Simplify and standardize front yard encroachments
- Simplify and standardize lot width limit
- Clarify decks vs FAR (R-1)
- Standardize minimum distance between buildings
- Eliminate exception to alley access requirement

# Accessory Dwelling Units (ADU)

- Clarify density standards
- Update parking exemption language
- Update permit streamlining provisions
- Overall, bring in line with current state law

# Questions on Residential Zones



# Commercial Zones

- Permitted uses table
  - Add Micro-Breweries as a CUP use in the MU-N and MU-S Zones
  - Remove CUP for outdoor dining areas
  - Prohibit service stations in the CR-S and C-2 Zones
  - Prohibit freight forwarding in the C-3 and MU-S Zones.
- All Commercial Zones
  - Simplify side and rear yard setback requirement (eliminate averaging)

# Commercial Zones

- CR-S and C-2 Zones
  - Clarify the residential density limit (10 per acre)
- C-3 Zone
  - Reduce front yard setback from 25 feet to 10 feet
  - Reduce the side and rear yard setback from 15 feet to zero feet
  - Clarify the setback measurement method
- MU-N Zone
  - Reduce rear yard setback along public right-of-way from 30 to 20 feet

# Commercial Zone Questions



# Industrial Zones

- Permitted uses table
  - Add solar energy systems to the permitted uses
- M-1 and M-2 zone
  - Simplify side and rear yard setback requirements

# Other Zones and Overlays

- MDR Overlay
  - Add development standards for live/work uses.
- MMO Overlay
  - Add outdoor dining to the permitted accessory uses
- O-S Zone
  - Add solar energy systems to the permitted accessory uses.

# Questions on Industrial Zones, other Zones and Overlays



# Off street parking requirements

- Eliminate tire stop requirements
- Reduce vehicle lift minimum dimensions
- Allow EV charging stations to encroach in existing parking
- Allow vehicle lifts in the R-1 and R-2 zones with an AUP (no CUP)
- Allow vehicle lifts in nonresidential zones as tandem spaces
- Establish a parking ratio for Motion picture/television studios
- Clarify the parking requirement for childcare/preschool facilities
- Clarify the bicycle parking requirement for nonresidential uses

# Questions on off street parking



# Miscellaneous changes

- Clarify and update definitions of terms
- Clarify/update notification requirements for dedication waivers
- Clarify development impact Fee refund process
- Clarify Master Sign Program review process
- Delete building height restrictions on through lots
- Delete provisions regarding video arcades
- List/clarify certain permitted accessory uses
- Edit format and correct typographical errors

# Questions on Miscellaneous changes



# Discussion















E PINE AVE

MAIN ST



W PINE AVE

455 Main St

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R-3 & Mixed-Use Overlay Multi-Family Design Standards

## PLANNING COMMISSION STUDY SESSION

February 23, 2023

JK A

# Tonight's Agenda

## 1. Project Introduction

- Team
- Scope
- Timeline

## 2. Existing Conditions, Findings, and Considerations Report

- Research
- Observations
- Findings & Considerations

## 3. Discussion, Comments, and Questions

# Project Team



## City Challenge

Develop design standards for an adopted overlay zone and mixed-use sites that optimize the fit of larger multi-family and mixed-use projects within existing 2-, 3-, and 4-story contexts.



# Project Objectives

1. Analyze State legislation and the El Segundo Zoning Code to understand existing R-3 standards and policies.
2. Discuss with City Staff and decision-makers considerations for multi-unit residential design standards within the R-3 and MU Overlay Zones that build upon existing built-form patterns and community character.
3. Develop objective design standards in compliance with State legislation for multi-unit residential construction in R-3 and MU Overlay Zones.



# Project Timeline

## January 2023

- Kick-Off Meeting
- JKA Observation and Documentation of Existing Conditions

## February 2023

- Existing Conditions, Findings, and Considerations Report
- **02/23/23 Planning Commission Study Session**

## March 2023

- Administrative Draft of Objective Design Standards (ODS)

## April 2023

- Study Session with City Staff
- Planning Commission Study Session #2
- Draft ODS

## May 2023

- Final ODS
- Public Hearings

**DRAFT**

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R-3 & MU Overlay Multi-Family Design Standards

**EXISTING CONDITIONS, FINDINGS,  
AND CONSIDERATIONS REPORT**

## In This Report

- Research
  - SB 330
  - El Segundo Zoning Code
  - El Segundo Housing Element
  - EPS Memorandum to City (9/22)
- Observations
  - Neighborhood Tour
- Findings & Considerations





