

City of  
El Segundo

# Housing Element Update



September 2013





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# CITY OF EL SEGUNDO HOUSING ELEMENT UPDATE

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## 1. INTRODUCTION

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The City of El Segundo was incorporated in 1917 and is located in the South Bay Region of Los Angeles County, approximately 20 miles southwest of downtown Los Angeles (see **Figure 1-1**). The City occupies an area of approximately 5.46 square miles, and is home to approximately 16,033 residents according to the 2000 Census. The daytime population of the City is approximately 75,000 persons. 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 Chevron Refinery; and to the east by the 405 Freeway. These barriers isolate El Segundo's residential and downtown communities from other South Bay communities. Figure 1 depicts El Segundo's regional location and City boundaries respectively.

There were a total of 7,217 known dwelling units in the City in 2000. All of the residential population is located west of Sepulveda Boulevard on approximately 532.8 acres of land. The office/industrial/commercial areas east of Sepulveda Boulevard include a broad range of businesses including Fortune 500 companies, aerospace, computer related companies, and travel related companies. Commercial and industrial development east of Sepulveda Boulevard has increased in the past several years: over one million square feet of office development occurred within the last year.

The City experienced limited residential growth over the past seven years with an increase of 130 units (1.8 percent) since 2000. However, the City was able to produce a total of 151 housing units (193%) of its Regional Housing Needs Assessment (RHNA) over the entire planning period of the currently adopted Housing Element (2000-2005), which exceeded the City's RHNA requirements by 21 units.

The City's stock of 7,347 dwelling units is characterized by a relatively even balance between single and multi-family residences, although the 2000 census documents a majority of the City's units (58.1 percent) are renter-occupied. Similar to other communities in the South Bay area, home prices have increased dramatically since adoption of the current Housing Element making both owner occupied and rental housing units less affordable. However, compared with adjoining jurisdictions, El Segundo still provides a range of housing opportunities to the varied income levels of residents in the community.

This 2006-2014 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 (California Government Code Article 10.6) establishes the requirements for Housing Elements of the General Plan. Specifically, Government Code § 65588 requires that local governments review and revise the Housing Element of their General Plans not less than once every five years.



**Table 1-1** summarizes State requirements and identifies the applicable sections in the current El Segundo Housing Element where these requirements are addressed.

El Segundo's Housing Element was last updated in 2000 and is currently being updated through the year 2014 as part of an extended update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region. The Element sets forth a strategy to address the City's identified housing needs, including specific implementing programs and activities. The Housing Element is an 8½ -year plan, extending from January 2006 to June 2014. Other General Plan elements typically address a 10 to 20 year planning horizon.

Various amendments have been made to State law since adoption of the City's current Housing Element. These include changes that allow for local jurisdictions to take "credits" for actual construction activities in the 3-year gap period (2005-2008) that are above the growth forecasted for the period, and apply those credits to the housing needs forecasted for the period between 2006 and 2014. Additional changes include required preparation of a more detailed inventory of sites to accommodate projected housing needs (AB 2348); requiring sites to be rezoned within prescribed timeframes to accommodate sites identified for housing in the prior Element (AB 1233); and notifying water and sewer purveyors of Housing Element goals and policies and establishing priority service for units affordable to lower-income households (SB 1087). The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law including the provision of SB-2.

### Regional Housing Needs Assessment

Government Code § 65583 sets forth the specific components to be contained in the Housing Element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing needs. Allocation of such needs must be approved by the California Department of Housing and Community Development (HCD). El Segundo is a member of the Southern California Association of Governments (SCAG) and SCAG is generally responsible for preparing the Regional Housing Needs Assessment for the six-county territory that it represents.



HCD established the planning period for the current Regional Housing Needs Assessment (RHNA) from January 1, 2006 to June 30, 2014. The planning period originally ran from July 1, 2005 to June 30, 2014, however, it was reduced by six months (eliminating the last 6 months of 2005) by HCD, thus shortening the planning period from 9 years to 8½ years.

SCAG's original draft allocation for El Segundo was a total of 219 units. In response, the City prepared a letter of protest requesting a reduction in the total number of units allocated to El Segundo. SCAG granted a reduction in the total number of units of approximately 25% to 168 total units in the final draft allocation. The 168 housing units for El Segundo are out of the anticipated total regional construction need of 732,710 units (13,763 of which are in the South Bay Cities in the SCAG Region). The allocation of 168 units for El Segundo is broken down into the four categories as follows; 44 very low income households, 27 low income households, 28 moderate income households, and 69 above moderate income households. The City has 13 units for 2006, and 30 units for 2007 and 2008, totaling 43 units, which can be credited toward the above moderate income requirements for the 2006-2014 planning period.

## **B. ORGANIZATION OF THE HOUSING ELEMENT**

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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.





**Table 1-1  
State Housing Element Requirements**

Required Housing Element Component	Current Housing Element Document Reference
<b>A. Housing Needs Assessment</b>	
1. Analysis of population trends in El Segundo in relation to regional trends.	Section 2-A-1
2. Analysis of employment trends in El Segundo in relation to regional trends.	Section 2-A-4
3. Projection and quantification of El Segundo's existing and projected housing needs for all income groups.	Section 4
4. Analysis and documentation of El Segundo's housing characteristics including the following:  a. level of housing cost compared to ability to pay;  b. overcrowding;  c. housing stock condition.	Section 3-D Section 4 Section 3-C
5. An inventory of land suitable for residential development, including vacant sites, land having redevelopment potential, and an analysis of the relationship of zoning, public facilities, and services to these sites.	Section 6-A Appendix A
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 5-C
7. Analysis of existing and potential non-governmental and market constraints upon the maintenance, improvement, or development of housing for all income levels.	Sections 5-A
8. Analysis of special needs households: disabled, elderly, large families, female-headed households, and farmworkers.	Section 5-C-4
9. Analysis concerning the needs of homeless individuals and families in El Segundo.	Section 2-B-5
10. Analysis of opportunities for energy conservation with respect to residential development.	Section 6-B



Required Housing Element Component	Current Housing Element Document Reference
<b>B. Goals and Policies</b>	
1. Identification of El Segundo's goals and policies relative to maintenance, improvement, and development of housing.	Section 8
<b>C. Implementation Program</b> An implementation program should do the following:	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 8
2. Program to assist in the development of adequate housing to meet the needs of low and moderate income households.	Section 8
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in El Segundo.	Section 8
4. Conserve and improve the condition of the existing and affordable housing stock in El Segundo.	Section 8
5. Promote housing opportunities for all persons.	Section 8
6. Preserve lower income households assisted housing developments.	Section 8

### 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 builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.





## D. PUBLIC PARTICIPATION

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

City residents have been given several opportunities to recommend strategies, review, and comment on the El Segundo Housing Element. The City, for example, conducted public workshops on the Housing Element update at a regularly-scheduled Planning Commission meeting (October 25, 2007) and at a City Council meeting (November 20, 2007). Each of these study sessions were advertised in the local newspaper. Copies of the draft Housing Element were also made available in public locations, including the public library and City Planning Department public counter, the Joselyn Community Center, and sent directly to the local Board of Realtors and the Park Vista Senior Housing Board (represents City's low-income housing project). No comments were received from the public despite these outreach efforts.

Notification for upcoming hearings on the Draft Housing Element were published in the local newspaper in advance of each workshop and hearing. As a means of specifically soliciting input on the Draft Housing Element from organizations representing lower income and special needs populations, the City sent copies of the draft Element to the following non-profit housing and service providers, along with notification of public hearings on the Element: Access Community Housing (elderly/disabled/homeless), Habitat for Humanity-Los Angeles, Corridor Economic Development Corporation (families), Los Angeles Community Design Center (families/special needs), and Southern California Housing Development Corporation. No comments were received from these organizations despite these outreach efforts. Nonetheless, the Planning Commission and City Council will consider all comments received and will make appropriate revisions to the Housing Element prior to final adoption.

## E. SOURCES OF INFORMATION

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The data collected from various sources and utilized in the preparation of this document, may reflect totals, which are not identical. In general, the totals are not as significant as the trends illustrated in the data collected. However, where totals of population and housing counts were reported for the same period, they may have been adjusted to be consistent with the most valid source known.

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

1. U.S. Department of Commerce, Bureau of Census, 1990 and 2000 Census reports
2. State Department of Finance, 2007 Population and Housing Estimates
3. Housing Element Update of the El Segundo General Plan, July 2001
4. Housing Element Community Profile, September 2007
5. City of El Segundo Zoning Ordinance, 1993



6. SCAG Regional Housing Needs Assessment, 2007
7. California Association of Realtors 2006/2007 Sales Data
8. *Daily Breeze* rental listings (August-September 2007)
9. SCAG Growth Forecasts 1994-2020
10. City of El Segundo Quarterly Code Compliance Reports





## 2. COMMUNITY PROFILE

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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

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#### 1. Population Growth Trends



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

increased by 5% for the ten year period from 1990 to 2000.

As of January 1, 2007, the State Department of Finance estimated that the City's population numbered approximately 17,076, an increase of about 6% percent in the seven years since the 2000 U.S. Census. This rate of growth is just slightly below that for Los Angeles County and that of most of El Segundo's adjacent communities as shown on Table 2-1.



**Table 2-1**  
**Population Growth Trends**

<b>Jurisdiction</b>	<b>2000</b>	<b>2007</b>	<b><u>Change</u> 2000-2007</b>
<b>El Segundo</b>	<b>16,033</b>	<b>17,076</b>	<b>6.1%</b>
Hawthorne	84,112	89,080	5.5%
Hermosa Beach	18,556	19,474	4.7%
Inglewood	112,580	119,212	5.5%
Manhattan Beach	33,852	36,573	7.4%
Redondo Beach	63,261	67,495	6.2%
Los Angeles County	9,519,338	10,331,939	7.8%

Source: California State Department of Finance

## 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 in 1990 and 2000, and the proportionate age distribution of all Los Angeles County residents in 2000.



**Table 2-2  
Age Distribution**

Age Group	1990		2000		L.A. County % of Total
	Persons	% of Total	Persons	% of Total	
Under 5 years	850	5.6%	956	6.0%	6.8%
-9	796	5.2%	1,069	6.6%	7.3%
10-14	746	4.9%	1,037	6.4%	7.3%
15-19	769	5.1%	856	5.3%	7.2%
20-24	1,097	7.2%	715	4.4%	6.7%
25-34	3,682	24.2%	2,855	18.0%	14.2%
35-44	2,747	18.0%	3,348	21.8%	16.0%
45-54	1,824	12.0%	2,444	15.2%	13.8%
55-64	1,249	8.2%	990	6.9%	8.6%
65-74	906	6.0%	794	4.9%	6.4%
75+	557	3.7%	735	4.5%	5.9%
Total	15,223	100.0%	16,033	100.0%	100.0%
Median Age	33.1 yrs		36.4 yrs		35.3 yrs

Source: 1990 and 2000 U.S. Census



As shown in Table 2-2, the 2000 U.S. Census indicated median age in El Segundo of 36.4 years is higher than the County median age of 35.3 years. While the City has seen a drop in the population of young adults (age 25-34), the City witnessed significant proportional and numeric growth during the 1990s in its mid-adult populations (age 35-44) and higher-adult populations (age 45-54). This increase is likely attributed to the previous existing young adult populations continuing to live in the City. The current young adult population has been attracted to the City based on the growth of the local employment base, particularly in the aerospace industry, and in the City’s comparatively affordable housing relative to other coastal communities in the South Bay.

These characteristics 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 58% percent of all households occupied by renters. Associated with growth in the young and mid-adult populations, this may be an indication of the potential need for increasing first-time homebuyer opportunities in the City.



Growth in younger age groups has seen a small increase in population. There was 1.8% percent growth in the City’s early school age population (age 0-9 years), and growth of 1.5% percent increase in population for children ages 10 to 24. Vistamar School, a co-educational 9-12 independent private school was opened in 2005 with a limited enrollment that has increased since opening; enrollment figures provided by Vistamar School are shown in Table 2-3. Enrollment statistics provided by the California Department of Education for the El Segundo Unified School District are provided in Table 2-4.

**Table 2-3  
School Enrollment by Grade-Vistamar School**

Grade	2005	2006	2007
9	40	39	39
10	13	42	42
11	-	16	41
12	-	-	14
Total	53	97	136

Source: Vistamar School, 2007





**Table 2-4**  
**School Enrollment by Grade - El Segundo Unified School District**

Grade	2000	2001	2002	2003	2004	2005	2006
K	171	194	201	218	235	228	211
1	175	183	186	179	197	199	197
2	215	171	181	186	182	204	201
3	211	218	180	183	195	182	214
4	215	214	222	192	208	196	204
5	191	221	219	223	207	218	213
6	199	227	243	263	288	255	249
7	219	196	237	256	270	278	262
8	221	224	203	249	271	294	282
9	265	263	277	280	315	330	307
10	279	260	269	277	286	311	336
11	240	269	264	267	274	284	322
12	213	244	262	271	271	274	274
Total	2814	2884	2944	3044	3199	3253	3272

Source: California Department of Education, 2007.

## Seniors

El Segundo has a larger proportion of seniors (12.3% percent age 65 and older) than the County (9.7% percent). Between 1990 and 2000, the City experienced only a small proportional increase in seniors, who in 1990 represented 9.7% percent of the total population. This increase, although small, will likely continue to grow, and may indicate a need for expanded housing programs such as senior shared housing, senior housing repair assistance, and assisted supportive housing.

## 3. Race and Ethnicity

The racial and ethnic composition of a community effects housing needs due to the unique household characteristics of different groups. Table 2-5 shows the changes in the racial/ethnic composition of El Segundo between 1990 and 2000.



There were several dramatic shifts in the years between 1990 and 2000. The most notable of these changes were increases in the Asian/Pacific Islander, Hispanic and Black populations, although these ethnic groups still comprise less than 20% percent of the City's total population. El Segundo's ethnic composition continues to be predominately White at 80.0% percent of the population. However, this represents a decrease from 1990 when the White population comprised 84.8% percent of the population total.

**Table 2-5  
Racial and Ethnic Change  
1990 to 2000**

Race/Ethnicity	1990		2000		Change	
	Persons	% of Total	Persons	% of Total	Absolute Change	Percent Change
White	12,987	84.8%	12,356	79.7%	-631	-4.8%
Hispanic	1,382	9.02%	1,765	11.4%	383	+2.38%
Asian/Pacific Islander.	733	4.8%	1,052	6.8%	319	+2.2%
Black	133	.87%	181	1.2%	48	+.33%
American Indian	59	.38%	52	.34%	-7	-.006%
Other	19	.13%	87	.56%	68	+.046%
Total	15,313	100%	15,493	100%	180	+ .25%

Source: 1990 and 2000 U.S. Census

El Segundo's ethnic make-up does not reflect the racial diversification that is occurring elsewhere in Los Angeles County. A greater proportion of the City of El Segundo residents are White compared to 48.7% 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 (44.6% percent Hispanic, 11.9% Asian, and 9.8% Black). The distribution of the American Indian population is smaller than the County but the Other Races population of 0.6% is significantly smaller than the countywide population of 23.5% percent.

#### 4. Employment

The 2000 U.S. Census reports, as shown in Table 2-6, that there were 9,625 El Segundo residents in the labor force, representing a labor force participation rate of 75.1 percent of persons between the ages of 16 and 64. A majority of the City's residents are employed in managerial and professional specialty occupations (44.5 percent) or in technical, sales, and administrative support capacities (25.6 percent). The unemployment rate reported in the 2000 Census was 3.0% percent, compared to the countywide unemployment rate of 5.0% percent. The City's unemployment has continued to be below the County, with the 2006 annual average documented at 3.0% percent compared to 6.5% percent in the County.



**Table 2-6**  
**Jobs Held by El Segundo Residents**

Job Category	Number	Percent
Managerial/Professional	4,291	44.5%
Sales, Technical, Admin (Support)	2,468	25.6%
Service Occupations	1,134	11.7%
Precision Production, Craft and Repair	659	6.8%
Operators, Fabricators, and Laborers	649	6.7%
Farming, Forestry, and Fishing	13	0.01%
Total Employed Persons	9,214	95.7%
Total Persons in Labor Force (16 years and over)	9,625	100.0%

Source: 2000 U.S. Census

In 1998, the Southern California Association of Governments (SCAG) prepared growth projections for each jurisdiction in the region for population, households, and employment through the year 2020. The employment projections for the City of El Segundo were as follows:

Year	<u>1994</u>	<u>2000</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
<b>#Jobs</b>	55,106	66,490	80,405	87,024	95,256

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 2007 (approximately 75,000<sup>1</sup>) to the current 2007 population estimates (17,076) indicates a high job-population ratio of 1:4.3. 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 SCAG projections indicate that El Segundo will continue to grow, with an estimated increase of almost 29,000 jobs projected from 2000 to 2020. The City's large employment base relative to the small number of housing units, and the projected job increases for the City, indicate that there may be a need to continually seek ways to add housing in the community.

<sup>1</sup> Source: [www.elsegundobusiness.com/stats\\_demo.html](http://www.elsegundobusiness.com/stats_demo.html)

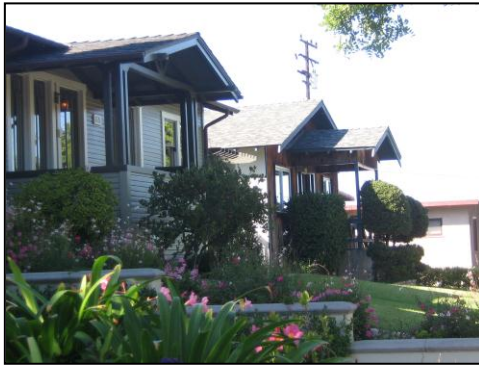


Temporary employment levels in the City will increase as a result of major new expansions to industrial-type facilities in El Segundo. For instance, Chevron's planned expansion to its refinery facility will include up to 3,000 contractors employed at the facility in the 4<sup>th</sup> quarter of 2007. In 2008, temporary employment levels will average 1,500 contractors in the first 3 quarters and leveling off to 500 contractors in the 4th quarter. In 2009, temporary contractor workers at the refinery will average 3,000 persons. In 2010 and beyond, the average number of temporary contractors will number 500 persons.

## 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 2000 U.S. Census, there were 7,060 households in the City of El Segundo, about 55.3% percent of which were family households. This proportion is less than that of Los Angeles County, where 68.2% percent of all households consisted of families. Single-person households represent the second largest household group in the City, comprising about 34.2% percent of all households. The remaining 10.3% percent of households fall into the unrelated non-family household category, which consist of unrelated persons living together.





**Table 2-7  
Household Characteristics**

Household Type	1990		2000	
	Number	Percent	Number	Percent
Total Population	15,223	100.0%	16,033	100.0%
In Group Quarters	97	0.63%	23	0.1%
Total Households	6,773	100.0%	7,060	100.0%
Average Household Size	2.25	56.0%	2.27	
Families	3,769	31.4%	3,908	55.3%
Single Households	2,125	13.0%	2,420	34.2%
Unrelated Non-Family Households	879	7.0%	732	10.3%

Source: 1990 and 2000 U.S. Census

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

Between 1990 and 2000, the average persons per household in El Segundo increased slightly from 2.25 to 2.27 persons per household. The California State Department of Finance estimates the average household size in El Segundo to be approximately 2.38 persons per household as of January 1, 2007. This figure is significantly less than the estimates for the City and County of Los Angeles (2.98 persons per household and 3.13 persons per household in 2007 respectively), and is fairly comparable with the relatively small average household sizes of all of El Segundo's adjacent neighbors. Average household size in nearby cities is shown in Table 2-8.

**Table 2-8  
Average Household Sizes  
For the City of El Segundo and Neighboring Communities -- 2007 Estimates**

City	Persons Per Household
<b>El Segundo</b>	<b>2.38</b>
Hawthorne	3.08
Hermosa Beach	2.05
Inglewood	3.18
Manhattan Beach	2.46
Redondo Beach	2.32

Source: California Department of Finance, January 2007



## 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 2000 U.S. Census, 4.8% percent (333 households) of households in El Segundo were living in overcrowded conditions, compared to 22.9% percent Countywide. Overcrowding among renter-households was more prevalent than among owner-households. Of the total 333 overcrowded households, 286 were renter occupied households. In contrast, of the total overcrowded households, only 47 were owner occupied households. The 2000 U.S. Census indicates that 76% percent of the households in El Segundo have less than .50 persons 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 2000 Census the median household income in El Segundo was \$61,131 per year, which is significantly more than the County median household income of \$42,189 per year. In comparison with its neighbors, the median household income in El Segundo was higher than that of Hawthorne and Inglewood; somewhat lower than Hermosa Beach and Redondo Beach; and significantly lower than that of Manhattan Beach.

The State Department of Housing and Community Development has developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development:

- Very Low Income: 50 percent or less of the area MFI;
- Low Income: between 51 and 80 percent of the area MFI;
- Moderate Income: between 81 and 120 percent of the area MFI;
- Upper Income: greater than 120 percent of the area MFI.

The 2006 MFI for the Los Angeles County MSA (\$49,300) was used to interpolate the City's income distribution from the census according to the above categories.

The income distribution of the City of El Segundo based on 2000 U.S. Census data is presented in Table 2-9.



**Table 2-9  
Family Income – 2000**

Income Level	No. of Households	% of Total
< \$10,000	75	1.9%
\$10,000 - \$14,999	41	1.04%
\$15,000 - \$24,999	232	5.8%
\$25,000 - \$34,999	245	6.2%
\$35,000 - \$49,999	570	14.4%
\$50,000 - \$74,999	832	21.1%
\$75,000 - \$99,999	788	20.0%
\$100,000 - \$149,000	705	17.9%
\$150,000 +	448	11.3%
Total	3,936	100.0%

Source: 2000 U.S. Census

**4. Housing Affordability and Overpayment**

State and Federal standards specify that a household overpays for its housing costs if it pays 30 percent or more of its gross income on housing. According to the 2000 U.S. Census, there were 7,032 occupied housing units in El Segundo. Of these occupied units, 2,945 (41.8% percent) units were owner-occupied, with 4,087 (58.1% percent) units occupied by renters. Table 2-10 summarizes housing overpayment statistics by tenure for the City of El Segundo.

**Table 2-10  
Summary of Housing Overpayment**

<u>Overpaying Households</u>	<\$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 or More	<u>Total</u>
Renters	387	341	148	69	945
Owners	89	69	112	426	696
Total	476	410	260	495	1,641

Source: 2000 U.S. Census



According to the 2000 U.S. Census, 1,641 of El Segundo households (23.2% percent of the City’s total households) were spending 30% percent or more of their household income on housing costs. Of these households, 945 (57.5% percent) were renters, representing 22.3% percent of the total renter households in the City.

In households with incomes of \$50,000 or more, the majority of households overpaying were owner households. While the extent of owner households overpaying for housing is not as great as that for renter households, there still may be a need for assistance to low and very low-income homeowners. In particular, seniors tend to have limited and fixed incomes, as well as physical limitations, which may hinder their abilities to adequately maintain their properties.



**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  
Special Needs Groups**

Special Need Group	No. Of Persons/Households	% Total Population/Households
Elderly Households (age 65+)	532	7.5%
Elderly Living Alone	173	2.4%
Disabled Persons (Age 16+)	1,876	11.7% <sup>1</sup>
Large Households (5 or more members)	456	6.45%
Female-Headed Households With Children (< 18 years old)	708 393	10.02% 5.5%
Farmworkers	13	.0008%
Military Personnel (in labor force)	27	.85%
Extremely Low Income Households	22 <sup>2</sup>	.75%

Source: 2000 U.S. Census, El Segundo Police Department (Homeless persons)

<sup>1</sup>Percent of population 16 years and over.

<sup>2</sup>50% of very-low income need from Regional Housing Needs Assessment.



The Census shows that roughly 7.5% percent of the City's households were headed by elderly persons age 65 and above. Of these approximately 532 households, 173 consisted of elderly persons living alone. Members of this subpopulation of the elderly may have special needs for assistance with finances, household maintenance, and other routine activities. This is particularly true of persons aged 75 and older who are more likely to among the "frail elderly."

The 2000 U.S. Census also indicates that there were at least 90 persons age 65 and over living below the poverty level. This indicates that there may be a need for additional affordable senior housing. In 1984, the City developed Park Vista, 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, which 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. Additionally, management at Park Vista indicated that there is a need for assisted living facilities in the City.

### **Disabled Persons**

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 2000 U.S. Census indicates that approximately 7.1% percent of El Segundo's population age 16 years and older, has some form of work or mobility/self-care disability.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of disabled persons would be within federal Section 8 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. As indicated on page 5-9 of the element, the City's Planning and Building Safety Department implements the provisions of the 2010 California Building Code and the provisions of the Americans with Disabilities Act (ADA) in their routine application and enforcement of building code requirements.





**Table 2-12**  
**Disability Status of Non-institutional Persons**

<b>Age and Disability Status</b>	<b>Number</b>	<b>Percent</b>
Persons 16-64 Years Old	3,190	19.8%
With Work Disability only	934	5.8%
With Mobility/Self-care Limitations only	115	0.7%
Persons 65 Years and Over	922	5.7%
With Mobility/Self-care Limitations only	92	0.057%
Total Persons, 16 Years and Over	4,112	25.6%
With Work Disability only	934	5.7%
With Mobility/Self-care Limitations only	207	1.2%
Total Disabled Persons 16 Years and Over	4,112	25.6%

Source: 2000 U.S. Census

### **Large Households**

According to the 2000 U.S. Census, only 6.45% percent of all households in the City of El Segundo consisted of large family households. In contrast to many communities where large households consist predominately of ethnic minorities and renters, large households in El Segundo are predominately non-minority homeowners, and therefore do not experience the same household overcrowding problems as in many communities.

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

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

### **Female-Headed Households**

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.



The 2000 Census indicates that there are 708 female-headed households in the City of El Segundo, 393 of which have children under the age of 18. These numbers account for approximately 10% and 5.5% respectively of all households in the city.

### **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 2000 U.S. Census reported that less than one percent (13 persons) of the City of El Segundo's residents were employed in farming, forestry, and fishing occupations. 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 2000 Census, there were 27 persons in the labor force employed in military occupations. The U.S. Air Force base in El Segundo currently employs approximately 1,500 persons of whom the majority are military personnel. Housing for base personnel is provided at Fort MacArthur, Pacific Heights and Pacific Crest in San Pedro for all military ranks and their families. There are currently 574 units, including two-, three- and four-bedroom units. Another 71 units are currently under construction at Fort MacArthur. In addition, there are 52 single occupancy units available in three dormitories.

### **Extremely Low-Income Households**

According to CHAS data generated for the City, there are approximately 557 very low-income households in the City. Very low-income households are those households that earn 50% or below of the median family income (MFI) for the statistical region in which they are located. Extremely low-income households are those households which earn less than 30% of the MFI. There are approximately 270 such households in El Segundo (renters and owners). Table 2-13, below, includes data characterizing housing problems in El Segundo including affordability problems for various income categories.



**Table 2-13**  
**Housing Problems for All Households<sup>1</sup>**  
**City of El Segundo**

	<b>Total Renters</b>	<b>Total Owners</b>	<b>Total Households</b>
<b>Household Income &lt;=30% MFI</b>	179	91	270
% with any housing problems	88.8%	56%	79%
% Cost Burden >30%	88.1%	56%	79%
% Cost Burden >50%	72.1%	41%	62%
<b>Household Income &gt;30% to &lt;=50% MFI</b>	214	73	287
% with any housing problems	84%	74%	81.2%
% Cost Burden >30%	84%	74%	81.2%
<b>Household Income &gt;50% to &lt;=80% MFI</b>	469	203	672
% with any housing problems	75%	29%	61%
% Cost Burden >30%	64%	29%	53%

<sup>1</sup>State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) data.

There are limited opportunities to address the housing needs of extremely low-income households 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.

### **Homeless Persons**

According to the 2005 Greater Los Angeles Homeless Count (published on January 12, 2006) and sponsored by the Los Angeles Homeless Services Authority, the overall homeless population of the Los Angeles Continuum of Care (CoC) Region at a given point in time is estimated to be 82,291 people. Approximately 72,413 are unsheltered, and 9,878 people are living in either emergency shelters or transitional housing programs at the time of the 2000 Census. A specific "point-in-time" count of the homeless (2005) indicated that there were 82,291 homeless persons in the greater Los Angeles region. This same study analyzed homelessness by separate regions in Los Angeles County and determined that the number of homeless person in the South Bay/Harbor area (which excludes Long Beach) numbered 7,369 person on any one night (point-in-time) but that the number people per year that are homeless number 23,654 individuals in this region. According to the survey, most of these individuals are male, are living outside of shelters, and have substance abuse problems.

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



mental illnesses. The 2000 Census reported that in El Segundo there were no persons visible in street locations or emergency shelters for the homeless.

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 and which are 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
Catholic Charities - Family Shelter 123 East 14th. Long Beach, CA 90813 (562) 591-1351	Provides transitional housing for homeless men, women and children. Single residents must be elderly or disabled. Stays of up to 45 days are permitted.
Christian Outreach Appeal 515 E. Third Street Long Beach, CA 90802 (562) 436-9877	Provides programs and informational resources for women and single mothers of jobs, training, and housing opportunities.
Family Crisis Center 601 Pacific Coast Highway Redondo Beach, CA 90277 (310) 792-5900	Provides beds for up to 15 women with children under 18 who are victims of domestic violence. Shelter for adolescents at risk of becoming homeless is also provided. Services include referrals to homeless shelters and outpatient counseling. Stays of up to 6 months are permitted.
Harbor Interfaith Shelter 670 W 9 <sup>th</sup> Street San Pedro, CA 90732 (310) 831-0589	Provides 20 single-bedroom units for families and children for up to 90 days. Provides food services to the public.
House of Yahweh 4430 West 147 <sup>th</sup> Street Lawndale, CA 90260 (310) 675-1384	Provides transitional housing with 10 trailer units for families with children for up to 2 years. Provides food services to public.
Long Beach Rescue Mission 1335 Pacific Avenue Long Beach, CA 90801 (562) 591-1292	Provides shelter and a 12-month substance abuse program for men and women. Up to 120 beds are provided. The length of stay varies. Provides food services to the public.
Salvation Army 809 E. 5 <sup>th</sup> St. Los Angeles, CA 90013 (213) 626-4786	Provides 286 beds for men and women for up to a stay of one year. Provides food services to the public.
Transitional Living Centers 16119 Prairie Avenue Lawndale, CA 90260 (310) 542-4825	Provides residential stay for up to 12 persons for chronically mentally ill persons.

Source: California Department of Housing and Community Development, The Multi-Service Center City of Long Beach Health and Human Services; Willdan and Associates.





### 3. HOUSING CHARACTERISTICS

A housing unit is defined as a house, apartment, or single room, occupied as separate living quarters, or if vacant, 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

As of January 2007, the State Department of Finance documents that there are 7,457 dwelling units in El Segundo, an increase of only 130 units (1.8 percent) since 2000. This growth rate is almost one-half the housing growth rate for the County of Los Angeles. A comparison of housing growth trends for El Segundo and neighboring cities is provided in Table 3-1. El Segundo's population is estimated to have grown by 1,043 persons (6.5 percent) during this same time period. There has been an increase in the average household size from 2.27 in 2000 and an estimated 2.38 in 2007.

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

City or Jurisdiction	Housing Units		Change 2000- 2007
	2000	2007	
<b>El Segundo</b>	<b>7,228</b>	<b>7,347</b>	<b>1.8%</b>
Hawthorne	29,574	29,859	1.0%
Hermosa Beach	9,813	9,827	0.1%
Inglewood	38,639	39,956	3.4%
Manhattan Beach	15,094	15,466	2.5%
Redondo Beach	29,543	29,988	1.5%
City of Los Angeles	1,337,668	1,326,774	0.8%
Los Angeles County	3,270,909	3,382,356	3.4%

Sources: 2000 U.S. Census  
California State Department of Finance, Population and Housing.  
Estimates as of January 1, 2007.



**B. HOUSING TYPE AND TENURE**

Table 3-2 provides the breakdown of the City's housing stock in 2000 and 2007 by unit type. As shown, while single-family detached homes remain the predominant housing type, the majority of growth occurring in the City has been comprised of condominium and apartment complexes with five or more units. Due to the scarcity of vacant residential land in the City, most of the housing unit growth has been accommodated through recycling of existing lower density residential, and particularly of smaller multi-family projects with 2-4 units. As indicated previously, in 2000, the proportion of owner-occupied households in El Segundo (41.9 percent) is significantly lower than that of renter-occupied households (58.1 percent).

**Table 3-2  
Comparative Housing Unit Mix in 2000-2007**

Housing Type	2000		2007	
	No. Of Units	% of Total	No. Of Units	% of Total
Single-Family				
Detached	3,079	42.7%	3,145	42.8%
Attached	414	5.7%	426	5.8%
Total	3,493	48.4%	3,571	48.6%
Multi-Family				
2-4 Units	813	11.3%	820	11.2%
5+ Units	2,911	40.3%	2,955	40.2%
Total	3,724	51.6%	3,775	51.4%
Mobile Homes	0	0.0%	1	.01%
Total Housing Units	7,217	100.0%	7,347	100.0%
Total Occupied	7,032	100.0%	7,154	--
Owner-occupied	2,945	41.9%	n/a	n/a
Renter-occupied	4,087	58.1%	n/a	n/a
Vacancy Rate	2.6%		2.76%	

Source: 2000 U.S. Census;  
California State Department of Finance, Population and Housing  
Estimates as of January 1, 2007.

Notes: The 1990 census includes recreational vehicles (RVs) and other non-permanent mobile homes in its definition of "mobile homes - other."  
Department of Finance also includes manufactured housing under the Count of mobile homes.



Table 3-3 and Table 3-4 indicate household sizes by tenure in El Segundo and elderly households tenure by age.

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

	1- 4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	2,659	37.8	286	4.1	2,945	41.9
Renter	3,914	55.7	173	2.4	4,087	58.1
TOTAL	6,573	93.5	459	6.5	7,032	100.0

Source: 2000 Census

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

Householder Age	Owners	Renters	Total
65-74 years	270	249	519
75 plus years	507	144	651
TOTAL	777	393	1,170

Source: 2000 Census



### C. AGE AND CONDITION OF HOUSING STOCK



Table 3-3 shows the age of the housing stock in El Segundo. In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, foundation work, plumbing, etc. As indicated in Table 3-3, the majority (about 68 percent) of El Segundo's housing units were constructed before 1970. 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. Assistance however, may be available through the City's housing rehabilitation assistance programs, including the Minor Home

Repair Program and the Residential Sound Insulation Programs. These existing programs can help preserve the City's existing affordable housing stock.

**Table 3-5  
Age of Housing Stock**

Structures Built	Number	Percent
1999 to March 2000	24	0.3
1995 to 1998	88	1.2
1990 to 1994	316	4.4
1980 to 1989	920	12.7
1970 to 1979	1,064	14.7
1960 to 1969	1,200	16.6
1940 to 1959	2,760	38.3
1939 or earlier	850	11.8

The Planning and Building Safety Department of El Segundo maintains statistic pertaining to the condition of the City's housing stock. According to the Planning and Building Safety Department, there are relatively few substandard dwellings in the City. Most building violations are related to property maintenance issues and to the illegal conversion of garages and accessory structures to



dwellings and single-family to multi-family unit conversions. These violations are added to the list of active Code Compliance cases and are followed up by code compliance staff. During 2006, the City identified a total of 44 residential violations, or an average of 11 per quarter. The majority of these violations were related to property maintenance.

### D. HOUSING COSTS

#### Housing Prices

The 2000 Census documents a median housing unit value of \$371,900 in El Segundo, about 78 percent above the countywide median of \$209,300, but well below Manhattan Beach (\$672,600) and Hermosa Beach (\$579,200).

**Table 3-6  
2000 Median Housing Unit Values**

Jurisdiction	Median Housing Values
El Segundo	\$371,900
Hawthorne	\$183,700
Hermosa Beach	\$579,200
Inglewood	\$175,000
Manhattan Beach	\$672,600
Redondo Beach	\$353,300
City of Los Angeles	\$221,600
County of Los Angeles	\$209,300

Source: U.S. Census Bureau

More recent figures from Data Quick Inc. indicate that the sales price of housing in El Segundo has increased dramatically since the 2000 census. A summary of this data is shown below in Tables 3-5 and 3-6. The median price of a single-family detached home sold in El Segundo in the summer of 2007 was \$997,000. Condominiums and townhouses sold at a median price of \$558,000 during that same period. These median prices are two and three times the overall median home value listed in the 2000 U.S Census for the City.





**Table 3-7**  
**Sales Price of Single-Family Housing Units**  
**Summer 2007**

<b>Number of Bedrooms</b>	<b>Median Price</b>	<b>Average Price</b>	<b>Price Range</b>	<b>Number of Units</b>
1 Bedroom	\$625,000	\$625,000	\$625,000 - \$625,000	1
2 Bedrooms	\$680,000	\$680,000	\$610,000 - \$750,000	2
3 Bedrooms	\$956,722	\$990,000	\$375,000 - \$1,250,000	10
4 Bedrooms	\$1,189,167	\$1,102,500	\$850,000 - \$1,650,000	7
5 Bedrooms	\$1,667,500	\$1,660,000	\$1,660,000 - \$1,675,000	2
Combined	\$997,000	\$1,053,275	\$375,000 - \$1,675,000	22

Source: Data Quick Inc., June, July, August 2007

**Table 3-8**  
**Sales Price of Condominiums/Townhouses**  
**Summer 2007**

<b>Number of Bedrooms</b>	<b>Median Price</b>	<b>Average Price</b>	<b>Price Range</b>	<b>Number of Units</b>
2 Bedroom	\$543,167	\$547,500	\$524,000 - \$558,000	3
3 Bedrooms	\$697,500	\$697,500	\$690,000 - \$705,000	3
Combined	\$558,000	\$604,900	\$524,000 - \$705,000	6

Source: Data Quick Inc., June, July, August 2007

The majority of the single-family homes recently sold have 3 and 4 bedrooms, Table 3-7 which is reflective of the significant proportion of large-unit housing in the City where more than one-third of the City's housing have three or more bedrooms. A significant portion of the housing stock, 39.7 percent have 2 bedrooms. Of the 28 housing units sold in the Summer of 2007, including the 6 condominiums and townhouses, 18 percent were 2-bedroom units, 46 percent were 3-bedroom units, and 32 percent were 4 or more bedroom units.



**Table 3-9  
Number of Bedrooms**

<b>Bedrooms</b>	<b>Number</b>	<b>Percent</b>
No Bedroom	429	5.9
1-bedroom	1,460	20.2
2-bedrooms	2,870	39.7
3-bedrooms	1,696	23.5
4-bedrooms	659	9.1
5 or more bedrooms	114	1.6

### **Housing Rental Rates**

The median contract rent for El Segundo according to the 2000 Census was \$882 per month. This was lower than that for Manhattan Beach (\$1,358) and Hermosa Beach (\$1,146), but higher than that for Hawthorne (\$636) or Los Angeles County (\$704).

The 2000 Census also indicated that of the 4,087 renter-occupied units, about 10 percent were single-family detached homes, and 2.0 percent were attached (includes condominiums or townhouses). The remainder of the renter occupied units, 45.8 percent were in buildings with 2 or more units.





**Table 3-10  
2000 Median Housing Rental Rates**

<b>Jurisdiction</b>	<b>Median Gross Rent</b>
El Segundo	\$882
Hawthorne	\$636
Hermosa Beach	\$1,146
Inglewood	\$673
Manhattan Beach	\$1,358
Redondo Beach	\$995
City of Los Angeles	\$672
County of Los Angeles	\$704

**Table 3-11  
Tenure by Number of Units in Structure**

<b>Tenure by Units in Structure</b>	<b>Number</b>	<b>Percent</b>
Total Housing Units	7,032	----
Owner-Occupied	2,945	41.3
1-detached	2,280	32.4
1-attached	247	3.5
2 units	32	0.4
3 - 4 units	56	0.8
5 or more units	330	4.7
Other Unit Types	0	0.0
Renter-Occupied	4,087	58.1
1-detached	709	10.1
2-attached	143	2.0
2 units	161	2.3
3 – 4 units	537	7.6
5 or more units	2,526	35.9
Other Unit Types	11	0.2



A review of the Daily Breeze, a local community newspaper, Craig's List Los Angeles, a regional internet rental classified list, and South Bay Rentals, a rental real estate services; indicates that rental rates in El Segundo are fairly comparable to those in immediate coastal neighboring cities. A summary of these rental rate ranges is shown below in Table 3-10, as compiled from a recent review of the three sources listed above. There are limited apartment and condominium/townhouses opportunities in El Segundo and they are more plentiful in Hermosa Beach and Manhattan Beach. In El Segundo, the available monthly rental rate range was much narrower for apartments ranging from \$1,750 to \$2,500 than that for Hermosa and Manhattan Beach, which together ranged from \$1,000 to \$4,000.



For condominium and townhouses, El Segundo again had a much narrower monthly rental rate range from \$1,800 to \$3,500 while Hermosa Beach ranged from \$1,650 and \$7,900, with Manhattan Beach ranging from \$1,990 to \$14,000.

Only one single-family listing was found available for rent from the entire survey of three listing for El Segundo with \$1,995. However, Hermosa Beach rental rates were from \$2,400 to \$20,000 per month and Manhattan Beach rental rates were from \$2,000 to \$18,900.

Condominium/townhouses and single-family housing units' monthly rental rates vary greatly in Hermosa and Manhattan Beach when compared to El Segundo. This is perhaps due to the variation in unit size, structure age, yard size, quality of construction and beach/view locations within Manhattan Beach and Hermosa Beach. These physical attributes vary greatly between properties in these communities.



**Table 3-12  
Comparison of Rental Rates  
El Segundo and Neighboring Coastal Communities  
Summer 2007**

Housing Type by Number of Bedrooms	<u>Range of Rental Costs</u>		
	El Segundo	Hermosa Beach	Manhattan Beach
<b>Apartments</b>			
Studios	no listings	\$1,275 – 1,750	\$975 - \$2,950
1 Bedroom	\$1,700	\$1,395 - \$2,700	\$1,200 to \$1,995
2 Bedrooms	\$1,500 - \$2,500	\$1,975 - \$2,950	\$1,975 – 2,950
3 Bedrooms or more	no listings	\$1,475 - \$3,900	\$4,000
<b>Condominiums and Townhouses</b>			
2 Bedrooms	\$1,800 - \$2,500	\$1,650 - \$4,500	\$1,990 - \$2,850
3 Bedrooms or more	\$3,300 - \$3,500	\$3,900 - \$7,900	\$1,900 - \$14,000
<b>Single-Family Homes</b>	\$1,995	\$2,400 - \$20,000	\$2,000 - \$19,800

Sources: *Daily Breeze*, 9/01/07 – 9/11/07  
 Craig’s List Los Angeles, 9/01/07 - 9/11/07  
 South Bay Rentals, 09/07/07 – 09/14/07

**Housing Costs and Affordability**

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2006 HUD-established Area Median Family Income (MFI) limits for Los Angeles County of \$49,300. Table 3-11 illustrates maximum affordable mortgage payments and rents for a four-person household in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income going towards mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households.

Comparison of these maximum affordable housing costs with the sales price data shown previously, indicates that not even moderate income households (81 to 120 percent MFI) would be able to afford the lowest priced single-family homes sold in El Segundo. It should be noted however that asking prices can often be higher than actual sales prices. With earning power to purchase a home valued up to \$294,000, not even 1 and 2 bedroom condominiums and townhouses are within the range of affordability of moderate income households. At a maximum affordable purchase price of about \$122,000, it is not likely that very-low income households (51% to 80% MFI) could afford even a small condominium unit. The high price of single-family housing, along with the shortage of 1-bedroom condominiums, indicate that the opportunities for home ownership in the City are





limited for lower and moderate income groups. In addition, the down payment and closing costs may still represent a significant obstacle to home purchase.

In terms of rental housing costs (Table 3-10), low-income households can afford some 1-2 bedroom apartments in El Segundo. Very low-income households (0-50% MFI) cannot even afford a one-bedroom apartment in El Segundo. Moderate-income households (81%-120% MFI) can afford some rental options advertised in El Segundo, with the exception of three-bedroom condominiums or single-family homes.

**Table 3-13  
Maximum Affordable Rent and For-Sale Housing Costs  
Los Angeles County-2007**

Income Level	Utility Allowance	Max. Affordable Mo. Rent	Max. Affordable Purchase Price <sup>1</sup>
Very Low Income (0-50% MFI) \$30,850	\$50	\$771	\$122,000
Low Income (51-80% MFI) \$49,360	\$50	\$1,234	\$196,000
Moderate Income (81-120% MFI) \$74,040	\$50	\$1,851	\$294,000

<sup>1</sup> Based on ten percent down payment, 30-year mortgage at 7.5% interest. Does not include insurance, closing costs and other fees.

The element acknowledges that opportunities to accommodate housing affordable to lower income households in El Segundo are limited. The affordability of rental and for-sale residential units (including second units on R-1 zoned lots, caretaker units, and second-floor residential units over ground floor commercial/retail uses) are largely market-driven in El Segundo. This is based on surveys conducted to determine rental rates for apartment units in El Segundo (Table 3-10, Page 3-8) as well as information gathered to determine for-sale housing costs (single-family homes, condominiums, and townhomes). It should be noted that some of these housing rental and sales costs have moderated significantly since these statistics were gathered because of the current recession. However, similar to other cities in this region of the South Bay (Redondo Beach, Manhattan Beach, Hermosa Beach), El Segundo’s housing rental and for-sale costs remain relatively high because of the desirability of the City’s location.



In order to “incentivize” the production of dwelling units for lower-income households, the City has included programs in the element that seek to reduce housing costs, including Program 3 (Page 8-5) in which the City encourages the development of 2<sup>nd</sup> units on R-1 zoned lots in the City that meet certain side yard setback requirements. A total of 47 potential sites have been identified in this program. While units produced as a result of this program are not strictly “affordable” they tend to be occupied by persons with limited incomes, including relatives (such as elderly grandparents) and, therefore, can be considered legitimate affordable housing.

### **E. ASSISTED HOUSING AT-RISK OF CONVERSION**

State 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” in El Segundo as defined by Government Code § 65583 (A) (8).



The City does own Park Vista, a 97-unit senior housing project developed in 1984 using City funds which is operated and regulated by the non-profit El Segundo Senior Citizens Housing Corporation. The Articles of Incorporation for the corporation require rentals in Park Vista to be rentals only to low-income seniors. Current (2007) rents are \$459 for the 414 square foot efficiency units. Standard 520 square foot one-bedroom units rent for \$544. There are also 6 handicap accessible, 537 square foot one-bedroom units also renting for \$544. Applications for occupancy is limited to persons who are 62 years of age and older, have lived in the City for at least one year and are capable of independent living. Five percent of the applicants annual incomes and net worth combined, must not exceed \$30,000 for single-person households and \$35,000 for two person households.

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



## 4. SUMMARY OF HOUSING NEEDS

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This section of the Housing Element summarizes the major housing need categories in the City in terms of income groups as defined by Federal and State law. These major housing needs includes the City's share of regional housing need as defined by the Southern California Association of Governments' (SCAG) Regional Housing Needs Assessment (RHNA). The City recognizes the special status of lower income households, which in many cases are comprised of elderly or disabled persons, single-parent households, or military households. As summarized in Table 4-1, the areas of greatest housing assistance need include the following:

1. **Households Overpaying for Housing** – Twenty-three percent of all households in El Segundo are spending more than 30 percent of their income on housing. Households paying more than 30 percent of their income on housing are classified as overpaying by the Federal Government. Among the overpaying households in El Segundo, 57 percent were renters. Among renter households, 23.1 percent were overpaying.
2. **Special Needs Households** – Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special circumstances or needs. The Community Profile documents the following groups with special housing needs:
  - There are 532 households headed by elderly persons. Of these, 173 consist of elderly persons living alone;
  - 1,876 Persons age 16 and over with physical disabilities;
  - 456 Large households (households with 5 or more members);
  - 708 Female-headed households, over half of which (393 households) included children less than 18 years of age;
  - 13 Farm workers;
  - 270 Extremely low-income households; and
  - 27 U.S. military personnel
3. **Age and Condition of Housing Stock** – According to the 2000 Census, 68 percent of the City's housing units are greater than 30 years of age; the age at which housing typically begins to require major repairs. This represents a significant proportion of the City's housing stock, and indicates that preventive maintenance will be essential to ward off widespread housing deterioration.