# RESEARCH

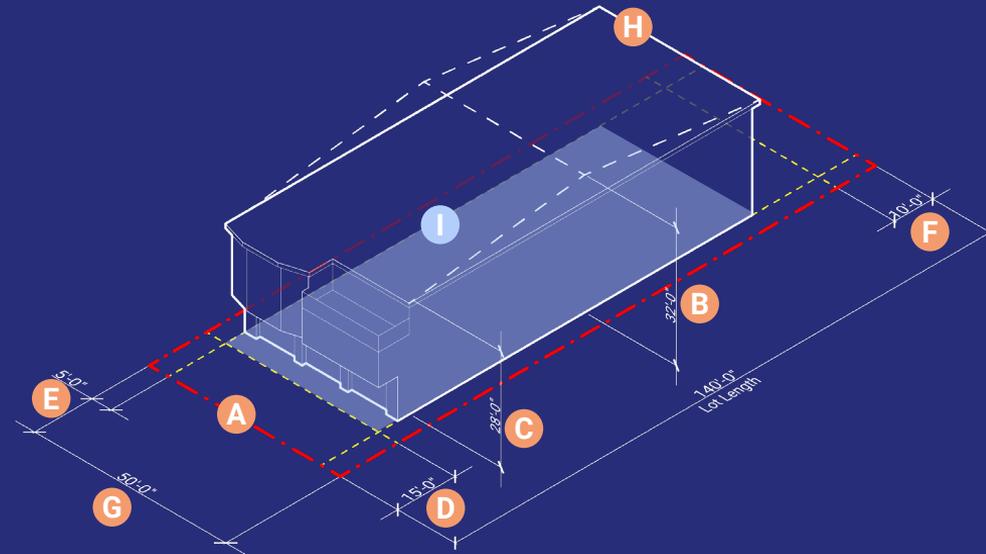
## SB 330: “Housing Crisis Act of 2019”

- Prohibits imposing or enforcing non-**objective design standards** established after January 1, 2020
- Shortens required permit review time frames for projects that meet all applicable objective zoning standards, including ADUs
- 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

**“Objective design standard”:** A design standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

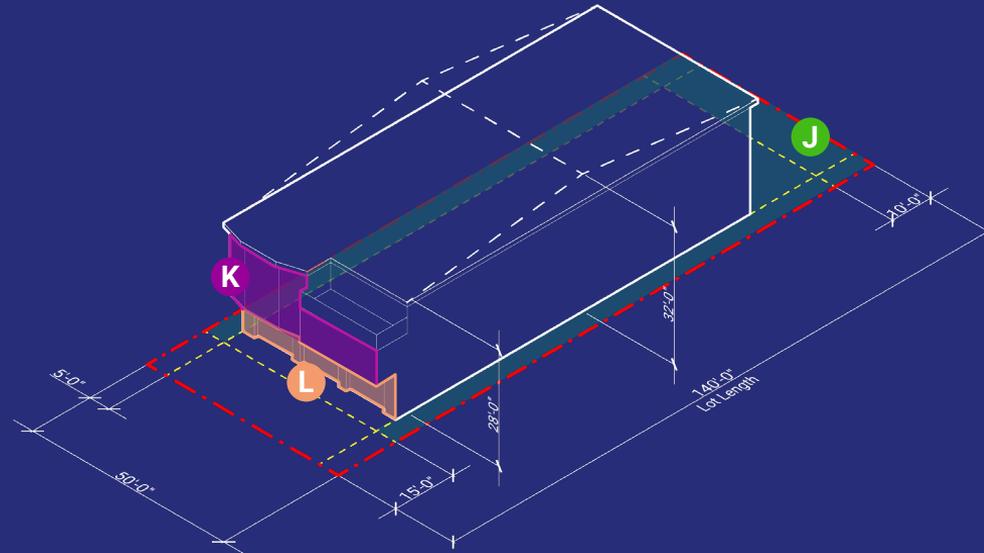
# R-3 Zoning

Descriptor	Designation	Notes
<b>A</b> Lot Area 15-4C-5(B)	7,000 sf. min	
<b>B</b> <b>C</b> Height 15-4C-5(C)	32 ft. / 2 stories 26 ft. / 2 stories	pitched roof flat roof
<b>D</b> Front Yard Setbacks 15-4C-5(D.1)	15 ft. min.	
<b>E</b> Side Yard Setbacks 15-4C-5(D.2-4)	10% width of lot 3 ft. ≤ setback ≥ 5 ft.	facing a side street, except if parking garages or covered parking spaces face a street, then setback shall be 20 ft. facing an adjacent lot, except detached accessory structures located in the rear 1/4 of the lot are allowed zero setback on one interior side lot line
	Reversed corner lots shall have the following side yard with a triangular area described as follows: one angle shall be formed by the rear and street side property lines, and the sides of this angle shall be fifteen feet (15') in length, measured along the rear and street side property lines. The third side of this triangle shall be a straight line connecting the two (2) other lines at their endpoints. This triangular side yard setback area shall be in addition to the other side yard setback requirements described in subsections D2 and D3 of this section.	
<b>F</b> Rear Yard Setbacks 15-4C-5(D.5-6)	10 ft. min.	detached accessory structures are allowed zero setback on the rear property line and on one interior lot side line in the rear 1/3 of the lot
<b>G</b> Lot Width 15-4C-5(E)	50 ft. min.	
<b>H</b> Building Area 15-4C-5(F)	1 DU / 1,613 sf. of lot area 1 DU / 2,420 sf. of lot area	properties ≤ 15,000 sf. in size, 27 DU/acre a fraction of a lot > 1,075 sf. will allow an additional unit properties > 15,000 sf. in size, 18 DU/acre a fraction of a lot > 1,613 sf. will allow an additional unit
<b>I</b> Lot Coverage 15-4C-5(H)	53% area of lot max.	