The City's Planning and Building Safety Department maintains statistics that identifies housing units that are in need of property maintenance or substandard. For all of 2007, 44 residential structures were identified with maintenance and structural code violations. These include properties determined to be out of compliance with the local building and municipal code, with some requiring substantial repair as well as rehabilitation.



4. **Housing Costs and Affordability** – The 2000 census reports that the median home value in the City of El Segundo was \$371,900. This amount is 78 percent greater than the County-wide median of \$209,300. More recent figures from Data Quick Inc., indicate that the sales price of single family homes in El Segundo has increased dramatically since the 2000 Census. The median home value in El Segundo as of Summer 2007 was \$997,000 for single-family homes and \$558,000 for condominiums.

The summer of 2007 saw the peak of the rise in housing market prices for southern California. Recent reports reveal increasing levels of loan defaults and foreclosures which has slowed the housing sales market substantially. This condition has been exacerbated by defaults in sub-prime loans. In some neighborhoods, the values of the homes have begun to depreciate. Still, in El Segundo, single-family housing prices in the City are well above levels affordable even to moderate income households, with only 1-2 bedroom condominiums generally priced at levels affordable to moderate income households.

Apartments and condominiums provide the primary form of rental housing in El Segundo and rent for a median of \$882 per month according to the 2000 Census. A recent review of local rental publications reveals that one-bedroom apartments rent around \$1,700 per month and two-bedrooms rent between \$1,500 and \$2,500 per month. These rental rates are barely affordable to moderate income households. Very low and low-income households are priced out of the El Segundo rental market even for one-bedroom units.

5. **Overcrowded Households** – Household overcrowding in El Segundo is relatively nominal, with only 4.8 percent of the City's households documented as having greater than 1.01 persons per room, compared to an overcrowding rate of 19 percent in Los Angeles County. Overcrowding among renter-households was more prevalent than among owner-households, with renters comprising 85.6 percent of the City's overcrowded households.
6. **Regional Housing Needs** – The City is required to demonstrate in its Housing Element the availability of adequate sites to fulfill the City's identified share of regional housing needs by income category.

SCAG completed the process of developing the Regional Housing Needs Assessment (RHNA) model for the 2006-2014 period. RHNA figures published by SCAG identify an overall construction need for 168 new units in El Segundo. This construction need is further categorized by income level as follows: 22 extremely low income; 22 very-low income, 27 low income, 28 moderate income and 69 upper income. The City has zoning in place to accommodate up to 997 additional residential units. Over 420 potential units would be multi-family units at densities of 18-27 units per acre. However, it was determined, using historical residential development records between 2000 and 2006 that the actual total construction expected would be no greater than 401 total units and 246 multiple family units.



**Table 4-1**  
**Summary of Existing and Projected Housing Needs**

<b>Overpaying Households</b>		<b>Special Needs Groups</b>	
Total	1,641	Elderly Households	532
Renter	945	Elderly Living Alone	173
Owner	696	Disabled Persons	1,876
		Large Households	456
		Female Headed Households w/Children	575
		Farm Workers	393
		Extremely Low-Income	13
		Military Personnel	270
			27
<b>Units in Need of Repair</b>		<b>Housing Construction Need: 2006 - 2014</b>	
Total	44	Total Construction Need	168
Substandard, Low Maintenance and Needing Rehabilitation		Extremely Low Income	22
		Very Low Income	22
		Low Income	27
		Moderate Income	28
		Upper Income	69

Note: Special needs figures cannot be totaled because categories are not exclusive of one another.  
 Sources: U.S. Department of Commerce, Bureau of the Census, 2000 Report; El Segundo Planning and Building Safety Department; SCAG 2006 Regional Housing Needs Assessment.



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## 5. HOUSING CONSTRAINTS

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

### A. MARKET CONSTRAINTS

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#### 1. Construction Costs

Together, the cost of building material and construction labor are the most significant cost components of developing residential units and act as a constraint on the construction of affordable housing. In the current southern California market, for example, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for a standard quality single-family home built in the Los Angeles area is estimated to be \$114 dollars per square foot. Typical construction costs for standard quality apartment/condominiums are estimated to be \$129 dollars per square foot.

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 accrualment of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

Due to its desirable location, land costs in El Segundo are high, but not as high as land costs in neighboring cities such as Manhattan Beach. Nevertheless, high land costs in this area of the South Bay are a constraint to the construction of affordable housing. Options available to address this constraint include, without limitation, the application of density bonuses, assistance in the write down of land costs, and the timely processing of permits for new residential construction.

### 3. Availability of Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments 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 5-1, “Disposition of Conventional Loans- Los Angeles-Long Beach—Glendale Metropolitan Statistical Area” in 2006, there were 273,767 households applied for conventional mortgage loans to purchase homes in the region. Fifty-one (51) percent of the applications were originated (approved by lenders and accepted by applicants) and 23 percent were denied. The remaining 25 percent were withdrawn, closed for incompleteness, or not accepted by the applicants.

**Table 5-1  
Disposition of Conventional Loans  
Los Angeles-Long Beach-Glendale Metropolitan Statistical Area  
2006**

Applicant Income	Home Purchase Loans				Home Improvement Loans			
	Total Appl'ns	% Originated	% Denied	% Other	Total Appl'ns	% Originated	% Denied	% Other
Low Income (< 80% MFI)	3,533	28.8%	33.3%	37.9%	6,828	38.0%	56.7%	52.6%
Moderate Income (80 -119 % MFI)	10,220	44.8%	25.8%	29.5%	11,886	47.4%	37.9%	20.0%
Upper Income >= 120% MFI)	260,014	52.2%	22.8%	25.0%	49,276	50.2%	26.2%	23.6%
Total	273,767	51.6%	23.1%	25.3%	67,990	48.5%	30.0%	21.1%

Source: Home Mortgage Disclosure Act (HMDA) data for 2006 for the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area.



Overall, home improvement loans had lower approval rates. In 2006, 67,990 households in the region applied for home improvement loans. Just under half (48.5 percent) were approved, indicating the continued need for City assistance in providing rehabilitation loans.

## **B. ENVIRONMENTAL CONSTRAINTS**

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As a City with a large industrial base, 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 and corporate research and supporting office, as well as retail commercial, 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 recycling, the City has permitted residential uses in a mixed-use environment west of Sepulveda Boulevard, provided that infrastructure issues could be successfully addressed, and residential uses could be buffered from non-residential uses.

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

Many of the industries operating in El Segundo use hazardous materials in their operations and have sites that are contaminated by toxins. Since heavy industry is the largest single 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, which is made up almost entirely of the Chevron Refinery. The uses associated with the Refinery, Hyperion Treatment Plant, and two power plants preclude the development of additional housing in close proximity to these facilities. Although industries in El Segundo generate a diverse mix of hazardous waste, all heavy industrial uses must conform to the policies of the City's Hazardous Materials Element.

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



## Th C. GOVERNMENTAL CONSTRAINTS

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Housing affordability is affected by factors in both the private and public sectors. In the public sector, additional city government requirements can contribute to the reduction of the affordability and availability of new housing although the intent of local legislative action is to maintain or improve the quality of life within a community. Necessary land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the urban environment can add cost and perhaps time delays to the construction of new housing projects. However, this only becomes a constraint when the goal of the developer is to build truly affordable housing. In recent years, under pressure from the building industries, local municipalities have made attempts at streamlining the permitting process without gutting the effectiveness of the development requirements that protect the public interest.

Even if their projects come in under budget, most builders set sales prices or rental rates to the highest level that the market will bear; a private sector market constraint. For market rate housing, any private or public sector constraints come out of builder's development budgets and profits.

### 1. Land Use Controls

The Land Use Element of the City of El Segundo's General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the location, amount and distribution of land to be allocated for various land uses within the City. The City of El Segundo General Plan and 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.

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

- b) Two-Family Residential (R-2) (12 du/acre) – up to 2 units per lot with a minimum of 7,000 square feet required per lot. Lots less than 4,000 square feet may have only one dwelling unit.

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

- c) Multi-Family Residential (R-3) (18 du/acre, 27 du/acre) – multifamily 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.

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

- 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.
- 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.
- f) Downtown Specific Plan (DSP) – The DSP consists of 25.8 acres. The majority of the lots within the DSP are 25-feet wide by 140-feet deep and 3,500 square feet in area. As of Year 2000, there were approximately 82 residential units in the DSP area. The DSP does not permit the development of any new residential units except owner and/or tenant occupied units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor commercial use).
- g) Medium Manufacturing (MM) - caretaker units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor manufacturing use).
- h) Small Business (SB) – caretaker units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor business use).
- i) Medium Density Residential (MDR) In addition to the residential categories described above, the MDR zone is used as a type of “floating zone” which can be activated within certain areas of the Smoky Hollow Specific Plan and used in place of the base zone regulations. This zone allows densities ranging from 18 to 27 units per acre with common open space areas while sustaining residential and supporting commercial uses in the Specific Plan area. Additionally, this zone allows live/work dwelling units for artists, artisans, and industrial design professionals with densities ranging from 18 to 27 units.
- j) Planned Residential Zone (PRD) - An additional residential designation, the PRD zone, is to be used specifically for the former Imperial Elementary School Site. This zone permits up to 29 single-family detached units and 36 multi-family units. The purpose of this zone is to encourage the long-range development of residential property under an overall development plan for the site.

Table 5-2, below, provides information depicting various types of housing currently permitted in El Segundo by zoning district:



**Table 5-2  
Housing Types Permitted by Zoning District**

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

P=Permitted by Right in Zoning District; CUP=Conditional Use Permit Required

<sup>1</sup>Residential uses shown in this table are current residential uses described in the City’s municipal code (ESMC). An amendment to the code will be processed, pursuant to program requirements included in Section 8 of this element, to address transitional and supportive housing and emergency shelters (Program 9), and single room occupancy (SRO) housing (Program 10).

<sup>2</sup>The PRD Zone designation applies only to the Imperial School site. This designation will be removed from the site and will be replaced with a Specific Plan (SP) designation to accommodate senior housing on the site.

<sup>3</sup>The number of units are dependent upon the density allowed in each zone based upon the General Plan Density and the size of the parcel.

<sup>4</sup>The City’s municipal code defines a “Family” as “An individual or two (2) or more persons living together as a single household in a dwelling unit.” The City permits licensed residential care facilities with fewer than six persons by right in all residential zones in the City. Furthermore, residential care and group homes in residential zones are not restricted by distance requirements.

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In El Segundo, 15 percent of the City’s land area (533 acres) is designated for residential use. Multifamily units are by far the most common residential uses in El Segundo, accounting for over one-half of the residential units in the City. This designation includes apartment complexes, “stacked flat” -style condominiums, and “townhome” -style condominiums.

The Land Use Element of the General Plan, amended in 1992, documents the residential build out in the City at 7,674 residential units. By 1998, it was estimated that there were 7,340 residential units, 334 units less than the projected build-out. These figures include vacant residential land and underdeveloped land. By 2007, the California Department of Finance estimated that a total of 7,357 residential units existed in the City which is 317 units less than the 1992 General Plan build-out projection and 17 units above the 7,340 residential units existing in 1998.

**2. Vacant and Underutilized Land**

There is very little vacant residential land available in the City. This is a significant constraint to the development of new housing within the City. Another constraint to the development of additional



residential units can occur on underdeveloped properties, and particularly on R-3 and other multiple-family zoned properties. The economy of land value and the cost of new construction can limit what a property owner can do on an underdeveloped property. Even with the 27 units per acre permitted by the El Segundo Municipal Code, recycling and redevelopment can be difficult.

For the Housing Element Update, vacant single-family zoned parcels were identified and inventoried to determine the number of single-family dwellings that could be built. If a parcel was more than twice the minimum lot size required for a single-family dwelling (5,000 square feet), additional unit capacity was counted. Furthermore, where a single-family residential property qualified for a “second unit,” that unit was added to the total unit capacity count. Only 31 vacant residential parcels were found in the City. Although this is a major constraint to the development of housing, the ESMC provides additional capacity within the R3 zone, and in other selected non-residential zones.

The El Segundo Municipal Code allows residential uses in five non-residential zones: the Neighborhood Commercial (C-2) Zone, the Downtown Commercial (C-RS) Zone, the Downtown Specific Plan (DSP) Zone, the Small Business (SB) Zone, and the Medium Manufacturing (MM) Zone. The C-2, C-RS and DSP zones allow residential units only above ground floor commercial uses. Residential units in the SB and MM zones are permitted only as caretaker units. These provisions of the ESMC adds significantly to the overall residential capacity of the City.

Finally, there is the Imperial School Site, an excess school district property, that is zoned Planned Residential Development (PRD) Zone. Under the PRD zoning this property can accommodate up to 65 new residential units.

All of the units from each parcel were totaled by category to determine the overall residential unit capacity in the City.

The method used to determine the 1992 General Plan build-out estimate was based upon the gross acreage for each residential land use category and calculated as a whole to determine the residential development capacity for the City. This method, although simpler, uses a broad instrument that is not capable of measuring the nuances of constraint and opportunities that occur at the parcel level.

The results of the current parcel inventory (See Appendix A), found a residential unit capacity quite different from the 1992 amended Land Use Element of the General Plan. From this survey it was determined that, under the current zoning regulations, there would be a net new residential capacity of 523 units. This includes potential new residential units on residential and non-residential zoned parcels. Furthermore, it was projected that 401 residential units could be built by 2014 leaving a 596 unit residential capacity and a total City-wide housing unit capacity of 8,354 units.

### **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 26 feet and two stories. Residential development standards for the City of El Segundo are as summarized below in Table 5-3.





**Table 5-3  
Residential Development Standards**

Zoning	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 - 5 ft. 10 % Modulation Required	26 ft./ 2 Story	2 spaces/unit & 1 additional space for du >3,000 sf <sup>3</sup>	35 - 60% <sup>1</sup>
R-2	7,000 s.f.	20 ft.	5 ft.	3 - 5 ft. 10%	26 ft./ 2 Story	2 spaces/unit & 1 additional space for du >3,000 sf <sup>3</sup>	50%
R-3	7,000 s.f.	15 ft.	10 ft.	3 - 5 ft. 10%	26 ft.	2 spaces/unit & 2 visitor spaces <sup>2,3</sup>	53%

Source: City of El Segundo Zoning Ordinance, December 2007.

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

The City’s residential development standards (building setbacks, height requirements, parking and lot coverage standards) as shown in Table 5-3, 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/acre in the Multi-Family Residential (R-3) Zone. It should also be noted that the City’s municipal code grants the Planning Commission the authority to approve a 20% reduction in the number of required spaces for any use in any zone in the City. Finally, the City is including in this element (see Section 8) a new program that will include processing an amendment to the El Segundo Municipal Code to permit tandem parking configurations for income-restricted residential units in the City.



#### 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. The following paragraphs describe how the City provides for these types of housing:

**Multi-Family Rental Housing:** Multiple-family housing is the predominant dwelling type in the City, comprising close to 53 percent of the total housing units. The total number of multi-family housing units has increased over the last seven years as single and two family homes in the Multiple Family Residential (R-3) Zone, are raised to make way for the development of new multiple-family units in two-story apartment buildings. There are still single-family homes located on land that is designated for multi-family use. The City's zoning ordinance provides for multiple-family units in the following three zones: Planned Residential Development (PRD); Multi-Family Residential (R-3); Medium Density Residential (MDR), and in 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 Codes. The units must also be installed on a permanent foundation in compliance with all applicable building regulations and Title 25 of the California Health and Safety Code.

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

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

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



**Transitional Housing and Emergency Shelters:** There are currently no transitional housing facilities or emergency shelters within the City of El Segundo, and the ESMC does not define or specifically allow for, or prohibit these types of facilities. Programs have been included in this Housing Element in which the City will modify its zoning regulations to principally permit transitional and supportive housing in a multifamily residential zone, and emergency shelters as a permitted use in the City’s Medium Manufacturing (MM) and Light Manufacturing (M1) zones. Both of these industrial zones are compatible with emergency shelter uses in that they are located in close proximity to personal services (e.g. shopping centers, banks, etc.) and transit opportunities (Green Line stations, bus routes, and transit stops). Specific examples of suitable locations for emergency shelters in these zones are depicted in Appendix B. The typical industrial uses found in these two zones are “clean” industrial uses such as research and development firms, engineering and architectural design firms, and office uses with nearby restaurants and other such amenities located close by. Additionally, caretaker units are permitted in the MM Zone.

**Housing for the Disabled:** The City of El Segundo seeks to provide housing for special needs groups, including housing for the disabled. The Building Safety Department implements the provisions of the 2007 California Building Code, and the Americans with Disabilities Act (ADA) in their routine application and enforcement of building code requirements. The City also implements a Minor Home Repair (MHR) program (see Program 1a) that acts as the City’s largest source of funds to assist the disabled with improvements to their homes. Additionally, a program has been included in this Housing Element (Program 13) that requires the City to adopt a “reasonable accommodation” ordinance addressing the housing needs of the disabled.

## 5. Development Entitlement Fees

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

Development in Single Family Residential (R-1), Two Family Residential (R-2) and Multi-Family Residential (R-3) Zones does not require entitlements except for subdivisions of land and for residential condominiums. Table 5-3 provides a listing of development entitlement fees the City of El Segundo charges for residential development. Entitlements and fees for those entitlements, other than for subdivisions of land and condominiums, are limited primarily to the Planned Residential Development (PRD), Small Business (SB), Medium Manufacturing (MM) and Medium Density Residential (MDR) Zones. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if their installation is needed. The fees listed in Table 5-4 are those entitlement fees which are typically charged for residential development.



**Table 5-4  
Planning Entitlement Fees**

Fee Type	
Planned Residential Development (PRD) Zone Precise Plan Review	Cost is based on hourly charge for staff time
Subdivision (Condominiums or Division of Land)	\$4,475 to \$4,845
Conditional Use Permit (For Use of Vehicle Lifts to Comply with Parking Standards in R-1 & R-2 Zones)	\$6,855
Smoky Hollow Site Plan Approval (SM, MM, and MDR Zones)	\$2,080 – \$4,180
Appeals	\$1,100 to \$1,550

Source: City of El Segundo Planning Division, January 2009

**6. Development Impact Fees**

Development impact fees are also collected for development projects. Most are collected at the time the City issues certificates of occupancy. For example, for any new construction greater than 500 square feet there is a school fee collected. However, there are no “Quimby” (parkland dedication), art or childcare fees required for any new development projects. Impact fees charged by the City (fire, police, library and traffic) are required for new and expanded development and the fees must be paid before the City issues a certificate of occupancy. These fees are shown in Table 5-5. Refuse collection is free for single-family residences; however there is a fee for all other uses. Residents are charged a utility users tax (electric, gas, phone and water).

**Table 5-5  
Development Impact Fees**

Fee Type	Amount
Fire	\$.14 per sq. foot <sup>1</sup>
Police	\$.11 per sq. foot <sup>1</sup>
Library	\$.03 per sq. foot <sup>1</sup>
Traffic Congestion Mitigation Fee	\$63-\$105 per d.u. <sup>2</sup>
School Impact Fee	\$2.57 per sq. foot <sup>3</sup>

<sup>1</sup>Cost per square-foot of residential construction (single and multi-family)

<sup>2</sup>Single-family residential (Zone 2): \$105/unit; Zone 3: \$116/unit

Multi-family residential (Zone 2): \$63/unit; Zone 3: \$69/unit

Source: City of El Segundo Planning Division, May 2009;

<sup>3</sup>El Segundo Unified School District



The combined costs of all fees when applied to the typical residential unit in El Segundo equals less than 2% of the total construction costs for a new single-family unit and less than 2% for a new multi-family unit (condominium or townhome).

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). ~~Finally, 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. Finally, the City has included a new program in the element (Program 8) which defers fees for projects that include units for very low and extremely low-income households.

## 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 2007 California Building Code 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. Working within the framework of the existing codes, however, the City will continue to implement planning and development techniques that lower costs and facilitate new construction where possible. Enforcement of all City codes is handled by the appropriate departments and is typically coordinated by the Planning and Building Safety Department. The Planning Division enforces zoning regulations.

## 8. Local Processing and Permit Procedures

Generally, local processing times are quite comparable to those experienced in neighboring communities. Currently it takes approximately 2 to 8 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 the issuance of separate grading and foundation permits before it issues building permits. Plans can be submitted to plan check before the Planning Commission and City Council approval of the project with an “at risk” letter. Planned Residential Developments (PRD) are processed within 4 to 8 months. Appeals of Planning Commission decisions require City Council approval. City Council approval is required for zone changes, general plan amendments, specific plan amendments, zone text amendments and development agreements. Presented below are descriptions of processing procedures for typical single- and multi-family projects, including the type of permit, level of review, decision-making criteria and design review requirements.

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



A single-family dwelling development requires approximately 1 to 2 weeks to approve from the time an applicant presents building plans to Planning and Building Safety Department until a Building Permit is granted for the unit. A typical single-family dwelling only requires the issuance of 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. This Act dictates whether a lot line adjustment or tentative map process is required. . 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 2 to 4 weeks to approve from the time an applicant presents building plans to Planning and Building Safety Department until a Building Permit is granted for the unit. A condominium project in El Segundo only requires the issuance of 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 the approval of a tentative and final subdivision map. This process normally requires 6 to 8 weeks from the time the applicant submits a tentative tract map until a final map is approved by the City Council. There are no other discretionary review requirements. There are no design review requirements for multi-family development projects in El Segundo.

#### Caretaker and Above-Ground Floor Units

Caretaker and above-ground floor units are permitted in conjunction with proposed development in the City's CRS, DSP, C-2, SB and MM zones. Similar to multiple-family dwelling development, these units require approximately 2 to 4 weeks to approve from the time an applicant presents building plans to Planning and Building Safety Department until a Building Permit is granted for the unit. If the unit is to be owner-occupied, a condominium tract map is required to be processed which usually requires 6 to 8 weeks from the time the applicant submits a tentative tract map until a final map is approved by the City Council. There are no design review requirements for caretaker units or above-ground floor units in El Segundo. In addition, the City recently enacted new parking regulations for caretaker units reducing the required number of parking spaces from two spaces to one space. Residential units in the DSP Zone do not require any other parking in addition to the parking required for the commercial use.

### **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.





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## 6. HOUSING OPPORTUNITIES

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

### A. AVAILABILITY OF SITES FOR HOUSING

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

There are ten zoning districts that correspond to land use designations in the General Plan. The zones in which housing is permitted are: the Single-Family Residential Zone (R-1), including the second unit provision for the Single Family (R-1) Zone; the Two-Family Residential (R-2) Zone, including the additional unit provision of the Two-Family Residential (R-2) Zone; the Multi Family Residential (R-3) Zone; the Planned Residential Development (PRD) Zone; the Medium Density Residential (MDR) Zone; the Downtown Specific Plan (DSP) Zone; the Small Business (SB) Zone; Neighborhood Commercial (C-2) Zone, Downtown Commercial (CR-S) Zone, and the Medium Manufacturing (MM) Zone.

#### Residential Densities

Each zoning district that permits residential development has development standards that dictate the maximum residential density permitted. These standards, together with existing General Plan policies, establish the location, amount and distribution of land to be allocated for various land uses within the City. The City of El Segundo General Plan and ESMC provide for a range of development densities as follows:

1. 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.

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

2. Two-Family Residential (R-2) (12 du/acre) – up to 2 units per lot with a minimum of 7,000 square feet required per lot. Lots less than 4,000 square feet may have only one dwelling unit.



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

3. Multi-Family Residential (R-3) (18 du/acre, 27 du/acre) – multifamily 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.

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

4. Neighborhood Commercial (C-2) - residential uses as an accessory use on the floor above street level only, above a ground floor commercial use, with a maximum density of 10 dwelling units per acre.
5. Downtown Commercial (C-RS) – residential uses as an accessory use on the floor above street level only, above a ground floor commercial use, with a maximum density of 10 dwelling units per acre.
6. Downtown Specific Plan (DSP) – The DSP consists of 25.8 acres. The majority of the lots within the DSP are 25-feet wide by 140-feet deep and 3,500 square feet in area. As of Year 2000, there were approximately 82 residential units in the DSP area. The DSP does not permit the development of any new residential units except owner and/or tenant occupied units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor commercial use).
7. Medium Manufacturing (MM) - caretaker units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor manufacturing use).
8. Small Business (SB) – caretaker units at the ratio of one per legal building site or business establishment (whichever is greater) up to a density of 10 dwelling units per acre (above ground floor business use).
9. Medium Density Residential (MDR) In addition to the residential categories described above, the MDR zone is used as a type of “floating zone” which can be activated within certain areas of the Smoky Hollow Specific Plan and used in place of the base zone regulations. This zone allows densities ranging from 18 to 27 units per acre with common open space areas while sustaining residential and supporting commercial uses in the Specific Plan area. Additionally, this zone allows live/work dwelling units for artists, artisans, and industrial design professionals with densities ranging from 18 to 27 units per acre.



10. Planned Residential Development Zone (PRD) - An additional residential designation, the PRD Zone, was to be used originally for the former Imperial Elementary School Site. This zone permits up to 29 single-family detached units and 36 multi-family units. The purpose of this zone was to encourage the long-range development of residential property under an overall development plan for the site. This zoning designation however is proposed to be removed from the site and replaced with a SP (Specific Plan) designation in order to accommodate 150 senior dwelling units and a 150-unit assisted care development at a density of 53.1 du's/acre. (See Appendix C). This same site will also yield the ability to construct between 6 to 8 units on a "remnant" portion of the site which will be rezoned multifamily (R3).

### **Vacant and Underutilized Land Inventory Methodology**

Housing Element law requires that local jurisdictions revising their housing elements conduct a comprehensive inventory of sites to determine the maximum housing capacity of the city and to assess the number of additional units that could be built within the current planning period. To complete this analysis, the zoning districts where housing units are permitted were identified (See **Figure 6-1**). The property within each zone was then examined to determine whether it was vacant, underdeveloped, or built out. Finally, the permitted densities were applied to the vacant and underdeveloped sites to calculate their residential development potential.

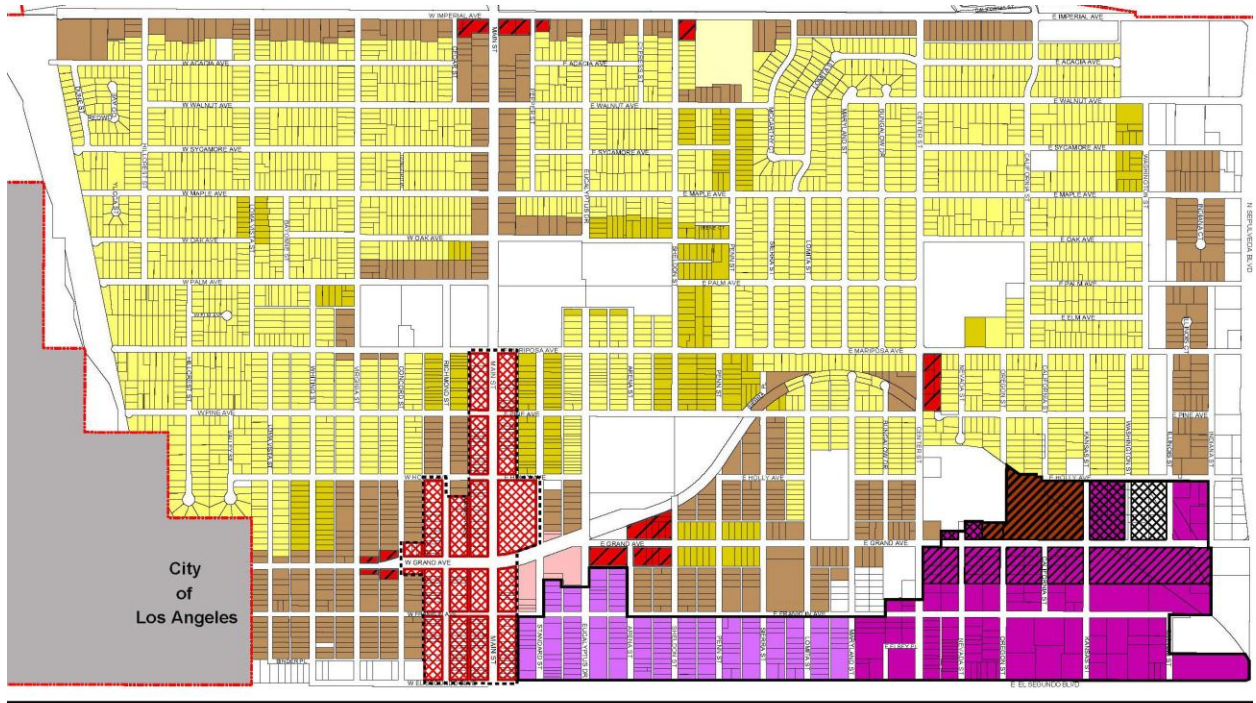


Figure 6-1

**RESIDENTIAL OPPORTUNITY AREAS**

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	OVERLAY DISTRICTS	SPECIFIC PLAN DISTRICTS
Single-Family Residential (R-1)	Downtown Commercial (C-RS)	Small Business (SB)	GRAND AVENUE COMMERCIAL (GAC)	Downtown Specific Plan (DSP)
Two-Family Residential (R-2)	Neighborhood Commercial (C-2)	Medium Manufacturing (MM)	MEDIUM DENSITY RESIDENTIAL (MDR)	DOWNTOWN SPECIFIC PLAN BOUNDARY
Multi-Family Residential (R-3)				SMOKEY HOLLOW BOUNDARY
Planned Residential Dev. (PRD)				
Medium Density Residential (MDR)				
		<b>CITY BOUNDARY</b> 		



**City of El Segundo**

RESIDENTIAL OPPORTUNITY AREAS  
(ZONE DISTRICTS THAT PERMIT RESIDENTIAL UNITS)



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

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

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

### **Vacant Parcels**

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

### **Underutilized Properties**

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

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

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





Multifamily (R-3) These properties have the greatest potential for providing additional housing units. Each R-3 zoned property was surveyed to determine whether it is “built-out.” Those that did not appear to be built-out were identified and analyzed for the number of potential future units that could be constructed. Staff was able to determine the additional number of units that could be built at each identified underdeveloped parcel. Staff lowered the estimated dwelling unit maximum by 50% of the gross housing unit capacity to provide a conservative but realistic assessment of the number of parcels that would support additional capacity either by infill development or recycling of existing development. See Table 6-1

The housing potential noted above is borne out in the parcel inventory (Appendix A) and in Table 6-1, which indicates a net projected 273 potential units in the R-3 Zone. This number of new units was derived by halving the gross number of units that could be constructed in order to provide a conservative but realistic assessment of the number of parcels that would support additional capacity either by infill development or recycling of existing development. The element also identifies 154 parcels in the R3 Zone capable of supporting new units. Additional units on these sites would be “infill” units where capacity exists on the site to accommodate additional units at a permitted density of up to 27 du/acre. It should be noted that every parcel in the R3 zone was individually surveyed and assessed by City staff. Factors taken into consideration included the parcel’s size, existing development, the application of current development standards and the parcel’s compatibility with surrounding areas. City staff also considered land values and the cost of new construction in making its potential development projections for properties in the R3 and other residential zones in the City.

In regards to the Two- Family (R-2) Zone, many of these properties in the inventory were found to have only one housing unit on-site with many of the properties capable of supporting an additional second unit. A total of 125 net units were projected to be able to be developed on these sites. In both instances, for the R-3 and R-2 zoned parcels, the City applied conservative estimates and determined residential capacity knowing that not all underutilized sites will redevelop within the housing element planning period.

In addition to the foregoing, the El Segundo General Plan designates the 5.65-acre former Imperial School site as Planned Residential Development (PRD), the only location at which this land use district occurs. This mixed density residential designation was intended to encourage design flexibility and provide transitional densities and uses compatible with the surrounding residential neighborhood. Under the existing PRD zoning, the site could accommodate 29 single-family and 36 multifamily dwellings for a total of 65 units ~~at a net density of 11.4 units per acre.~~ Under current zoning, nothing precludes the multi-family component on the site to be built consistent with the City’s R-3 standards, including density of up to 27 units per acre. However, the site is currently proposed to be developed with 150 senior dwelling units and ~~a~~ 150-unit assisted care units development at a density of 53.1 du’s/acre. (See Appendix C). This same site will also yield the ability to construct between 6 to 8 units on a “remnant” portion of the site which will be rezoned multifamily (R-3).

Residentially underutilized parcels were also discovered throughout the City in non-residential zones. These non-residential zones include the Neighborhood Commercial (C-2) Zone, Downtown Commercial (C-RS) Zone, Downtown Specific Plan (DSP) Zone, Small Business (SB) Zone, and the Medium Manufacturing (MM) Zone. The SB and MM zoning districts allow the development of caretaker units at a ratio of one per legal building site or business establishment whichever is greater,





as long as two (2) on-site parking spaces are provided for each dwelling unit. Using GIS aerial and zoning maps, staff surveyed each legal building site and business establishment. Staff was also able to determine which properties had already been developed with a caretaker unit. All of the remaining legal building sites then became eligible for one caretaker unit.

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

### **Small Lot Development**

Of particular note 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 encourage this consolidation, the City has expanded Program 7 in the element to facilitate development on small lots 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.

### **Smoky Hollow Specific Plan**

The City has adopted a specific plan for the area known as Smoky Hollow located north of the Chevron Refinery, across El Segundo Boulevard. This area permits primarily light industrial uses. The Plan designated 14 acres formerly developed with light industrial uses for transition to medium density residential (18 du/acre). Since adoption of the Specific Plan, three residential projects have been developed. They are the Grand Tropez with 88 units, and two other developments located at the northwest corner of Grand and Kansas, and 1225 East Grand, containing 27 units and 9 live/work units, respectively. The remaining 6.8 acres are developed with commercial and industrial uses. The remaining capacity to build additional units within the Specific Plan area is not anticipated to occur during the next planning period.

The Regional Housing Needs Assessment (RHNA) allocation for the City of El Segundo is 168 housing units. This includes 44 units for very low-income households, 27 units for low-income households, 28 units for moderate-income households, and 69 units for upper income households. The City's residential sites inventory analysis indicates the potential for 523 net new units in the City based on existing zoning and General Plan designations and utilizing the methodology described above to determine actual net new units that could potentially be produced for this same planning period. See Table 6-1, below.



Table 6-1

Vacant and Under Utilized Parcel Inventory Summary<sup>1</sup>

Zone Districts	Number of Parcels		Acres	Projected Units		Governmental Constraints <sup>3</sup>	Physical/Infrastructure Constraints <sup>4</sup>
	Vacant	Under-Developed		Gross	Net <sup>2</sup>		
Residential							
R-1 Single Family	11	0	3.0	21	15	1 home per 5,000 square foot parcel	Limited number of vacant parcels
R-1 Second Units	0	17	7.8	109	19	1 second unit per parcel	Size and configuration of parcels
R-2 Two Families	0	125	16.2	250	125	2 units per 7,000 square foot parcel	Size and configuration of parcels
R-2 3 <sup>rd</sup> & 4 <sup>th</sup> Units <sup>5</sup>	0	0	0	0	0	Only permitted adjacent to high intensity zone districts	No R-2 parcels are located adjacent to higher intensity zones
R-3 Multiple Family	6	154	25.7	573	273	Limited to 18 – 27 units per acre	Size and configuration of parcels
PRD Planned Development (Imperial School) <sup>6</sup>	1	0	5.65	300	300	A Planned Unit Development (see plans)	Parcel sizes
<b>Res. Totals</b>	<b>18</b>	<b>296</b>	<b>58.3</b>	<b>1,253</b>	<b>732</b>	<b>N/A</b>	<b>N/A</b>
Non-Res Zones <sup>7</sup>							
SB Small Business	0	112	N/A	112	11	One caretaker unit per parcel/business	None
C-2 Neighborhood Commercial	0	21	N/A	21	2	One unit Per Building Site	Limited number of parcels zoned C-2
DSP Downtown Specific Plan	0	59	N/A	59	6	One Unit Per Building Site	None
MM-Medium Manufacturing	0	74	N/A	74	7	One caretaker Unit per parcel/business	None
Smoky Hollow Specific Plan	0	0	14	0	0	N/A	Residential portion built-out
<b>Totals</b>	<b>0</b>	<b>266</b>	<b>14</b>	<b>266</b>	<b>26</b>	<b>N/A</b>	<b>N/A</b>



<sup>1</sup>Table 6-1 is a summary of the results of the parcel-specific inventory of vacant and underutilized lots in the City, which is included in Appendix A. As such it is intended for informational purposes only and not to satisfy the requirements of Chapter 724, amended (AB 2348). The reader is directed to Appendix A for the parcel-specific detailed inventory of land suitable for future residential development that complies with Section 65583.2 (b) of the Government Code.

<sup>2</sup>Net projected units refers to the number of units that could realistically be developed in the zone after compliance with the site development standards of the applicable zone. Those standards are described in Chapter 5 of this element.

<sup>3</sup>Governmental constraints are discussed in Chapter 5 of this element.

<sup>4</sup>Physical and infrastructure constraints typically consists of constraints that would prevent the achievement of the net new number of units described in this chart. That would include the inability to serve the identified parcels with City service and utilities, including water, sewer, and electrical and other utilities. With the exception of the number of parcels available, parcel sizes and configuration issues, there are no such environmental (infrastructure-related) constraints on residential development in the City.

<sup>5</sup>The R-2 Two Family zone permits additional units (including 3 or more units) under limited circumstances, such as on R-2 zoned parcels located adjacent to higher intensity residential and commercial zones. Currently, there are no such parcels that are either vacant or underutilized in the City.

<sup>6</sup>The Imperial School Site (5.6 acres) includes the development of 150 senior dwelling units and a 150-unit assisted care development at a density of 53.1 du's/acre.

<sup>7</sup>Residential uses in non-residential zones consist of caretaker units with one care-taker unit permitted per parcel/business. The City estimates that the future construction of caretaker units in the City will be limited to approximately 10% of all such parcels/businesses that could potentially accommodate caretaker units.

## 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 costal zone. The General Plan, Zoning, and Local Coastal Plan do not allow residential development within the coastal zone.. No changes are anticipated in the future which would allow the development of new residential uses in this area.

## Regional Housing Needs Assessment

As indicated in Chapter 1, the Regional Housing Needs Assessment (RHNA) allocation for the City of El Segundo for the 2006 - 2014 planning period is 168 units. The allocation for these units by income category are as follows: 44 units for very-low income households, 27 units for low-income households, 28 units for moderate-income households, and 69 units for above-moderate income households. The City facilitated the construction of 25 units during the second half of 2005 and 13 units during 2006, totaling 38 units, which can be credited toward the above moderate income requirements for the 2006-2014 planning period.

Based on the results of the vacant and underutilized land inventory, there is sufficient development capacity on vacant and underdeveloped parcels to produce an additional 497 units in residential zoning districts and 26 additional units in non-residential zoning districts in the City. Additional residential units in residentially zoned areas of the City largely include second dwelling units in R-1 zone district, and in-fill units in the City's R-2 Two Family and R-3 Multifamily zone districts. Additional residential units in non-residentially zoned areas of the City include caretaker units in the Neighborhood Commercial (C-2), Small Business (SB) and Medium Manufacturing (MM) zones and residential uses above ground floors in the Downtown Specific Plan (DSP) and the Downtown Commercial (C-RS) Zones.



The Vacant and Underutilized Parcel Inventory includes projections for the gross and net new number of second units as well as units in non-residential zones of the City such as caretaker units and units that can be located above ground floor retail in mixed use zones in the City such as in the Downtown Specific Plan (DSP). Residential units above commercial/retail uses and caretaker units represent a unique and significant resource for new dwelling units in El Segundo.

The City was able to meet its quantified objectives for its 2000-2005 RHNA obligation by producing 151 units (118 units more than that required by the 2000-2005 RHNA). Some of these 151 residential units were either caretaker units or units located above ground floor retail uses (the City does not formally track building permits issued for these units). Also, the City produced 13 new residential dwelling units in 2006 and 30 units in 2007/2008 that can be applied toward the above-moderate income requirements of the current planning period.

Accessory residential uses in non-residential zones consists of residential uses on the floor above street level uses in the Neighborhood Commercial (C-2), Downtown Commercial (C-RS), and Downtown Specific Plan (DSP) zones. Caretaker units are permitted in the Medium Manufacturing (MM) and Small Business (SB) zones at a ratio of one per legal building site or business establishment (whichever is greater up to a density of 10 dwelling units per acre) above either ground floor manufacturing or business use, depending on the zone.

There have been approximately 10 caretaker units and/or above ground floor residential units constructed per year in El Segundo. These include caretaker units recently constructed at 215 California Street, and new caretaker units located at 1017 E. El Segundo Boulevard and at 123 Arena Street. The City does not feel at this time that additional incentives are warranted to encourage the development of these types of units. The City already permits them by right in the C-2, C-RS, DSP, MM, and SB zones. The allowance for these types of units in this number of non-residential zones in the City far exceeds that permitted by adjoining cities in the South Bay. Additionally, caretaker units have reduced parking requirements that provide an incentive for development.

The City encourages the development of second dwelling units in the City through implementation of its second dwelling unit ordinance. Approximately 2-3 such units are constructed per year in El Segundo. In regards to encouraging even greater development of second units (most of which would be constructed either as second dwelling units on R-1 zoned lots in accordance with the City's second dwelling unit ordinance) or as an additional unit on a lot supporting duplexes such as in the R2 Zone, the amended language in Program 7, described above, should be sufficient in promoting this kind of residential development.

~~Although~~ Many of the units described above are anticipated to be available to satisfy only the City's ~~moderate income and above moderate~~ very low and extremely low income housing needs. ~~As~~ As indicated above, opportunities for ~~both~~ very low and extremely low-income ~~and very low income~~ housing units to be constructed are available in the R1 zone district where second units are proposed and the City has included programs in the element to encourage this type of development. Based on conversations with realtors and a survey of landlords, 1 bedroom caretaker and second units in the City are renting for between \$450 to \$550 per month. Another area in which the potential for the development of units affordable to very low-income and very extremely-low income households exists is the Downtown Specific Plan area, where affordability requirements can



be implemented in conjunction with the planned introduction of a density bonus program, or in conjunction with various other programs described in Chapter 8 of this Housing Element.

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

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

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

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

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

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

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



## **Insulation and Weatherproofing**

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

In addition to the foregoing, the City provides eligible property owners a means of having improvements made to their residential property to reduce noise impacts from the Los Angeles International Airport (LAX) to the interior habitable portions of their residences. This is the City's Residential Sound Insulation (RSI) Program which is described in Chapter 8. Although this program is primarily intended to insulate homes to reduce interior noise levels, the insulation improvements that are available also result in reduced energy costs for the individual homeowner.

## **Natural Lighting**

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

## **Solar Energy**

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

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

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

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





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

### **Water Conservation**

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

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

### **Energy Audits**

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

### **New Construction**

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

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

The South Bay Environmental Services Center (SBESC) partners with local agencies, including the City of El Segundo and local utility providers. The SBESC acts as a central clearinghouse for energy efficiency information and resources. The purpose of the organization is to help significantly increase the availability of information and resources to the people in the South Bay region to help them save water, energy, money, and the environment. The SBESC assists public agencies,



businesses, and residents of the South Bay to best utilize the many resources available to them through a wide variety of statewide and local energy efficiency and water conservation programs. It recently expanded their services through implementation of an Energy Efficiency Plus (EE+) program to deliver energy savings to local public agencies, including the City of El Segundo.

### **Green Building Program**

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

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



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

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

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

On January 15, 2008, the City Council adopted the Environmental Action Plan and created The El Segundo Environmental Council. The El Segundo Environmental Council address a broad range of environmental issues facing the City of El Segundo. The Environmental Council reviews existing City environmental programs and recommends new green policies and programs to the City Council. El Segundo has many accomplishments and has received awards for its accomplishments in the areas of conservation and environmental sustainability.

Several of these accomplishments and honors include the following:

- Began a City-wide curbside recycling collection program for residents;
- City residents and the business community worked successfully to divert 84% of waste from landfills over the last decade;
- El Segundo was designated as a national Tree City USA since 2002 and planted over 1,200 trees;
- The City received an Honorable Mention form the State of California, Flex Your Power for over 50% of the water used by the City is recycled, and we effectively saved over 22,000,000 kWh of electricity over the period July 1 2007 through June 30, 2008;
- City facilities have undergone significant energy retrofitting to include heating, ventilating, air conditioning (HVAC) regulators, and lighting changes. The City's facilities energy conservation retrofitting resulted in energy savings of 10,558,433 kilowatts and savings of \$2 million dollars;
- The City uses recycled water in parks in street medians;
- The City held its first annual Environmental Expo to educate residents and business owners on sustainability; and
- The City retrofitted traffic signals citywide with LED's resulting in first year energy savings of 378,768 Kilowatts and cost savings of \$45,346 dollars.



### Energy Upgrade California

The City of El Segundo is participating in the Energy Upgrade California program in conjunction with the County of Los Angeles and the South Bay Council of Governments, Southern California Edison and Southern California Gas. This state-wide program provides 200 million dollars in funding for energy upgrades and retrofitting of homes with the goal being to treat 30,000 homes in Los Angeles County by the end of 2013. The program is expected to begin in January of 2011 with funding being made available to qualifying homeowners. Participating homeowners may be eligible for up to \$4,500 in rebates and incentives. The City's involvement is expected to include staff training and assistance with outreach to residents through the Development Services Center and the City's website.



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## 7. HOUSING ACCOMPLISHMENTS

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### 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 Section 8. With a very limited supply of land and limited public funding sources, El Segundo's housing objectives are primarily to protect and preserve its existing housing stock.

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

The following five major issue areas are addressed by the goals and policies of the current Housing Element. These same goals are proposed to be carried over to this Housing Element. Several policies, however, have been changed or updated to reflect current housing issues and these are presented in Section 8.

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

### **A. CONSERVING EXISTING AFFORDABLE HOUSING STOCK**

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According to the 2000 Census, about 68 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.*

## **B. ASSISTING IN THE DEVELOPMENT OF AFFORDABLE HOUSING**

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

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

*Policy 2.1: Provide regulations, as required by State Law, to facilitate additional senior housing and develop programs to serve related special needs.*

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

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

*Policy 2.4: Provide funding for the development of plans for a Community Center to provide expanded and consolidated services for seniors and large families.*

## **C. PROVIDING ADEQUATE SITES**

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

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

*Policy 3.1: Provide for the construction of 78 new housing units during the 2000-2005 planning period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).*





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

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

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

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

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

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

## **D. REMOVING GOVERNMENTAL CONSTRAINTS**

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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 City's Zoning Ordinance.*

*Policy 4.2: Continue to allow factory-produced housing according to the City's Zoning Ordinance.*

*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.*

## **E. PROMOTING EQUAL HOUSING OPPORTUNITIES**

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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 governmental efforts to provide equal opportunity housing for existing and projected demands in El Segundo.

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

**Progress in Meeting Goals and Objectives**

Progress in meeting the City's 2001 Housing Element goals can be determined by measuring the progress in production, rehabilitation, and conservation since the element was adopted. Between 2000 and 2005 the City was able to produce 151 net new housing units, exceeding the number of units required by the SCAG RHNA. In 2006, the City produced 13 units and an additional 16 units in 2007. Most of the housing units produced were market-rate priced housing units. Table 7-1 describes the City’s progress towards meeting its 2000-2005 RHNA obligations.