# R-3 Zoning

Descriptor	Designation	Notes
<b>J</b> Open Space/ Recreation Requirements 15-4C-5(I)	50 sf. private open space per DU	
	150 sf. common open space per DU	≤4 units
	200 sf. common open space per DU	5-9 units
	250 sf. common open space per DU	10+ units
	50 sf. recreational facilities per DU	21+ units
	front and street side setbacks not included in required open space and rec facility min. sf.	
interior side and rear setbacks may be considered required open spaces and rec facilities		
All required common open space must: 1) be physically or visually accessible to the residents, 2) be a minimum of 5 ft. in both length and width, and 3) include a min. 50% of softscape landscaping		
<b>K</b> Building Wall Modulation 15-4C-5(J)	24 ft. max. height or length	length of unbroken wall plane without at least a 2 ft. offset for a min. length of 6 ft. in wall plane
		When expanding or adding onto the height or length of an existing building wall, only the expansion or addition shall not exceed twenty four feet (24') without wall modulation.
<b>L</b> Parking	9' W X 20' L	residential standard dimension
	8.5' W X 20' L	residential narrow dimension (for lots under <40' W)
	PROHIBITED, unless density bonus is involved	tandem parking
	2 spaces per unit, plus 1 guest space for every 3 units	multi-family residential parking requirements
	12' min to 30' max	curb width ≤12 cars
	18' min to 30' max	curb width ≥13 cars



## EPS Memorandum to City, Sept. 2022

Even without SB 330 replacement requirements, **rezoning would still need to occur to spur redevelopment.**

1

For a given property, the applicable SB 330 replacement requirements determine the minimum standard. 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.

2

Increased density allowances would need to be accompanied by other zoning changes to ensure practicability. El Segundo will **need to allow higher building heights, and may need to change lot coverage limits, setback requirements, required parking ratios, and other development regulations.**

3

## El Segundo Housing Element

“...the City has also identified areas that are currently designated as Multi-Family Residential (R-3 Zoning) with a Housing Overlay, **allowing a density range of 60 to 70 units per acre.**”



18 du/acre

# Multi-Family Residential Building Types

2-3 stories



27-30 du/acre  
(Existing R-3)

3-4 stories



60-70 du/acre

4-5 stories



80-90 du/acre

6-8 stories



110-120 du/acre



# OBSERVATIONS

# Areas Toured

-  R-3 Zoning
-  R-3 Zoning Housing Overlay
-  Potential Redevelopment Sites
-  MU Overlay Sites





vehicle-dominated frontage



→ varied roofline



2-car garages

tuck-under parking configurations



hillside and stepped roof

open space

though-site connectivity



sloped roof

single-family building form



third story within  
roof form



loft-style windows

no setbacks



Consultant  
**FINDINGS & CONSIDERATIONS**

## Findings & Considerations



While two-story buildings are the most prevalent in the R-3 Housing Overlay, there are a few examples of 3- and 4-story buildings.

1



**Consider increased building heights to meet higher density thresholds.**

## Findings & Considerations



The City has approved a 5-story mixed-use building in a mixed-use overlay site.

2



**This building could be used as a basis to develop quantitative design standards.**

## Findings & Considerations



On narrow lots with multi-family housing, vehicles dominate the frontage.

3



**Provide standards that are pedestrian-friendly.**

## Findings & Considerations



In the R-3 housing overlay zone, large front yard setbacks with landscaping are consistent.

4



**Consider different setback requirements for different locations, i.e. relaxed in Smoky Hollow but maintained in conditions with intricate scale.**

## Findings & Considerations



Adjacent side yards on existing multi-family parcels form public spaces and through circulation to alleys.

5



**Consider design standards that promote safety in side yards and enhance the relationship between adjacent properties.**

## Findings & Considerations



Varied pitched-roof skylines on denser multi-family developments mimic the single-family housing typology in El Segundo.

6



**Maintain an increased height maximum for pitched roofs to encourage varied roof forms in the R-3 housing overlay.**

**or**

**Consider the removal of flat roofs in the R-3 housing overlay.**

## Findings & Considerations



Apartment buildings in the R-3 housing overlay do not always have good relationships with the back of sidewalk.



**Introduce design standards that address orientation to the major street.**

**and/or**

**Require more than one entry to break down the scale of larger buildings.**

## Findings & Considerations



R-3 parking requirements at 2 spaces per unit impact the size and cost of buildings if the predominant unit types are studios and 1-bedrooms.

8



**Consider providing a range of parking requirements for different size units.**

**and/or**

**Consider unbundling parking to allow flexibility for residents.**

## Findings & Considerations



Tandem parking was not observed in the R-3 zone and is not allowed per zoning.



**Consider allowing tandem parking in the R-3 housing overlay.**

9



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R-3 & MU Overlay Multi-Family Design Standards

## DISCUSSION, COMMENTS, AND QUESTIONS

JK A