**Table 7-1  
2000 – 2005 Quantified Objectives**

Housing Affordability Goals	2000 to 2005	Progress 2005	
	Number of Units Allocated	Units	Percent Achieved
Housing Production			
Very Low Income	14	0	0.0%
Low Income	11	5	45.5%
Moderate Income	16	25	156%
Above Moderate Income	37	121	327%
Total Units	78	151	193%
Rehabilitation			
Low Income	20 units annually	51 units annually	
Conservation <sup>1</sup>	500 units annually	828 units annually	

Source: City of El Segundo Planning and Building Safety Department

<sup>1</sup>Conservation refers to units inspected annually by Planning and Building Safety Department

The City's rehabilitation programs have exceeded the quantified objectives set forth in the 2001 Housing Element. From 2000 through 2005, 51 units were rehabilitated annually, including units that were rehabilitated under the senior paint/fix up program. All of the programs targeted lower-income households.

Altogether, many programs from the 2001 Housing Element remain appropriate for the 2006-2014 period. The City will continue providing rehabilitation loan programs, homebuyer assistance, and assisting developers in providing affordable housing. In addition, programs to remove constraints, including expediting project reviews for residential development applications remain appropriate for 2006-2014.



## Evaluation of Past Program Accomplishments

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g., the number of units that were rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints). These results then need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The El Segundo 2000-2005 Housing Element contains a series of housing programs with related quantified objectives for the following topic areas: Conserve and Improve Existing Affordable Housing Stock; Assist in the Development of Affordable Housing; Provide Adequate Housing Sites; Remove Governmental and Other Constraints; and Promote Equal Housing Opportunity.

The following section reviews the progress in implementation of these programs, and the continued appropriateness of identified programs. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in the final section of this Housing Element.

### GOAL 1: CONSERVE EXISTING AFFORDABLE HOUSING STOCK

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

**Program 1a. – Minor Home Repair Program (MHR).** This ongoing program is supported by CDBG funds that provide for minor maintenance and repairs on income qualified owner occupied units. The City provides zero interest-deferred loans, due upon sale or transfer of ownership, up to a maximum of \$7,500 for low-income property owners. In addition, grants of up \$1,500 are available to make handicapped related improvements.

***Progress to Date:*** The City committed to providing assistance to six households annually and to advertise program availability through brochures, placement on the City's website, and to make information available on an ongoing basis. The City provided assistance to 1 to 2 households annually. The City continues to advertise the availability of this program to the public via the methods described above.

**Program 1b. – Residential Sound Insulation Program (RSI).** This program provides eligible property owners a means of having improvements made to their residential property to reduce the impacts of noise from Los Angeles International Airport (LAX) to the interior habitable portions of the residence(s). There is no cost to the property owner for improvements deemed necessary for reducing interior noise levels, and the City does allow property owners to pay for certain requested improvements in limited circumstances.

The program funded by the Federal Aviation Administration (FAA) and the City of Los Angeles' Department of Airports (LADOA), more commonly referred to as Los Angeles World Airports (LAWA). The City applies for and receives federal grant funding annually



from the FAA which can only be used to cover a maximum of 80% of eligible expenses incurred, with remaining expenses being funded by LAWA as part of local grant funding.

**Progress to Date:** The City continues to encourage impacted residents to take advantage of this program and advertises its availability through various methods, including posting on the City's website. A total of 628 homes have been insulated under this program since its adoption in 1993.

**Program 1c. – Countywide HOME Rental Rehabilitation Loan Program.** This program provides financial assistance to rental property owners for the rehabilitation of multi-family units that are made available to tenants at or below 80 percent MFI. It allows the owners to rehabilitate affordable rental housing for low-income families by providing financial support through the utilization of public/private funding sources to maintain existing rental properties.

**Progress to Date:** The City continues to advertise the availability of this program through placement of program brochures at the public counter, on the City's website, and in conjunction with its Code Compliance program.

**Program 2. – Code Compliance Program.** The Building Safety Division of El Segundo committed to conducting a Code Compliance program (on a quarterly basis) consisting of compliance inspections and the monitoring of housing conditions throughout the City.

**Progress to Date:** The Building Safety Division responds to violations brought to their attention on a case-by-case basis in addition to the pursuit of Code violations noted in the field. Only 44 residential Code violations were reported during 2006.

## GOAL 2: ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

**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 3a. Countywide Affordable Homeownership Program.** The City committed to participation in this County program, which provides loans secured by a second deed of trust that homebuyers may use to pay their down payment and closing costs. Where appropriate, this program was to be used in conjunction with new construction of ownership housing, as well as the Mortgage Credit Certificate (MCC) Program.

**Progress to Date:** Although the City advertised this program's availability through placement of program brochures at the public counter, no El Segundo residents took advantage of the program and no loans were issued during the planning period.

**Program 3b. – Lease-to-Own Program.** This program promotes affordable home ownership opportunities for low and moderate-income households earning up to 140 percent of the MFI. This program is utilized by a growing number of cities in Southern



California and is financed through tax-exempt bond issues and private long-term mortgage financing.

**Progress to Date:** The City did not implement the Lease-to-Own Program during the planning period, therefore there were no program participants in El Segundo. Furthermore, this program (administered by the County Community Development Commission) is no longer in existence.

**Program 3c. – Mortgage Credit Certificate (MCC).** The City participates with the County Community Development Commission in implementation of a Mortgage Credit Certificate Program. An MCC is a certificate awarded by the CDC authorizing the holder to take a federal income tax credit. A qualified applicant who is awarded an MCC may take an annual credit against federal income taxes of up to twenty percent of the annual interest paid on the applicant's mortgage.

**Progress to Date:** Although the City participated with the Los Angeles County Community Development Commission in implementing the MCC program, there were no qualified applicants in El Segundo who participated in the program during the planning period.

**Program 3d. – Location Efficient Mortgage (LEM).** The City participated in the LEM Program which is a program implemented by a partnership that includes the Southern California Association of Governments. The program rewards homebuyers for purchasing homes within neighborhoods that reduce the need for a car, by allowing them to qualify for up to \$50,000 more when applying for a home loan.

**Progress to Date:** Although the City promoted the use of the LEM program through the City's newsletter, flyers, and website, and through direct contact with local realtors and lenders, no residents of El Segundo participated in this program.

### GOAL 3: PROVIDING ADEQUATE SITES

**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.**

**Program 4. – Land Use Element.** The City committed to continuing to provide adequate sites through its General Plan and zoning to increase the provision of housing for all economic segments of the community. This included identifying sites within the Smoky Hollow Specific Plan area and on the Imperial School site, promoting the development of second units in single-family zones, and caretaker's units in Small Business (SB) and Medium Manufacturing (MM) zones.

**Progress to Date:** No quantified goal was established for providing adequate sites through General Plan and zoning. However, since adoption of the 2000-2005 Housing Element, 151 units have been constructed in the City. In 2006, 13 units were newly constructed in the City. These units consist largely of the addition of dwelling units on underutilized parcels located in the City's Multifamily Residential (R-3) Zone.



**Program 5. – Facilitate Development on Underutilized Sites.** The City committed to providing information to prospective developers on sites suitable for residential development. The City also sought to facilitate development on underutilized properties by providing potential housing developers with a list of underutilized Multi-Family Residential (R-3) and Medium Density Residential (MDR) zoned properties. In addition, the City undertook to advise homebuyers and developers that they may pursue a variety of public and private funding sources in support of affordable housing development.

**Progress to Date:** The City continues to work with the development community in identifying opportunities for new unit construction on underutilized sites. As a result of past efforts, the City was able to meet and exceed the quantified housing objectives of its Housing Element (78 new units) by constructing 151 units over the 5-year planning period.

**Program 6. – Sites for Transitional Housing/Homeless Shelters.** The City committed to modifying its zoning ordinance to permit transitional housing in appropriate residential zones and emergency housing in commercial and industrial zones, subject to approval of a Conditional Use Permit (CUP), by the year 2002.

**Progress to Date:** The City has not modified its zoning ordinance to permit transitional housing in appropriate residential zones and emergency housing in commercial and industrial zones, subject to approval of a Conditional Use Permit (CUP).

#### GOAL 4: REMOVE GOVERNMENTAL CONSTRAINTS

##### Remove governmental constraints on housing development.

**Program 7. – Density Bonus/Development Incentives Ordinance.** The City committed to adopting a local density bonus ordinance, pursuant to State density bonus law by the year 2002 and to promote development of a brochure for distribution to the local Board of Realtors and local developers describing the regulatory incentives under the proposed “Development Incentives Ordinance.”

**Progress to Date:** The City has not yet adopted a local density bonus ordinance to comply with State law and to specify regulatory concessions to be offered. However, the City was able to exceed its RHNA obligation for the planning period under existing zoning regulations.

**Program 8. – Expedite Project Review.** The City determined that its processing times for development applicants were comparable to those in other communities. Additionally, the City offers an accelerated plan check process where applicants can pay a fee for staff to work overtime to complete plan check review in one-half the time that the plan check process would otherwise take. The City reaffirmed its commitment to implement the requirements of the Permit Streamlining Act and to provide prompt review of projects.

**Progress to Date:** The City was able to process projects in compliance with the Permit Streamlining Act and to provide prompt project review services.





## GOAL 5: PROMOTE EQUAL HOUSING OPPORTUNITIES

**Program 9. – Fair Housing Program.** Fair Housing is a citywide program that El Segundo provides through a contract with the Westside Fair Housing Council. The primary services include fair housing outreach and educational information and landlord/tenant dispute resolution. Additionally, the City contracts with the Dispute Resolution Services (DRS) that provides no and low cost dispute resolution for a variety of issues including housing disputes.

***Progress to Date:*** The City continued to advertise the program services described above and continued to promote fair housing practices, and provide educational information on fair housing at the public counter. Complaints were referred to the appropriate agencies.



## 8. HOUSING PROGRAMS

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The goals and policies contained in the City's adopted Housing Element address El Segundo's identified housing needs and are being implemented through a series of on-going housing programs and activities. At public workshops before both the Planning Commission and City Council, these programs were reviewed and a determination was made by both policy-making bodies to continue implementing programs that included some level of resident participation and accomplishments for the prior planning period, eliminate those programs that were not effective or had no participation by El Segundo residents, and provide new programs that address the new requirements of State Housing Element Law.

The City of El Segundo's overall housing program strategy for addressing its housing needs has been defined according to the following issue areas, which will remain in effect for the updated Housing Element:

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

El Segundo's housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include past programs that are currently in operation and showed accomplishments during the prior planning period and new programs which have been added to address the City's unmet housing needs and to fulfill the requirements of State Housing Element law.

### A. CONSERVING AND IMPROVING EXISTING AFFORDABLE HOUSING

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Preserving the existing housing stock in El Segundo is a top priority for the City and maintaining the City's older neighborhoods is vital to conserving the overall quality of housing in the community. Approximately 68 percent of El Segundo's housing stock is more than 30-years old, indicating that there is a strong future need for rehabilitation.

**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.*

### **Program 1 – Home Rehabilitation Loan Programs**

The goals of these programs are to offer residents an opportunity to live in a safe and sanitary environment, by offering rehabilitation assistance to lower income homeowners and renters. These programs include a grant program for handicapped improvements, and zero interest loans for single-family and multi-family rehabilitation.

#### **1a. Minor Home Repair Program (MHR)**

This program represents a major effort by El Segundo to maintain and improve the City's housing stock. The program is supported by CDBG funds that provide for minor maintenance and repairs on income qualified owner occupied units. The City provides grants up to a maximum of \$5,000 for low-income property owners, zero interest deferred loans (due upon sale or transfer of ownership) up to a maximum of \$10,000 for low-income property owners, or a combination of a grant and a loan totaling up to \$15,000 with the grant not to exceed \$5,000.

Handicapped related improvements are also allowed as a grant and/or loan and the MHR program itself continues to act as the City's largest source of funds to assist the disabled with improvements to their homes. This program will continue "in place" until such time as the City adopts its own "reasonable accommodation" ordinance (see Program 13) that will more comprehensively address the needs of the disabled.

**Five Year Objective:** Continue program implementation with 10 units to be rehabilitated during the current planning period.

**Funding Source:** CDBG

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

**Time Frame:** 2006-2014

#### **1b. Residential Sound Insulation Program (RSI)**

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



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

Approximately 5,700 homes in El Segundo have been identified as eligible for insulation under this program, with over 628 homes completed since inception in 1993. More than 300 homes were completed in 2007 and there are 1,700 residences on the program waiting list.

**Five Year Objective:** *Continue to make improvements at as many homes as annual funding allows which is anticipated to be approximately 300 homes annually, or 2,550 homes over the planning period.*

**Funding Source:** *City of El Segundo*

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

**Time Frame:** *2006-2014*

#### **1c. Countywide HOME Rental Rehabilitation Loan Program**

As a participating city in the Urban County CDBG program, El Segundo is eligible to participate in the County's Rental Rehabilitation Loan Program. This program provides financial assistance to rental property owners for the rehabilitation of multi-family units that are made available to tenants at or below 80 percent MFI. It allows the rental owners to rehabilitate affordable rental housing for low-income families by providing financial support through the utilization of public/private funding sources to maintain existing rental properties.

**Five Year Objective:** *Provide loans for rehabilitation of 30 units annually.*

**Funding Source:** *HOME*

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

**Time Frame:** *2006-2014 with assistance to 180 homeowners to be provided between January 2009 and December 2014*

#### **1d. Energy Conservation Program**

The City supports energy conservation measures that are available to local residents. For example, the City recently adopted (2008) an Environmental Work Plan and formed an Environmental Committee that developed environmental action items for implementation. In April 2009 this same committee made recommendations to the City Council to approve a green building kiosk to be located inside City Hall. This kiosk will serve as a one-stop shop for residents to gather information on energy conservation techniques for their homes. Also the City will host its first green building workshop in early 2010 for local residents. The purpose of these



workshops will be to provide ongoing information and instructions to residents on incorporating green building techniques and technologies in residential construction.

The City also partners with the South Bay Environmental Services Center (SBESC) which 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.

The City of El Segundo is also participating in the Energy Upgrade California program in conjunction with the County of Los Angeles and the South Bay Council of Governments, Southern California Edison and Southern California Gas. This state-wide program provides 200 million dollars in funding for energy upgrades and retrofitting of homes with the goal being to treat 30,000 homes in Los Angeles County by the end of 2013. The program is expected to begin in January of 2011 with funding being made available to qualifying homeowners. Participating homeowners may be eligible for up to \$4,500 in rebates and incentives. The City's involvement is expected to include staff training and assistance with outreach to residents through the Development Services Center and the City's website.

Finally, the City will conduct a comprehensive review and consider adopting possible new regulatory incentives to promote energy conservation and green building techniques in the City. This review will be conducted after implementation of mandatory provisions in the California Green Building Code in order to avoid duplicate or conflicting regulations between City regulatory requirements and requirements in the Green Building Code.

**Five Year Objective:** *Continue to undertake outreach efforts that promote energy conservation and the utilization of green building techniques and continue to coordinate with the SBESC to make information resources available to the community. Conduct a review and consider the adoption of regulatory incentives that promote energy conservation and green building techniques after an evaluation is conducted of requirements in the California Green Building Code*

**Funding Source:** *General Fund*

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

**Time Frame:** *2006-2014*

## **Program 2 – Code Compliance Inspection Program**

The Building Safety Division of El Segundo maintains statistics pertaining to Code compliance inspections and monitors housing conditions throughout the City. The Building Safety Division responds to violations brought to their attention on a case-by-case basis.



Although Code violations are somewhat limited (an average of 11 per quarter), their early detection and resolution are to preventing deterioration in residential neighborhoods. Residents cited for code violations are informed of rehabilitation assistance available through the City and County.

**Five Year Objective:** *Continue to conduct inspections on a complaint basis through the City's Building Safety Division. Based on past experience, 264 Code violations should be inspected and corrected between January 2009 and December 2014.*

**Funding Source:** *General Fund*

**Responsible Agency:** *Building Safety Division*

**Time Frame:** *2006-2014*

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

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The Housing Element proposes to introduce several new programs aimed at assisting in the production of affordable housing. These programs replace programs from the prior Housing Element that had little or no participation by residents. The new programs include the City's ongoing efforts to encourage the construction of lower-cost 2<sup>nd</sup> units on R-1 zoned properties in the City, facilitating the development of the Imperial School site with a variety of housing (including affordable housing), and soliciting the participation of non-profit organizations to help secure funding for affordable housing.

**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:** *Establish and maintain land use controls to accommodate the housing needs of elderly, disabled and other special needs households.*

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

**Policy 2.3:** *Provide an allowance in the El Segundo Municipal Code to permit transitional and supportive housing facilities as a principally permitted use in multi-family residential zones subject only to the same permitting processes and regulatory requirements as other residential uses in the same zone and emergency shelters as permitted uses in either the M-M or M-1 industrial zones.*

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

The City continues to encourage the development of underutilized sites to accommodate its RHNA for lower-income households. This includes providing for 2<sup>nd</sup> units on R-1 zoned lots in the City with side yards abutting properties zoned R-3, P, C-RS, C-2, CO or MU. The City has tentatively identified 47 potential sites for 2<sup>nd</sup> units on parcels that meet the side yard requirement. Development of these units provides rental housing within a single-family neighborhood setting which is generally affordable to lower-income households.





To ensure greater participation on behalf of El Segundo residents in the program, the City is committing to a public outreach program to encourage second-unit development, especially for very and extremely-low income households, including advertising second-unit development opportunities on the City's website, in local newspapers, in information provided to local realtors, in handouts at City Hall Planning and Building Safety Department public counter, and at various community centers, including the Public Library.

The City is also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation by El Segundo residents and committing to re-visit its second-unit regulations to discuss potential amendments aimed at removing constraints on this type of housing where they might have been identified in the monitoring process.

**Five Year Objective:** *Continue to facilitate the development of 2<sup>nd</sup> units on R-1 zoned parcels and conduct a public outreach program to inform eligible property owners and realtors of the potential to construct second units through updated handouts, information provided at community centers and the Public Library, in utility bills, the local papers, and information on the City's website. Conduct annual monitoring of program to evaluate effectiveness; Discuss potential amendments to second-unit ordinance to remove constraints if any are identified through the monitoring process.*

**Funding Source:** *General Fund*

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

**Time Frame:** *2006-2014 with preparation of an updated parcel survey to be completed and posted on the City's website by December 2010 along with links provided to residents on how to apply for a permit to construct a 2<sup>nd</sup> unit on an R-1 zoned lot in the City that meets the side yard requirements.*

#### **Program 4 – Imperial School Site**

The El Segundo General Plan currently designates the 5.65-acre Imperial School site as Planned Residential Development. This is the only location at which this land use district designation occurs and represents one of the few areas in the City where design flexibility can be “built in” to a future mixed-use housing project on the site, that can provide both transitional densities and uses compatible with the surrounding residential neighborhood, and that can include a mix of market rate and affordable housing. Accordingly, the City has issued an RFP (Request for Proposals) and is currently processing a proposed 150-unit senior housing project on the property combined with a 150-unit assisted care facility for seniors.

The senior housing project currently proposed on the Imperial School Site will require that the site be developed in accordance with an adopted specific plan. Consequently, a specific plan (with accompanying environmental documentation) is currently being prepared along with a zone change and General Plan amendment application that is being processed by the City. The City is currently negotiating a Development Agreement with the project proponent that will, among other things, establish the number of proposed units in the project that will be set aside for low, very-low and/or extremely-low income residents, thus establishing an affordability component to the project.



In addition to the current entitlements being processed for the proposed senior housing units and senior transitional care units on the Imperial School Site and in the event that entitlements are not granted for the proposed senior housing project on the site, the City will study and consider rezoning the site to the Multi-Family Residential (R-3) Zone which permits a residential density of up to 27 du's/acre. Actual rezoning of the site will require permission from the El Segundo Unified School District as well as approval of the rezoning by the El Segundo Planning Commission and City Council.

**Five Year Objective:** *Continue to expedite the development of the Imperial School site with the currently proposed housing development that consists of a 150-unit senior housing project and 150-unit assisted care facility for seniors. Study the feasibility of rezoning the Imperial School Site to the R-3 Zone as an interim measure if the entitlements to the senior housing project are not granted, and subject to the permission of the El Segundo School District and approval by the El Segundo Planning Commission and City Council.*

**Funding Source:** *General Fund*

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

**Time Frame:** *December 2011: City staff will continue working with the developer of the Imperial School Site to process and secure the necessary project entitlements, including a zone change, general plan amendment, adoption of a specific plan, and environmental approvals for the project by December 2011.*

### **Program 5 – Support for Non-Profit Organizations**

The City seeks to proactively encourage and facilitate development support efforts of non-profit organizations to procure Federal/State funding for affordable housing construction and particularly for construction of affordable housing for families and/or large families and for very and extremely low-income (ELI) households, by initiating contacts with such organizations at least annually, providing technical assistance with Federal and State funding applications, providing streamlined processing of permit applications, waiving or deferring development fees, and financially assisting them with such efforts to the extent possible. The City will also provide technical assistance to such non-profit housing developers in applying to HCD for the Community Based Housing Development Organization (CHDO) set aside of HOME funds, which is at least 15 percent of the annual statewide allocation of HOME funds. The City will monitor the effectiveness of this program at least bi-annually. If the program is found ineffective in encouraging and facilitating the development of family and large-family units, the City will revise the program as appropriate, such as identifying higher sites.

**Five Year Objective:** *Utilization of non-profit organizations as sponsors for development and management of affordable housing with an emphasis on affordable housing for families and/or large families and contact and update the contact list for non-profits annually. The City will assist with at least one application annually and facilitate the development of Units affordable to lower income households during the planning period.*

**Funding Source:** *General Fund, CDBG, HOME, Section 202, Section 811, Tax Credits*

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



**Time Frame:** *2006-2014 with annual contact with non-profit developers and preparation of an updated contact list of non-profit organizations in the South Bay.*

### **Program 6 – Tandem Parking Allowance for Income-Restricted Units**

In an effort to encourage the production of affordable housing, the City will process an amendment to its municipal code that will permit tandem parking configurations for residential units in the City that are income-restricted. Income-restricted units are those units that have affordability agreements or covenants placed on them that restrict occupancy of the unit to low, very low, or extremely-low income households.

**Five Year Objective:** *Process and amendment to the ESMC to permit tandem parking configurations for income-restricted units (units that are income-restricted to low, very low, and extremely low-income households). The tandem parking allowance will apply to any type of income-restricted residential unit located in a residential zone in the City.*

**Funding Source:** *General Fund*

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

**Time Frame:** *December 2011: Adopt zone text amendment to allow for tandem parking configurations for income-restricted units in the City.*



### **Program 7 – Priority Plan Check Services for ELI Housing**

The City is committed to proactively support efforts of non-profit organizations to procure Federal/State funding for affordable housing construction including housing for extremely low-income (ELI) households. The City will also provide priority plan checking of building plans for any such housing. This includes advancing such building plans ahead of all other building plans seeking plan check services being provided by the City's Planning & Building Safety Department.

**Five Year Objective:** *Facilitate the development of housing for extremely low-income (ELI) households by providing priority plan check services of such projects. Program is to include annual monitoring of the program to evaluate its effectiveness.*

**Funding Source:** *General Fund*

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

**Time Frame:** *2006-2014 with annual monitoring of effectiveness of the program.*

### **Program 8 – Deferring of Fees for Very Low and Extremely Low-Income Housing**

The City is committed to facilitate the construction of housing affordable to very low and extremely low income households. In an effort to facilitate such housing, the City will defer the payment of entitlement processing and development impact fees for any such housing proposed in the City (see Table 5-4 and 5-5). Said payment of fees would be deferred until the issuance of a Certificate of Occupancy (c of O) for such housing.

**Five Year Objective:** *Facilitate the development of housing for very low-income (VL) and extremely low-income (ELI) households by deferring the payment of entitlement processing and development impact fees until such time that a Certificate of Occupancy (C of ) is issued for said housing. The program will include annual monitoring to evaluate its effectiveness..*

**Funding Source:** *General Fund*

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

**Time Frame:** *2006-2014 with annual monitoring of effectiveness of the program.*

## **C. PROVIDING ADEQUATE SITES**

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A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for all types, sizes and prices of housing. Both the general plan and zoning regulations identify where housing may be located, thereby affecting the supply of land available for housing. The Housing Element is required to contain adequate sites under General Plan and zoning to address the City's share of regional housing needs (RHNA), identified as 168 units for El Segundo, including 44 very low income, 27 low income, 28 moderate income, and 69 upper income units.

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



**Policy 3.1:** Provide for the construction of 168 new housing units during the 2006-2014 planning period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).

**Policy 3.2:** Allow property designated for multi-family use (which currently contains single-family development) to be recycled for multi-family residential development.

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

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

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

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

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

### **Program 8 9 – Land Use Element**

The residential sites analysis completed for the Housing Element indicates the City can accommodate just over 732 additional dwelling units under existing General Plan and Zoning designations. This includes the Imperial School site which is planned for the development of a proposed 150-unit senior housing project on the property combined with a 150-unit assisted care facility for seniors. Aside from this one specific site, a limited amount of vacant residentially zoned land is available for new housing. Most new housing in the City will be in-fill housing constructed on sites currently occupied with housing or in non-residential zones where caretaker units are permitted.

Residential uses are also permitted as accessory uses in several of the commercial and industrial zones. The Neighborhood Commercial (C-2), Downtown Specific Plan (DSP), Downtown Commercial (C-RS), Small Business (SB), and Medium Manufacturing (MM) Zones all allow one residential unit per lot. The SB and MM Zones are limited to one “caretaker” unit per lot with a maximum size of 500 square feet per unit. These zones have the potential to provide new residential units, which could provide affordable housing opportunities due to their limited size and because they are restricted for use by a caretaker on the property. Additionally, the ESMC allows the opportunity for joint use, off-site, uncovered and tandem parking which allows more flexibility for new development of residential units, particularly on sites that also have commercial or industrial uses.

**Five Year Objective:** Provide appropriate land use designations to fulfill the City’s RHNA, which is 44 very low-income; 27 low-income; 28 moderate-income; and 69 upper income residential units.



**Funding Source:** *General Fund*

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

**Time Frame:** *Adopt final density and site development standards for the Imperial School site by December 2011.*

### **Program 9 10—Facilitate Development on Underutilized Sites and on Small Lots**

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

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

**Five Year Objective:** *Continue to facilitate the redevelopment of underutilized sites through various outreach methods to the development community and develop strategies to encourage the development and consolidation of small lots.*

**Funding Source:** *City General Fund; CDBG; HOME*

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

**Time Frame:** *2006-2014 with preparation of an underutilized site survey to be completed and posted on the City's website by December 2009 along with links provided on how to apply for affordable housing funds from State and Federal funding sources. 2006-2014 with preparation of a "package" of incentives to encourage development and consolidation of small lots.*

### **Program 10 11 – No Net Loss of Dwelling Units**

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update its inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, every low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining





need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

**Five Year Objective:** *Develop evaluation procedure to implement Government Code Section 65863.*

**Funding Source:** *City General Fund*

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

**Time Frame:** *Develop of evaluation procedure to implement Government Code Section 65863 by March 1, 2011.*

#### **Program 11 12– Transitional and Supportive Housing and Emergency Shelters**

The ESMC does not explicitly allow for homeless facilities or emergency shelters in El Segundo. Therefore, the City will modify its zoning regulations to permit by right (without a CUP requirement or other discretionary review requirement) emergency shelters in one of two industrial zones and transitional and supportive housing as a principally permitted use in all zones that allow residential uses. This Code amendment will establish standards for said supportive housing and shelters that are no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone.

**Five Year Objective:** *Revise the ESMC to permit transitional and supportive housing facilities as a principally permitted use in all residential zones subject only to the same permitting processes and regulatory requirements as other residential uses in the same zone and emergency shelters as permitted uses (by right) in either the Medium Manufacturing (MM) or Light Industrial (M1) industrial zones.*

**Funding Source:** *General Fund*

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

**Time Frame:** *December 2011: Adopt zone text amendment to principally permit transitional supportive housing in all residential zones subject only to the same permitting processes and regulatory requirements as other residential uses in the same zone and emergency shelters by right in either the City's MM or M1 industrial zones.*

#### **Program 12 13 – Single Room Occupancy (SRO) Housing**

The ESMC currently does not contain provisions for Single Room Occupancy (SRO) housing. Therefore, the ESMC is proposed to be amended to principally permit SROs in at least one multifamily residential zone, as well as a principally permitted use in either the Medium Manufacturing (MM) Zone district or the Light Industrial (M1) Zone district, as a means of providing affordable housing for very and extremely low-income households.

**Five Year Objective:** *Revise the ESMC to permit SROs as a permitted use in a multifamily residential zone and as a permitted use in either the City's MM or M1 zone districts. Code amendment to establish standards for SROs can be no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone.*

**Funding Source:** *General Fund*

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

**Time Frame:** *December 2011: Adopt Zone Text Amendment to permit SROs as a permitted use in a multifamily residential zone and as a permitted use in either the City's MM or M1 zone districts. Code*



*amendment to establish standards for SROs can be no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone.*

## **D. REMOVING GOVERNMENTAL AND OTHER CONSTRAINTS**

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

### **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.*

### **Program ~~13~~ 14– Density Bonus/Development Incentives Ordinance**

Government Code §§ 65915, *et seq.* provides for the California density bonus law. El Segundo does not currently have its own density bonus provisions and, therefore, is obligated to implement State density bonus law provisions. The City does, however, intend to adopt a local density bonus ordinance to comply with all provisions of State law and which will specify regulatory concessions to be offered. The ordinance will primarily be aimed at providing density incentives for multi-family projects in the R-3 Zone. A range of potential regulatory concessions will be set forth in the ordinance, such as flexibility in height limits, reduced parking, reduced setbacks, and/or reduced open space requirements.

**Five Year Objective:** *Adopt Density Bonus/Development Incentives regulations and inform developers of the program availability. Provide information on City's website.*

**Funding Source:** *General Fund*

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

**Time Frame:** *December 2011: Adopt ordinance amending the ESMC and establishing Density Bonus/Development Incentives program. Said ordinance may include a range of regulatory concessions to encourage the development of affordable housing.*

### **Program 14 – Expedite Project Review**



A community's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. Periodic surveys conducted by the City indicate that local processing times are quite comparable to those experienced in neighboring communities. The City provides accelerated plan check service.

**Five Year Objective:** *Continue to monitor permit processing times and investigate ways to streamline. Continue computerizing information including building permits and the ESMC. Continue to provide accelerated plan check service.*

**Funding Source:** *General Fund*

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

**Time Frame:** *2006-2014*

### **Program 15 – Provide Accommodations for Persons with Disabilities**

Pursuant to Government Code § 65583, the City is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. According, the City will continue to implement provisions of the Americans with Disabilities Act (ADA) in the review and approval of housing projects, and will adopt a “reasonable accommodation” ordinance addressing the housing needs of the disabled.

**Five- Year Goal:** *Continue to implement Americans with Disabilities Act (ADA) regulations to assist disabled households with architectural modifications to their homes. Consider adopting a “reasonable accommodation” ordinance that expands upon the provisions of the ADA, provides for accessibility improvements using CDBG funds, and make information on this program more widely available to residents.*

**Funding Source:** *General Fund*

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

**Time Frame:** *December 2011: Consider adopting reasonable accommodation ordinance and provide informational handouts and information on the City’s website regarding programs and resources available to disabled households.*

### **Program 16 – Water and Sewer Service Priority for Affordable Housing**

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of El Segundo is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This is in order to facilitate the coordination between the City and the water and sewer providers when considering approval of new residential projects, to ensure that the providers have had an opportunity to provide input on the element, and to grant priority water and sewer services to projects that propose affordable housing to lower-income households.

**Five- Year Goal:** *Submit the adopted Housing Element to local water and sewer providers for their review and input.*

**Funding Source:** *General Fund*

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



**Time Frame:** 2009

### **Program 17 – General Plan Safety Element Update**

Pursuant to Government Code Section 65302 (AB 162), the City of El Segundo is required to amend its Safety Element to include an analysis and include policies regarding flood hazard and flood management information upon the next revision of the housing element on, or after, January 1, 2009. The City is also required to annually review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Management Agency (FEMA) or the State Department of Water Resources (DWR).

According to the current Safety Element of El Segundo's General Plan, El Segundo is not at risk from flooding during a 100-year storm and there are no major dams or waterways located near the City. The potential for flood hazards is related only to localized flooding that may result from inadequate storm drains during periods of heavy rainfall. There are no parcels included in the Vacant and Underutilized Parcel Inventory that are subject to flooding hazards. Nevertheless, the City is committed to maintaining its Safety Element in compliance with the Government Code and will include the requisite required analysis and policies upon the next revision of the housing element.

**Five- Year Goal:** *Update the City's Safety Element in conformance with the requirements of AB 162.*

**Funding Source:** *General Fund*

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

**Time Frame:** *2012-2014*

## **E. PROMOTE EQUAL HOUSING OPPORTUNITIES**

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. More generally, this program component entails ways to further fair housing practices.

**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 governmental efforts to provide equal opportunity housing for existing and projected demands in El Segundo.*

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

### **Program 18 – Fair Housing Program**



Fair Housing is a citywide program that provides assistance to El Segundo residents to settle disputes related to violations of local, State, and Federal housing laws. Also, Fair Housing provides an educational program concerning housing issues for tenants and landlords. El Segundo contracts with the Westside Fair Housing Council for fair housing outreach and educational information and landlord/tenant dispute resolution. The City will continue to advertise the program and continue to promote fair housing practices and provide educational information on fair housing at the public counter. Complaints will be referred to the appropriate agencies. Additionally, the City contracts with Dispute Resolution Services (DRS) which provides no and low cost dispute resolution for a variety of issues including housing disputes.

**Five Year Objective:** *Continue providing fair housing services and continue contractual arrangement with the Westside Fair Housing Council and Dispute Resolution Services. Inform public of the availability of fair housing services.*

**Funding Source:** *General Fund*

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

**Time Frame:** *2006-2014; Complete informational brochures and conduct educational sessions by December 2011.*

**Quantified Objectives**

Progress in meeting the City's 2001 Housing Element housing production goals are assessed in Chapter 7 of this element. As previously indicated, between 2000 and 2005 the City was able to produce 151 net new housing units, exceeding the number of units required by the SCAG RHNA. This averages approximately 30 dwelling units produced annually during the 2000-2005 planning period. A strong reduction in housing production in more recent years has occurred, however, because of a nation-wide housing recession. This is reflected in the number of dwelling units constructed in the City in 2006 (13 units), in 2007 (16 units), and in 2008 (14 units) which averages approximately 14 units annually. Table 8-1 acknowledges this most recent downward trend in housing production and establishes the City's quantified objectives for the current 2006-2014 planning period accordingly.

**Table 8-1  
2006-2014 Quantified Objectives**

Housing Goals	2006 to 2014	Objective	
		Units <sup>1</sup>	Percent of Total
Housing Production	Number of Units Allocated		
Extremely Low Income	22	10	45
Very Low Income	22	10	45
Low Income	27	20	74
Moderate Income	28	25	89
Above Moderate Income	69	50	72
Total Units	168	115	68



Rehabilitation		
Extremely Low Income		5
Very Low Income		5
Low Income		10
Moderate Income		15
Above Moderate Income		20
TOTAL		55
Conservation <sup>2</sup>		
Extremely Low Income		3
Very Low Income		4
Low Income		10
Moderate Income		15
Above Moderate Income		20
TOTAL		52

<sup>1</sup>Includes 43 units that can be “credited” against the above-moderate income allocation.

<sup>2</sup>Conservation activities consist of Building & Safety inspections and code enforcement activities.



Address <sup>1</sup>	AIN	Zone	Number of Parcels		Sq. Ft.	Permitted Density	Gross Units	Net New Units	Notes/Comments
			Vacant	Underutilized					
<b>R-1 Single Family Residential</b>									
110 W. Maple Street	4132-011-025	R-1	1	0	6,700	1 du/5000	1	1	Small house and out house on R-3 Lot /partially vacant
928 Eucalyptus Drive	4132-031-001	R-1	1	0	8,971	1/du/5000	1	1	
315 E. Acacia	4132-032-008	R-1	1	0	6,300	1/du/5000	1	0	
840 Sheldon	4133-012-018	R-1	1	0	6,031	1/du/5000	1	1	
1435 Maple	4139-016-009	R-1	1	0	18,710	1/du/5000	2	1	Through lot with house on Maple and vacant on Sycamore
849-59 Bungalow Drive	4133-028-024	R-1	1	0	6,100	1/du/5000	1	0	Vacant lot
837-847 Bungalow Drive	4133-028-025	R-1	1	0	6,100	1/du/5000	1	0	Vacant lot
No Address	4131-018-044	R-1	1	0	40,200	1/du/5000	8	8	This is a through lot between Sycamore and Maple near Hillcrest
1518, Palm Avenue	4133-012-018	R-1	1	0	11,988	1/du/5000	2	1	Double width lot; one lot vacant
522 Hillcrest	4341-008-019	R-1	1	0	11,622	1/du/5000	2	1	Double width lot; one lot vacant
No Address Main Street	4132-015-901	R-1	1	0	9,702	1/du/5000	1	1	Land locked government property between Sycamore & Walnut
<b>Total</b>			<b>11</b>	<b>0</b>	<b>132,424</b>		<b>21</b>	<b>15</b>	

<b>R-1 Single Family Residential (2nd Units)</b>									
715 W. Acacia Street	4131-022-023	R-1 S	0	0	6,500	1/du/2,562	1	0	
943, 945 Hillcrest Street	4131-022-002	R-1 S	0	0	6,298	1/du/2,562	2	0	2 units built out
940 Hillcrest	4131-001-004	R-1 S	0	0	10,720	1/du/2,562	4	0	2 units each lot built out
951 Loma Vista Street	4131-001-012	R-1 S	0	0	5,360	1/du/2,562	2	0	2 units built out
942, 944 Loma Vista Street	4132-001-022	R-1 S	0	0	4,712	1/du/2,562	2	0	2 units built out
947 Virginia Street	4132-001-004	R-1 S	0	0	6,030	1/du/2,562	2	0	2 units built out
946 Virginia Street	4236-001-020	R-1 S	0	0	8,232	1/du/2,562	2	1	1 unit
947 Cedar Street	4132-114-003	R-1 S	0	0	5,131	1/du/2,562	2	0	2 unit
942, 946 Pepper Street	4132-114-013	R-1 S	0	0	8,552	1/du/2,562	2	0	2 Unit
950 Pepper Street	4132-020-012	R-1 S	0	0	5,702	1/du/2,562	2	2	1 Unit
949 Eucalyptus Street	4132-020-003	R-1 S	0	0	5,575	1/du/2,562	1	0	1 Unit
948 Eucalyptus Street	4132-032-013	R-1 S	0	1	5,361	1/du/2,562	2	1	2 Units
741, 743 Eucalyptus Street	4132-025-004	R-1 S	0	0	4,335	1/du/2,562	2	0	2 Unit
943 Cypress Street	4132-032-003	R-1 S	0	1	6,843	1/du/2,562	2	1	1 Unit
944, 944-1/2 Cypress Street	4132-033-011	R-1 S	0	0	5,701	1/du/2,572	2	0	2 Unit
945 Shelton Street	4132-033-004	R-1 S	0	0	5,238	1/du/2,572	2	0	1 Unit
944 Sheldon Street	4133-013-002	R-1 S	0	1	5,361	1/du/2,562	2	0	1 Unit
912 Sheldon Street	4133-013-009	R-1 S	0	1	6,031	1/du/2,562	2	1	1 Unit
1225 E. Acacia Street	4139-010-030	R-1 S	0	1	6,267	1/du/2,562	2	1	1 Unit
1224 E. Acacia Street	4139-010-013	R-1 S	0	1	6,253	1/du/2,562	2	1	1 Unit
715 Acacia Street	4131-022-023	R-1 S	0	1	6,699	1/du/2,562	2	1	1 Unit
120, 122 W. Walnut Street	4132-015-013	R-1 S	0	0	5,500	1/du/2,562	2	0	1 Unit
609 E. Maple Avenue	4133-015-018	R-1 S	0	0	6,611	1/du/2,562	2	0	1 Unit
113 E. Maple Avenue	4132-022-028	R-1 S	0	0	5,700	1/du/2,562	2	0	1 Unit
114, 114-1/2 E. Maple Avenue	4132-025-021	R-1 S	0	0	6,000	1/du/2,562	2	0	1 unit
115 W. Maple Avenue	4132-013-019	R-1 S	0	0	6,000	1/du/2,562	2	0	1 unit
116, 118 W. Maple Avenue	4132-011-007	R-1 S	0	0	6,750	1/du/2,562	2	0	2 units
117, 119 W. Sycamore	4132-015-012	R-1 S	0	0	5,753	1/du/2,562	2	0	1 unit
117 W. Oak Street	4132-011-010	R-1 S	0	1	6,752	1/du/2,562	2	0	1 unit
535 Virginia Street	4136-009-017	R-1 S	0	1	7,150	1/du/2,572	2	1	1 unit
536, 540 Virginia Street	4136-008-002	R-1 S	0	0	7,150	1/du/2,562	2	0	2 units
535 Lomita Street	4133-020-021	R-1 S	0	0	6,470	1/du/2,562	2	0	1 unit

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

540 Maryland Street	4133-021-041	R-1 S	0	0	5,450	1/du/2,562	2	0	1 unit
535 Bungalow Drive	4133-021-043	R-1 S	0	0	6,674	1/du/2,562	2	0	1 unit
1180 E. Mariposa Street	4139-026-070	R-1 S	0	0	5,742	1/du/2,562	2	0	2 units
1125 E. Pine Avenue	4139-026-097	R-1 S	0	0	5,389	1/du/2,562	2	0	1 unit
308 Loma Vista Street	4136-020-013	R-1 S	0	1	6,240	1/du/2,562	2	1	1 unit
312 Loma Vista Street	4136-020-012	R-1 S	0	0	6,240	1/du/2,562	2	1	1 unit
311 Loma Vista Street	4131-011-011	R-1 S	0	0	6,421	1/du/2,562	2	0	2 units
947 Cypress Street	4136-020-012	R-1 S	0	1	6,240	1/du/2,562	2	1	1 unit
948 Cypress Street	4132-033-010	R-1 S	0	1	5,701	1/du/2,562	2	1	1 unit
116 W. Oak Avenue	4132-009-015	R-1 S	0	1	6,705	1/du/2,562	2	1	1 unit
117 W. Oak Avenue	4132-011-010	R-1 S	0	1	6,752	1/du/2,562	2	1	1 unit
1505 W. Walnut Street	4139-010-027	R-1 S	0	0	6,250	1/du/2,562	2	0	1 unit
311 Whiting Street	4136-018-034	R-1 S	0	0	7,300	1/du/2,562	2	0	2 unit
312, 312-1/2 Whiting Street	4136-018-034	R-1 S	0	0	5,700	1/du/2,562	2	0	2 unit
117, 119 Sycamore Avenue	4132-015-012	R-1 S	0	0	5,735	1/du/2,562	2	0	1 unit
116 Sycamore Avenue	4132-013-024	R-1 S	0	0	3,117	1/du/2,562	1	0	1 unit
714 Virginia Street	4132-008-009	R-1 S	0	1	7,500	1/du/2,562	2	1	1 unit
939? McCarthy Court	4133-014-012	R-1 S	0	0	6,388	1/du/2,562	2	0	1 unit
536, 538 Concord Street	4136-007-030	R-1 S	0	1	11,760	1/du/2,562	2	1	1 unit
539 Concord Street	4136-008-018	R-1 S	0	1	7,250	1/du/2,562	2	1	1 unit
534 Sierra Street	4133-019-035	R-1 S	0	0	5,100	1/du/2,562	2	0	1 unit
526 Lomita Street	4133-020-023	R-1 S	0	0	6,283	1/du/2,562	2	0	1 unit
535 Lomita Street	4133-020-023	R-1 S	0	0	6,470	1/du/2,562	2	0	1 unit
<b>Total</b>			<b>0</b>	<b>17</b>	<b>340,644</b>		<b>109</b>	<b>19</b>	

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

**R-2 Two Family Residential**

428 W. Palm	4136-002-008	R-2	0	1	8,345	1/du/2567	2	1	SFR
422 W. Palm	4136-002-007	R-2	0	1	8,652	1/du/2568	2	1	SFR
418 W. Palm	4136-002-006	R-2	0	1	8,355	1/du/2569	2	1	SFR
412 W. Palm	4136-002-005	R-2	0	1	8,358	1/du/2570	2	1	SFR
637 Virginia Street	4136-002-003	R-2	0	1	8,000	1/du/2571	2	1	SFR
641 Virginia Street	4136-002-002	R-2	0	1	4,000	1/du/2572	2	1	SFR
535 Richmond Street	4136-007-024	R-2	0	1	7,000	1/du/2573	2	1	SFR
539 Richmond Street	4136-007-025	R-2	0	1	3,500	1/du/2574	2	1	SFR
531 Richmond Street	4136-007-023	R-2	0	1	3,525	1/du/2575	2	1	SFR
529 Richmond Street	4136-007-022	R-2	0	1	3,500	1/du/2576	2	1	SFR
527 Richmond Street	4136-007-021	R-2	0	1	3,500	1/du/2577	2	1	SFR
525 Richmond Street	4136-007-020	R-2	0	1	3,500	1/du/2578	2	1	SFR
513 Richmond Street	4136-007-017	R-2	0	1	3,500	1/du/2579	2	1	SFR
511 Richmond Street	4136-000-016	R-2	0	1	3,500	1/du/2580	2	1	SFR
509 Richmond Street	4136-007-015	R-2	0	1	3,500	1/du/2581	2	1	SFR
507 Richmond Street	4136-007-014	R-2	0	1	3,500	1/du/2582	2	1	SFR
502 Richmond Street	4136-006-010	R-2	0	1	7,000	1/du/2583	2	1	SFR
508 Richmond Street	4136-006-009	R-2	0	1	7,000	1/du/2584	2	1	SFR
512 Richmond Street	4136-006-008	R-2	0	1	7,000	1/du/2585	2	1	SFR
516 Richmond Street	4136-006-007	R-2	0	1	3,500	1/du/2586	2	1	SFR
518 Richmond Street	4136-006-006	R-2	0	1	7,000	1/du/2587	2	1	SFR
522 Richmond Street	4136-006-005	R-2	0	1	3,500	1/du/2588	2	1	SFR
528 Richmond Street	4136-006-004	R-2	0	1	10,500	1/du/2589	2	1	SFR
534 Richmond Street	4136-006-036	R-2	0	1	3,500	1/du/2590	2	1	SFR
536 Richmond Street	4136-006-002	R-2	0	1	3,500	1/du/2591	2	1	SFR
538 Richmond Street	4136-006-019	R-2	0	1	3,500	1/du/2592	2	1	SFR
540 Richmond Street	4136-006-018	R-2	0	1	3,500	1/du/2593	2	1	SFR
519 Richmond Street	4136-007-019	R-2	0	1	7,000	1/du/2595	2	1	SFR
357 Whiting Street	4136-020-028	R-2	0	1	5,840	1/du/2599	2	1	SFR
355 Whiting Street	4136-020-029	R-2	0	1	6,570	1/du/2600	2	1	SFR
351 Whiting Street	4136-020-025	R-2	0	1	6,570	1/du/2601	2	1	SFR
347 Whiting Street	4136-020-024	R-2	0	1	6,570	1/du/2602	2	1	SFR
341 Whiting Street	4136-020-023	R-2	0	1	6,570	1/du/2603	2	1	SFR
337 Whiting Street	4136-020-023	R-2	0	1	6,570	1/du/2604	2	1	SFR
333 Whiting Street	4136-020-021	R-2	0	1	6,570	1/du/2605	2	1	SFR
327 Whiting Street	4136-020-020	R-2	0	1	6,570	1/du/2606	2	1	SFR
317 Whiting Street	4136-020-018	R-2	0	1	7,300	1/du/2607	2	1	SFR
311 Whiting Street	4136-020-017	R-2	0	1	7,300	1/du/2608	2	1	SFR
324 Whiting Street	4136-018-031	R-2	0	1	5,720	1/du/2609	2	1	SFR
328 Whiting Street	4136-018-030	R-2	0	1	5,720	1/du/2610	2	1	SFR
342 Whiting Street	4136-018-047	R-2	0	1	7,150	1/du/2611	2	1	SFR
346 Whiting Street	4136-018-046	R-2	0	1	7,150	1/du/2612	2	1	SFR
352 Whiting Street	4136-018-045	R-2	0	1	7,150	1/du/2613	2	1	SFR
356 Whiting Street	4136-018-044	R-2	0	1	7,150	1/du/2614	2	1	SFR
733 Loma Vista Drive	4131-005-037	R-2	0	1	4,021	1/du/2615	2	1	SFR
735 Loma Vista Drive	4131-005-007	R-2	0	1	4,021	1/du/2616	2	1	SFR
741 Loma Vista Drive	4131-005-006	R-2	0	1	4,021	1/du/2617	2	1	SFR
745 Loma Vista Drive	4131-005-005	R-2	0	1	4,021	1/du/2618	2	1	SFR
749 Loma Vista Drive	4131-005-004	R-2	0	1	4,021	1/du/2619	2	1	SFR
753 Loma Vista Drive	4131-005-003	R-2	0	1	4,021	1/du/2620	2	1	SFR
755 Loma Vista Drive	4131-005-002	R-2	0	1	4,021	1/du/2621	2	1	SFR
746 Loma Vista Drive	4131-005-017	R-2	0	1	4,021	1/du/2623	2	1	SFR
750 Loma Vista Drive	4131-005-016	R-2	0	1	4,021	1/du/2624	2	1	SFR

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

754 Loma Vista Drive	4131-005-015	R-2	0	1	4,021	1/du/2625	2	1	SFR
728 Loma Vista Drive	4131-005-006	R-2	0	1	4,021	1/du/2626	2	1	SFR
541 Standard Street	4131-001-020	R-2	0	1	14,000	1/du/2627	2	1	SFR
523 Standard Street	4131-001-017	R-2	0	1	3,500	1/du/2629	2	1	SFR
521 Standard Street	4131-001-016	R-2	0	1	3,500	1/du/2630	2	1	SFR
519 Standard Street	4131-001-015	R-2	0	1	7,000	1/du/2631	2	1	SFR
515 Standard Street	4131-001-014	R-2	0	1	3,500	1/du/2632	2	1	SFR
538 Standard Street	4131-002-002	R-2	0	1	3,500	1/du/2634	2	1	SFR
528 Standard Street	4131-002-005	R-2	0	1	7,000	1/du/2635	2	1	SFR
524 Standard Street	4131-002-024	R-2	0	1	3,500	1/du/2636	2	1	SFR
520 Standard Street	4131-002-007	R-2	0	1	3,500	1/du/2637	2	1	SFR
516 Standard Street	4131-002-008	R-2	0	1	7,000	1/du/2638	2	1	SFR
510 Standard Street	4131-002-009	R-2	0	1	7,000	1/du/2639	2	1	SFR
502 Standard Street	4131-002-030	R-2	0	1	3,500	1/du/2640	2	1	SFR
500 Standard Street	4131-002-031	R-2	0	1	3,500	1/du/2641	2	1	SFR
407 Standard Street	4135-004-030	R-2	0	1	3,500	1/du/2642	2	1	SFR
405 Standard Street	4135-001-029	R-2	0	1	3,500	1/du/2643	2	1	SFR
406 Standard Street	4131-004-028	R-2	0	1	3,500	1/du/2644	2	1	SFR
408 Standard Street	4131-005-027	R-2	0	1	3,500	1/du/2645	2	1	SFR
410 Standard Street	4131-005-007	R-2	0	1	7,000	1/du/2646	2	1	SFR
424 Standard Street	4131-005-024	R-2	0	1	7,000	1/du/2647	2	1	SFR
426 Standard Street	4131-005-027	R-2	0	1	3,500	1/du/2648	2	1	SFR
430 Standard Street	4131-005-003	R-2	0	1	5,500	1/du/2649	2	1	SFR
436 Standard Street	4131-005-002	R-2	0	1	7,000	1/du/2650	2	1	SFR
514 Sheldon	4131-007-007	R-2	0	1	6,000	1/du/2651	2	1	SFR
529 Sierra Place	4131-019-017	R-2	0	1	7,500	1/du/2652	2	1	SFR
505 E. Palm	4132-007-028	R-2	0	1	5,963	1/du/2653	2	1	SFR
509 E. Palm	4133-009-005	R-2	0	1	5,833	1/du/2654	2	1	SFR
506 E. Oak Avenue	4133-009-002	R-2	0	1	5,963	1/du/2656	2	1	SFR
508 E. Oak Avenue	4133-009-006	R-2	0	1	7,291	1/du/2657	2	1	SFR
512 E. Oak Avenue	4133-009-008	R-2	0	1	5,300	1/du/2658	2	1	SFR
514 E. Oak Avenue	4133-009-009	R-2	0	1	5,303	1/du/2659	2	1	SFR
518 E. Oak Avenue	4133-009-015	R-2	0	1	10,545	1/du/2660	2	1	SFR
417 E. Oak Avenue	4132-010-012	R-2	0	1	7,259	1/du/2661	2	1	SFR
413 E Oak Avenue	4132-028-011	R-2	0	1	7,262	1/du/2662	2	1	SFR
405 E. Oak Avenue	4132-028-008	R-2	0	1	8,995	1/du/2663	2	1	SFR
747 Sheldon	4132-005-003	R-2	0	1	4,555	1/du/2664	2	1	SFR
743 Sheldon	4132-005-007	R-2	0	1	4,555	1/du/2665	2	1	SFR
738 Eucalyptus Drive	4132-032-046	R-2	0	1	5,389	1/du/2667	2	1	SFR
947 Cypress Street	4132-032-002	R-2	0	1	5,702	1/du/2668	2	1	SFR
948 Cypress Street	4132-032-002	R-2	0	1	5,702	1/du/2669	2	1	SFR
508 E. Walnut	4132-033-010	R-2	0	1	6,433	1/du/2670	2	1	SFR
848 Sheldon	4132-012-014	R-2	0	1	6,702	1/du/2671	2	1	SFR
840 Sheldon	4133-012-018	R-2	0	1	6,031	1/du/2672	2	1	SFR
853 Penn	4133-012-003	R-2	0	1	5,400	1/du/2674	2	1	SFR
845 Penn	4133-012-005	R-2	0	1	5,400	1/du/2675	2	1	SFR
831 Penn	4133-011-011	R-2	0	1	5,400	1/du/2676	2	1	SFR
537 E. Maple	4132-004-013	R-2	0	1	7,250	1/du/2677	2	1	SFR
802 Penn	4133-015-001	R-2	0	1	6,098	1/du/2678	2	1	SFR
812 Penn	4133-015-003	R-2	0	1	5,419	1/du/2680	2	1	SFR
818 Penn	4133-015-005	R-2	0	1	5,498	1/du/2681	2	1	SFR
826 Penn	4133-015-006	R-2	0	1	5,417	1/du/2682	2	1	SFR
828 Penn	4133-015-007	R-2	0	1	5,416	1/du/2683	2	1	SFR
830 Penn	4133-015-008	R-2	0	1	5,416	1/du/2684	2	1	SFR
840 Penn	4133-015-011	R-2	0	1	5,416	1/du/2685	2	1	SFR
841 Penn	4133-012-006	R-2	0	1	5,941	1/du/2686	2	1	SFR
1505 E. Sycamore	4139-015-024	R-2	0	1	5,289	1/du/2687	2	1	SFR

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

1507 E. Sycamore	4139-015-026	R-2	0	1	5,288	1/du/2688	2	1	SFR
1511 E. Sycamore	4139-015-031	R-2	0	1	5,188	1/du/2689	2	1	SFR
1515 E. Sycamore	4139-015-032	R-2	0	1	5,288	1/du/2690	2	1	SFR
1506 E. Sycamore	4139-016-017	R-2	0	1	8,710	1/du/2691	2	1	SFR
827 Washington	4139-016-019	R-2	0	1	5,421	1/du/2692	2	1	SFR
823 Washington	4139-016-020	R-2	0	1	5,417	1/du/2693	2	1	SFR
819 Washington	4139-016-021	R-2	0	1	5,421	1/du/2694	2	1	SFR
1511 E. Maple	4139-016-025	R-2	0	1	4,750	1/du/2695	2	1	SFR
1507 E. Maple	4139-016-026	R-2	0	1	4,750	1/du/2696	2	1	SFR
1511 E. Maple	4139-016-025	R-2	0	1	4,750	1/du/2697	2	1	SFR
501 Grand Avenue	4135-016-044	R-2	0	1	7,000	1/du/2698	2	1	SFR
507 Grand Avenue	4135-016-027	R-2	0	1	7,000	1/du/2699	2	1	SFR
517 Grand Avenue	4135-016-030	R-2	0	1	7,000	1/du/2700	2	1	SFR
613 Grand Avenue	4135-016-011	R-2	0	1	7,000	1/du/2701	2	1	SFR
618 Grand Avenue	4135-017-024	R-2	0	1	7,000	1/du/2702	2	1	SFR

**Total** 0 125 707,062 0 250 125

**R-3 Multiple Family Residential**

1320 Imperial Avenue	4139-011-038	R-3	0	1	7,000	1 du/1613	4	4	Industrial
1306/1308 Imperial Highway	4139-011-037	R-3	0	1	16,000	1 du/2420	6	6	Industrial
1220 Imperial Avenue	4139-011-035	R-3	0	1	16,000	1 du/2420	6	6	Industrial
1212 Imperial Avenue	4139-011-027	R-3	0	1	8,000	1 du/1613	5	5	Industrial
1208 Imperial Avenue	4139-011-022	R-3	0	1	16,000	1 du/2420	6	6	Industrial
1204 Imperial Avenue	4139-011-021	R-3	0	1	8,000	1 du/1613	5	5	Industrial
1200 Imperial Avenue	4139-011-023	R-3	0	1	8,000	1 du/1613	5	5	Industrial
1120 Imperial Avenue	4139-011-020	R-3	0	1	8,000	1 du/1613	5	5	Industrial
1116 Imperial Avenue	4139-011-025	R-3	0	1	8,000	1 du/1613	5	5	Industrial
1112 Imperial Avenue	4139-011-024	R-3	0	1	8,000	1 du/1613	5	5	Industrial
1108 Imperial Avenue	4139-011-034	R-3	0	1	8,000	1 du/1613	5	5	Industrial
1104 Imperial Avenue	4139-011-033	R-3	0	1	8,000	1 du/1613	5	5	Industrial
1100 Imperial Avenue	4139-011-029	R-3	0	1	8,000	1 du/1613	5	5	Industrial
1038 Imperial Avenue	4133-032-016	R-3	0	1	6,168	1 du/1613	3	1	Apartments
1034 Imperial Avenue	4133-032-017	R-3	0	1	6,168	1 du/1613	3	1	Apartments
1026 Imperial Avenue	4133-032-019	R-3	0	1	6,168	1 du/1613	3	1	Apartments
1022 Imperial Avenue	4133-032-020	R-3	0	1	6,168	1 du/1613	3	1	Apartments
1018 Imperial Avenue	4133-032-021	R-3	0	1	6,168	1 du/1613	3	1	Apartments
1014 Imperial Avenue	4133-032-022	R-3	0	1	6,168	1 du/1613	3	1	Apartments
1010 Imperial Avenue	4133-032-023	R-3	0	1	6,168	1 du/1613	3	1	Apartments
1002 Imperial Avenue	4133-032-025	R-3	0	1	6,168	1 du/1613	3	1	Apartments
926 Imperial Avenue	4133-032-026	R-3	0	1	6,168	1 du/1613	3	1	Apartments
922 Imperial Avenue	4133-032-027	R-3	0	1	6,168	1 du/1613	3	1	Apartments
918 Imperial Avenue	4133-032-028	R-3	0	1	6,168	1 du/1613	3	1	Apartments
914 Imperial Avenue	4133-032-029	R-3	0	1	6,168	1 du/1613	3	1	Apartments
910 Imperial Avenue	4133-032-030	R-3	0	1	6,168	1 du/1613	3	1	Apartments
906 Imperial Avenue	4133-032-031	R-3	0	1	6,168	1 du/1613	3	1	Apartments
900 Imperial Avenue	4133-032-032	R-3	0	1	7,200	1 du/1613	3	1	Apartments
422 Imperial Avenue	4132-033-007	R-3	0	1	5,016	1 du/1613	3	2	SFR
418 Imperial Avenue	4132-033-008	R-3	0	1	5,503	1 du/1613	3	2	SFR
312 Imperial Avenue	4132-033-021	R-3	0	1	2,000	1 du/1613	1	1	Industrial
314 Imperial Avenue	4132-032-017	R-3	0	1	2,000	1 du/1613	1	1	SFR
316 Imperial Avenue	4132-016-016	R-3	0	1	2,000	1 du/1613	1	0	SFR
228 Imperial Avenue	4132-017-011	R-3	0	1	12,388	1 du/1613	7	1	6 Units
548, 604 Imperial Avenue	4132-001-034	R-3	0	1	4,999	1 du/1613	3	1	Duplex
1300 1302 Imperial Avenue	4139-011-036	R-3	0	1	16,000	1 du/2420	6	6	Commercial
1220 - 1222 Imperial Avenue	4139-011-035	R-3	0	1	8,000	1 du/1613	4	4	Commercial

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

1216 Imperial Avenue	4139-011-031	R-3	0	1	8,000	1 du/1613	4	4	Commercial
936 Cedar	4132-008-024	R-3	0	1	5,017	1 du/1613	3	2	SFR
944 Cedar	4132-018-016	R-3	0	1	5,131	1 du/1613	3	2	SFR
904 Main Street	4132-019-016	R-3	0	1	4,020	1 du/1613	2	0	2 SFR
115 Walnut	4132-019-026	R-3	0	1	23,370	1 du/2420	9	8	SFR
825 Main Street	4132-013-026	R-3	0	1	6,030	1 du/1613	3	2	SFH
807 Main Street	4132-013-030	R-3	0	1	6,030	1 du/1613	3	0	Triplex
101 Maple	4132-013-031	R-3	0	1	6,030	1 du/1613	3	0	Triplex
110 Maple Street	4132-011-025	R-3	0	1	6,700	1 du/1613	4	1	Triplex
759 Main Street	4132-011-026	R-3	0	1	6,700	1 du/1613	4	3	SFR
711 Main Street	4132-011-021	R-3	0	1	6,700	1 du/1613	4	1	SFR & duplex
115 W. Palm Street	4132-009-012	R-3	0	1	6,705	1 du/1613	4	3	SFR
129 W. Palm Street	4132-009-006	R-3	0	1	5,850	1 du/1613	3	2	SFR
301 W. Palm Street	4132-008-006	R-3	0	1	6,612	1 du/1613	4	1	3 SFR
305 W. Palm Street	4132-008-005	R-3	0	1	6,702	1 du/1613	4	1	SFR & Duplex
315, 317 W. Palm Street	4132-008-013	R-3	0	1	2,500	1 du/1613	1	0	2 SFR
530 Illinois Street	4139-025-049	R-3	0	1	6,962	1 du/1613	3	0	Triplex
522 Illinois Street	4139-025-051	R-3	0	1	6,266	1 du/1613	2	0	Duplex
400 Illinois Street	4139-025-059	R-3	0	1	9,240	1 du/1613	5	0	5-plex
1700 E. Mariposa	4139-025-046	R-3	1	0	17,736	1 du/2420	7	7	Vacant lot
1712 E. Pine	4139-025-056	R-3	0	1	8,304	1 du/1613	5	1	4-plex
1718 E. Pine	4139-025-057	R-3	0	1	7,890	1 du/1613	4	0	4-plex
1725 E. Pine	4139-025-066	R-3	0	1	7,890	1 du/1613	4	0	4-plex
1637 E. Palm	4139-018-028	R-3	0	1	8,304	1 du/1613	5	1	4-plex
1635 E. Palm	4139-018-033	R-3	0	1	7,890	1 du/1613	4	0	4-plex
1633 E. Palm	4139-018-031	R-3	0	1	7,883	1 du/1613	4	0	4-plex
1627 E. Palm	4139-018-028	R-3	0	1	7,890	1 du/1613	4	0	4-plex
1625 E. Palm	4139-018-027	R-3	0	1	8,250	1 du/1613	5	1	4-plex
521 E. Walnut	4133-013-015	R-3	0	1	5,400	1 du/1613	3	2	SFR
517 E. Walnut	4133-013-013	R-3	0	1	5,280	1 du/1613	3	2	SFR
908 Sheldon	4133-013-010	R-3	0	1	3,691	1 du/1613	1	0	SFR
535 Indiana	4133-025-070	R-3	1	1	7,311	1 du/1613	4	3	SFR
525 Indiana	4133-025-079	R-3	1	0	6,614	1 du/1613	4	4	Vacant lot
521 Indiana	4133-025-080	R-3	0	0	6,614	1 du/1613	4	4	Vacant lot
330 Bungalow	4135-035-003	R-3	0	1	4,400	1 du/1613	2	0	Triplex
332 Maryland	4135-026-001	R-3	0	1	3,304	1 du/1613	2	0	Duplex
613 Virginia	4136-002-019	R-3	0	1	7,150	1 du/1613	4	3	SFR
414/417 Mariposa	4136-002-017	R-3	0	1	4,000	1 du/1613	2	1	SFR
1025 Grand	4135-031-022	R-3	0	1	3,010	1 du/1613	1	0	SFR
301 Center	4135-031-023	R-3	0	1	3,080	1 du/1613	1	0	SFR
315 Center	4135-031-015	R-3	0	1	4,245	1 du/1613	2	1	SFR
331 Center	4135-031-019	R-3	0	1	4,255	1 du/1613	2	0	SFR & Duplex
437 Richmond	4136-014-024	R-3	0	1	7,000	1 du/1613	4	0	SFR & 4 Units in rear
429 Richmond	4136-014-029	R-3	0	1	7,000	1 du/1613	4	3	Church & SFR
419 Richmond	4136-014-030	R-3	0	1	7,000	1 du/1613	4	2	Duplex
411 Richmond	4136-014-017	R-3	0	1	3,500	1 du/1613	1	0	SFR
407 Richmond	4136-014-016	R-3	0	1	7,000	1 du/1613	4	0	4-plexes
401 Richmond	4136-014-026	R-3	0	1	7,000	1 du/1613	4	1	Triplex
412 Richmond	4136-015-008	R-3	0	1	7,000	1 du/1613	4	1	Triplex
416 Richmond	4136-016-017	R-3	0	1	7,000	1 du/1613	4	3	SFR
420 Richmond	4136-015-006	R-3	0	1	7,000	1 du/1613	4	2	2 SFR
424, 426 Richmond	4136-015-003	R-3	0	1	7,000	1 du/1613	4	1	Triplex
432 Richmond	4136-015-027	R-3	0	1	5,250	1 du/1613	3	0	Triplex
436 Richmond	4136-015-026	R-3	0	1	5,250	1 du/1613	3	0	Triplex
442 Richmond	4136-015-001	R-3	0	1	7,000	1 du/1613	4	3	SFR
335 Concord	4136-018-009	R-3	0	1	5,720	1 du/1613	3	0	Triplex
329 Concord	4136-018-007	R-3	0	1	7,150	1 du/1613	4	3	SFR

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas



226 Concord	4136-024-002	R-3	0	1	6,203	1/du/1613	3	1	2 SFR
218 Concord	4136-024-004	R-3	0	1	5,600	1 du/1613	3	0	Triplex
207 Concord	4136-023-009	R-3	0	1	6,435	1 du/1613	3	0	3 to 4 Plex
147 Concord	4136-028-021	R-3	0	1	6,435	1 du/1613	3	0	4-plex
135 Concord	4136-028-024	R-3	0	1	6,435	1 du/1613	3	0	4-plex
139 Concord	4136-028-025	R-3	0	1	5,720	1 du/1613	3	0	4-plex
133 Concord	4136-028-018	R-3	0	1	5,720	1 du/1613	3	0	4-plex
131 Concord	4136-028-017	R-3	0	1	5,720	1 du/1613	3	0	Triplex
122 Virginia	4136-028-009	R-3	0	1	5,720	1 du/1613	3	0	4-plex
128 Virginia	4136-028-007	R-3	0	1	5,720	1 du/1613	3	0	4-plex
140 Virginia	4136-028-022	R-3	0	1	5,720	1 du/1613	3	0	4-plex
231 Virginia	4136-022-017	R-3	0	1	6,228	1 du/1613	3	2	SFR
406 W. Grand Avenue	4135-011-005	R-3	0	1	6,483	1 du/1613	4	2	2 SFR
225 Virginia	4136-022-016	R-3	0	1	5,720	1 du/1613	3	0	4-plex
223 Virginia	4136-022-015	R-3	0	1	5,720	1 du/1613	3	0	4-plex
219 Virginia	4136-022-014	R-3	0	1	5,720	1 du/1613	3	0	4-plex
215 Virginia	4136-022-013	R-3	0	1	5,720	1 du/1613	3	1	Duplex
211 Virginia	4136-022-012	R-3	0	1	5,720	1 du/1613	3	2	SFR
118 Whiting	4136-029-008	R-3	0	1	7,150	1 du/1613	4	0	3-plex
122 Whiting	4136-029-007	R-3	0	1	5,720	1 du/1613	3	0	3-plex
202 Whiting	4136-022-008	R-3	0	1	4,410	1 du/1613	2	1	SFR
203 Whiting	4136-021-020	R-3	1	0	6,570	1 du/1613	4	4	Vacant Lot
211 Whiting	4136-021-012	R-3	0	1	6,570	1 du/1613	4	2	2 SFR
224 Whiting	4136-021-003	R-3	0	1	5,720	1 du/1613	3	2	SFR
229 Whiting	4136-021-017	R-3	0	1	6,317	1 du/1613	3	2	SFR
225 Whiting	4136-021-016	R-3	0	1	5,850	1 du/1613	3	0	3 SFR
133,135 Whiting	4136-030-018	R-3	0	1	5,840	1 du/1613	3	1	2 SFR
123 Loma Vista	4191-013-006	R-3	0	1	5,149	1 du/1613	3	2	SFR
527 Franklin	4136-021-007	R-3	0	1	3,600	1 du/1613	2	1	SFR
622 Franklin	4131-013-001	R-3	0	1	3,600	1 du/1613	2	1	SFR
207 Loma Vista	4131-012-008	R-3	0	1	5,149	1 du/1613	3	2	SFR
135 Loma Vista	4131-013-004	R-3	0	1	5,149	1 du/1613	1	0	SFR
702 Pine	4135-024-033	R-3	0	1	3,218	1 du/1613	1	0	SFR
710 Pine	4135-024-039	R-3	0	1	3,218	1 du/1613	1	0	SFR
436, 450 Sierra	4135-024-002	R-3	0	1	11,452	1 du/1613	7	5	2 SFR
424 Sierra	4135-024-006	R-3	0	1	5,720	1 du/1613	3	0	4-plex
426 Sierra	4135-024-008	R-3	0	1	5,720	1 du/1613	3	0	SFR, Duplex
326 Sierra	4135-023-006	R-3	0	1	5,720	1 du/1613	3	0	Triplex
230, 232 Arena	4135-011-006	R-3	0	1	7,150	1 du/1613	4	0	Triplex
226 Arena	4135-011-007	R-3	0	1	7,150	1 du/1613	4	0	Triplex
417 Franklin	4135-011-013	R-3	0	1	2,700	1 du/1613	1	0	SFR
427, 427-1/2 Franklin	4135-011-014	R-3	0	1	3,735	1 du/1613	2	0	SFR, Duplex
208 Sheldon	4135-017-012	R-3	1	0	7,150	1/du/1613	4	4	Vacant Lot
212 Sheldon	4135-017-011	R-3	0	1	7,150	1/du/1613	4	3	SFR
211, 213 Sheldon	4135-011-016	R-3	0	1	7,150	1/du/1613	4	3	SFR
220 Sheldon	4135-017-009	R-3	0	1	7,150	1/du/1613	4	3	SFR
208 Sheldon	4135-017-012	R-3	1	1	7,150	1 du/1613	4	4	Vacant lot
231 Sheldon	4135-017-021	R-3	0	1	7,150	1 du/1613	4	3	SFH
207 Sheldon	4135-011-015	R-3	0	1	7,150	1 du/1613	4	0	Apartments -4 units
223 Sierra	4135-017-034	R-3	0	1	7,150	1 du/1613	4	2	Duplex
227 Sierra	4135-017-035	R-3	0	1	7,150	1 du/1613	4	2	Duplex
717 Grand	4135-023-023	R-3	0	1	21,000	1 du/1613	13	13	Church/School
228 Penn	4135-017-028	R-3	0	1	7,000	1 du/1613	3	0	3 SFR
213 Arena	4135-012-013	R-3	0	1	27,885	1 du/2420	11	8	Triplex
321, 323 Penn	4135-016-003	R-3	0	1	27,885	1 du/2420	11	8	Duplex
322, 324 Penn	4135-016-007	R-3	0	1	5,720	1 du/1613	3	1	Duplex
335 Penn	4135-016-036	R-3	0	1	5,720	1 du/1613	3	2	SFR

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

340 Penn	4135-016-003	R-3	0	1	5,720	1 du/1613	3	0	4-Plex
309 Eucalyptus	4135-006-017	R-3	0	1	5,600	1 du/1613	3	0	Triplex
319 Eucalyptus	4135-006-009	R-3	0	1	7,000	1 du/1613	4	3	SFR
335 Eucalyptus	4135-006-009	R-3	0	1	7,000	1 du/1613	4	0	4-Plex
312 Standard	4135-006-007	R-3	0	1	14,000	1 du/1613	4	0	4-Plex
308 Standard	4135-006-008	R-3	0	1	7,000	1 du/1613	2	0	4-Plex
1712 E. Pine	4135-025-056	R-3	0	1	8,304	1 du/1613	5	1	4-plex
759 Main Street	4132-011-026	R-3	0	1	6,700	1 du/1613	4	3	SFH
<b>Total</b>			<b>6</b>	<b>154</b>	<b>1,120,484</b>		<b>573</b>	<b>273</b>	
<b>Imperial School Specific Plan</b>	4133-013-900	SP	1	0	246,549		300	300	Imperial School
<b>Total SP</b>			<b>1</b>	<b>0</b>	<b>246,549</b>		<b>300</b>	<b>300</b>	
<b>TOTAL RESIDENTIAL</b>			<b>18</b>	<b>296</b>	<b>2,547,163</b>		<b>1,253</b>	<b>732</b>	

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

Address <sup>1</sup>	AIN	Zone	Number of Parcels		Sq. Ft.	Permitted Density	Gross Units	Net New Units	Notes/Comments
			Vacant	Underutilized					
<b>NON RESIDENTIAL ZONES</b>									
<b>Small Business District/Industrial</b>									
119 Standard Street	4135-001-036	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
131 Standard Street	4135-001-028	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
133 Standard Street	4135-021-037	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
139 Standard Street	4135-001-032	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
201, 207 Standard Street	4135-002-008	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
108 Standard Street	4135-008-008	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
106 Standard Street	4135-008-009	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
110 Standard Street	4135-008-025	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
114 Standard Street	4135-008-024	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
120 Standard Street	4135-008-024	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
140, 180 Standard Street	4135-008-003	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
206, 208 E. Franklin Street	4235-008-026	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
149 Eucalyptus	4135-008-023	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
141 Eucalyptus	4135-008-022	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
137 Eucalyptus	4135-008-021	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
135 Eucalyptus	4135-008-020	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
131 Eucalyptus	4135-008-019	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
125 Eucalyptus	4135-008-018	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
123 Eucalyptus	4135-008-017	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
119 Eucalyptus	4135-008-016	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
115 Eucalyptus	4135-008-015	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
111 Eucalyptus	4135-008-014	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
105 Eucalyptus	4135-008-013	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
120, 130 El Segundo Boulevard	4020-018-024	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
134 Eucalyptus	4135-009-002	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
308 E. Franklin	4135-009-001	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
340 E. Franklin	4135-009-019	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
141 Arena	4135-009-018	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
137 Arena	4135-009-017	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
133 Arena	4135-009-016	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
129 Arena	4135-009-015	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
127 Arena	4135-009-014	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
123 Arena	4135-009-021	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
101, 107 Arena	4135-009-021	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
401 El Segundo Boulevard	4135-010-030	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
106, 108 Arena	4135-010-023	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
112 Arena	4135-010-009	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
126 Arena	4135-010-006	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
134, 138 Arena	4135-010-004	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
142 Arena	4135-010-034	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
149 Sheldon	4135-010-021	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
145 Sheldon	4135-010-022	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
139 Sheldon	4135-010-031	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
135 Sheldon	4135-010-018	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
129 Sheldon	4135-010-017	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
125 Sheldon	4135-010-016	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
121 Sheldon	4135-010-015	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
115 Sheldon	4135-010-014	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
113 Sheldon	4135-010-013	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
109 Sheldon	4135-010-012	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

105 Sheldon	4135-010-011	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
108 Sheldon	4135-018-011	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
110, 114 Sheldon	4135-018-010	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
116 Sheldon	4135-018-008	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
118 Sheldon	4135-018-007	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
120 Sheldon	4135-018-006	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
122 Sheldon	4135-018-005	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
126 Sheldon	4135-018-004	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
138 Sheldon	4135-018-003	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
140, 142 Sheldon	4135-018-002	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
500 E. Franklin	4135-018-001	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
149 Penn Street	4135-018-024	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
141 Penn Street	4135-018-023	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
137 Penn Street	4135-018-022	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
133 Penn Street	4135-018-021	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
127 Penn Street	4135-018-020	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
125 Penn Street	4135-018-019	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
121 Penn Street	4135-018-018	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
119 Penn Street	4135-018-017	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
115 Penn Street	4135-018-016	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
111 Penn Street	4135-018-025	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
101 Penn Street	4135-018-013	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
612 E. Franklin	4135-019-022	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
130 Penn Street	4135-019-019	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
126 Penn Street	4135-019-007	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
122 Penn Street	4135-019-008	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
120 Penn Street	4135-019-009	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
112 Penn Street	4135-019-010	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
601 E. El Segundo Boulevard	4135-019-011	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
607 E. El Segundo Boulevard	4135-019-012	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
616, 618 Franklin Avenue	4135-019-018	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
141 Sierra	4135-019-017	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
137 Sierra	4135-019-016	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
107, 109, 111 Sierra	4135-019-020	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
701 El Segundo Boulevard	4135-020-022	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
713 El Segundo Boulevard	4135-020-021	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
114 Sierra	4135-020-008	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
118 Sierra	4135-020-007	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
128, 134 Sierra	4135-020-023	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
138 Sierra	4135-020-003	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
142 Sierra	4135-020-002	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
150 Sierra	4135-020-001	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
149 Lomita	4135-020-018	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
130 Lomita	4135-021-004	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
129 Lomita	4135-020-016	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
123, 125, 129 Lomita	4135-020-015	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
119 Lomita	4135-020-014	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
117 Lomita	4135-020-013	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
115 Lomita	4135-020-012	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
111 Lomita	4135-020-011	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
717, 721 E. El Segundo Boulevard	4135-020-009	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
142 Lomita	4135-021-019	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
138 Lomita	4135-021-003	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
130 Lomita	4135-021-004	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
122 Lomita	4135-021-005	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
118 Lomita	4135-021-006	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
114 Lomita	4135-021-007	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

110 Lomita	4135-021-008	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
106 Lomita	4135-021-009	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
129, 139 Maryland Street	4135-021-015	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
111 Maryland Street	4135-021-020	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial
805 E. El Segundo Boulevard	4135-021-010	SB	0	1	NA	1 du/parcel	1	0.1	Business/Industrial

**Total** 0 112 0 112 11.2

**Neighborhood Commercial C-2 Zone**

122 W. Imperial	4132-018-013	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
952-964 Main Street	4132-019-024	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
118 E. Imperial	4132-019-004	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
200 - 204 E. Imperial	4132-020-017	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
1440 E. Imperial	4139-010-043	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
500 E. Imperial	4133-013-001	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
1170 Mariposa Street	4139-026-061	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
1160 Mariposa Street	4139-026-060	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
500 - 508 Center Street	4139-026-062	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
315 - 321W. Grand	4136-018-016	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
301 - 303W. Grand	4136-018-037	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
302 W. Grand	4136-023-017	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
406 E. Grand	4135-011-005	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
418 E. Grand	4135-001-003	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
430 E. Grand	4135-011-023	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
405 E. Grand	5368-019-012	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
409 E. Grand	4135-013-011	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
406 E. Grand	4135-011-005	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
412-416 E. Grand	4135-011-024	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
418 E. Grand	4135-011-003	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial
430 E. Grand	4135-011-023	C-1	0	1	NA	1 du/parcel	1	0.1	Retail Commercial

**Total** 0 21 0 21 2.1

**Downtown Specific Plan**

140 Main Street	4135-001-035	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
143 Main Street	4136-026-038	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
150 Main Street	4135-001-001	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
200 Main Street	4135-002-007	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
215 - 275 Main Street	4136-025-019	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
200 Main Street	4135-002-007	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
210 Main Street	4135-002-006	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
214 Main Street	4135-002-005	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
309-313 Main Street	4136-016-021	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
315-319 Main Street	4136-016-022	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
321 Main Street	4136-016-026	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
327 Main Street	4136-016-037	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
333 Main Street	4136-016-039	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
335, 337, 339 Main Street	4136-016-030	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
343 Main Street	4136-016-031	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
347, 349 Main Street	4136-016-032	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
351 Main Street	4136-016-033	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
353-359 Main Street	4136-016-034	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

361 Main Street	4136-016-035	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
401 Main Street	4136-015-010	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
403 Main Street	4136-015-011	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
405, 407 Main Street	4136-015-012	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
409-1/2 Main Street	4136-015-012	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
411 Main Street	4136-015-014	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
413 Main Street	4136-015-015	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
433 Main Street	4136-015-021	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
439 Main Street	4136-016-030	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
455 Main Street	4136-015-033	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
400 Main Street	4135-004-028	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
410 Main Street	4135-004-009	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
418-422 Main Street	4135-004-008	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
424 Main Street	4135-004-007	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
426 Main Street	4135-004-006	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
428, 430 Main Street	4135-004-005	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
444 Main Street	4135-004-003	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
446 Main Street	4135-004-002	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
500 Main Street	4133-001-009	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
502, 504 Main Street	4133-001-008	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
506-1/2, 508 Main Street	4133-001-007	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
520 Main Street	4133-001-004	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
540 Main Street	4133-001-001	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
501, 503 Main Street	4136-006-020	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
505, 507, Main Street	2445-003-025	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
513 Main Street	4136-006-011	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
515 Main Street	4136-008-012	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
529-533 Main Street	4136-006-015	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
361 Richmond	4136-017-046	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
343 Richmond	4136-017-027	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
337, 339 Richmond	4136-017-047	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
331, 333 Richmond	4136-017-052	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
321 Richmond	4136-017-020	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
319 Richmond	4136-017-019	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
315, 317 Richmond	4136-017-018	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
311 Richmond	4136-017-017	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
305 Richmond	4136-017-016	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
201-209 Grand Avenue	4135-006-015	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
215 Richmond	4136-024-011	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
350 Richmond	4136-016-006	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical
523 Main Street	4286-016-034	DTSP	0	1	NA	1 du/parcel	1	0.1	Downtown Specific Plan - Retail Commerical

**Total** 0 59 0 59 5.9

**Medium Manufacturing Zone**

134 Maryland	4135-028-008	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
128 Maryland	4135-028-005	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
110 Maryland	4135-028-003	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
110 E. El Segundo	4139-004-050	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1111 E. El Segundo	4139-004-038	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1121 E. El Segundo	4139-004-050	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1201 E. El Segundo	4139-003-005	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1205 E. El Segundo	4139-003-006	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1209 E. El Segundo	4139-003-008	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing

<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

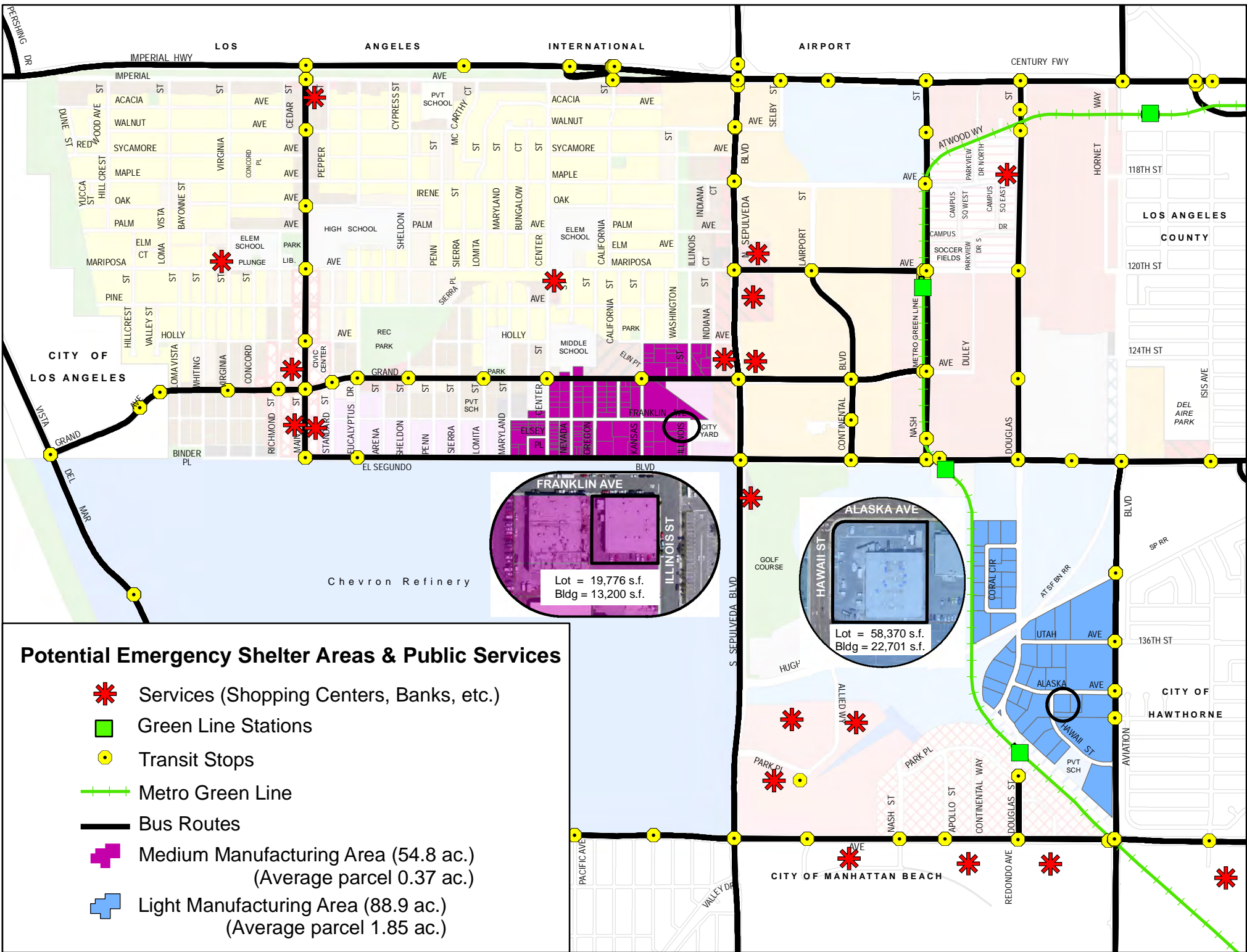


1215 E. El Segundo	4139-003-009	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1217 E. El Segundo	4139-003-010	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1301 E. El Segundo	4139-002-023	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1475 E. El Segundo	4139-002-025	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1501 E. El Segundo	4139-001-011	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1,601 E. El Segundo	4139-001-018	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1,617 E. El Segundo	4139-001-904	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
133 Center Street	4329-029-014	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
140/146 Center Street	4139-004-052	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
138 Center Street	4139-004-030	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
134 Center Street	4139-004-031	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
132 Center Street	4139-004-032	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
128 Center Street	4139-004-033	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
124 Center Street	4139-004-034	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
120 Center Street	4139-004-035	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
118 Center Street	4139-004-036	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
114 Center Street	4139-004-037	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
124 Bungalow	4135-029-016	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
115 Nevada	4139-004-046	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
123 Nevada	4139-004-041	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
137 Nevada	4139-004-040	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
141 Nevada	4139-004-039	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
201, 205 Nevada	4139-005-036	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
211 Nevada	4139-005-038	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
200 Nevada	4139-005-043	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
141 Nevada	4139-004-039	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
137 Nevada	4139-004-040	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
123 Nevada	4139-004-041	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
115 Nevada	4139-004-046	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
118 Nevada	4139-003-004	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
130 Nevada	4139-003-020	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
138 Nevada	4139-003-002	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
142 Nevada	4139-003-021	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1201 & 1205 E. Grand Avenue	4139-027-039	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1222 E. Grand Avenue	4139-005-047	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1310 E. Grand Avenue	4139-005-049	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1420 E. Grand Avenue	4139-006-064	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1601 E. Grand Avenue	4139-008-023	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1771 E. Grand Avenue	4139-008-002	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
224 Oregon Street	4139-005-052	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
212 Oregon Street	4139-005-053	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
140 Oregon Street	4139-002-021	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
143 Oregon Street	4139-003-018	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
137 Oregon Street	4139-003-017	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
133 Oregon Street	4139-003-023	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
129 Oregon Street	4139-003-022	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
125 Oregon Street	4139-003-012	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
211 California Street	4139-005-054	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
215 California Street	4139-005-055	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
217 California Street	4139-005-056	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
232 California Street	4139-006-059	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
236 California Street	4139-006-058	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
270 California Street	4139-006-057	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1401 E. Franklin	4139-006-060	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1413 E. Franklin	4139-006-061	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1661 E. Franklin	4139-006-079	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1550 E. Franklin	4139-001-040	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing








<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas

348 Washington	4139-008-019	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
332, 342 Washington	4139-008-020	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
316 Washington	4139-008-022	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
139, 140 Illinois Street	4139-001-023	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1700, 1720 Holly	4139-008-026	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
1750 Holly	4139-008-030	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
333 Indiana Street	4139-008-028	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
315 Indiana Street	5179-020-024	MM	0	1	NA	1 du/parcel	1	0.1	Medium Manufacturing
<b>Total Manufacturing</b>			<b>0</b>	<b>74</b>	<b>0</b>		<b>74</b>	<b>7.4</b>	
<b>Total Non-Residential</b>			<i>0</i>	<i>266</i>	<i>0</i>		<i>266</i>	<i>26.6</i>	Only 10% of available parcels/businesses likely to build C/T units
<b>Sleepy Hollow</b>			<i>0</i>	<i>0</i>	<i>0</i>		<i>0</i>	<i>0</i>	Built Out
<b>Total Residential/Non Residential Zones</b>			<b>18</b>	<b>562</b>	<b>NA</b>		<b>1,519</b>	<b>758</b>	


<sup>1</sup>Refer to Figure 6-1 6-2 for approximate locations of parcels and Residential Development Opportunity Areas



**Potential Emergency Shelter Areas & Public Services**

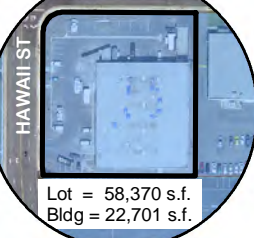
-  Services (Shopping Centers, Banks, etc.)
-  Green Line Stations
-  Transit Stops
-  Metro Green Line
-  Bus Routes
-  Medium Manufacturing Area (54.8 ac.)  
(Average parcel 0.37 ac.)
-  Light Manufacturing Area (88.9 ac.)  
(Average parcel 1.85 ac.)

**FRANKLIN AVE**



Lot = 19,776 s.f.  
Bldg = 13,200 s.f.

**ALASKA AVE**



Lot = 58,370 s.f.  
Bldg = 22,701 s.f.



**LOT 1 - ASSISTED CARE**

SUMMARY	
LOT AREA	102,307 SF (2.35 AC)
TOTAL PROVIDED	150 BEDS
COMMUNITY SPACE:	@ 15,000 SF

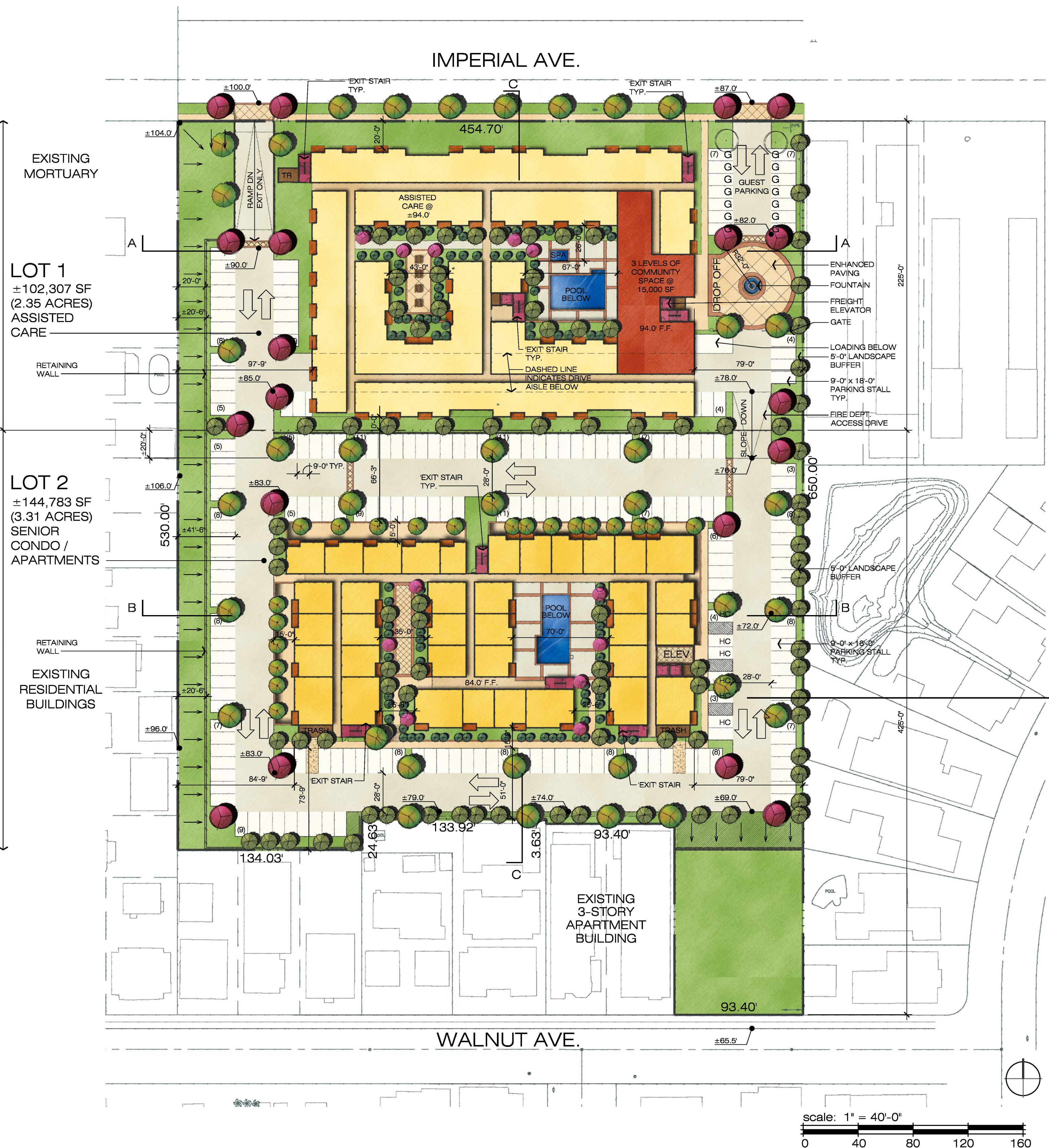
PARKING SUMMARY	
PROVIDED PARKING ESTIMATE	
S - Standard spaces	76 spaces
G - Guest spaces	14 spaces
<b>SUBTOTAL</b>	<b>90 spaces provided</b>

**LOT 2 - SENIOR CONDO / APARTMENTS**

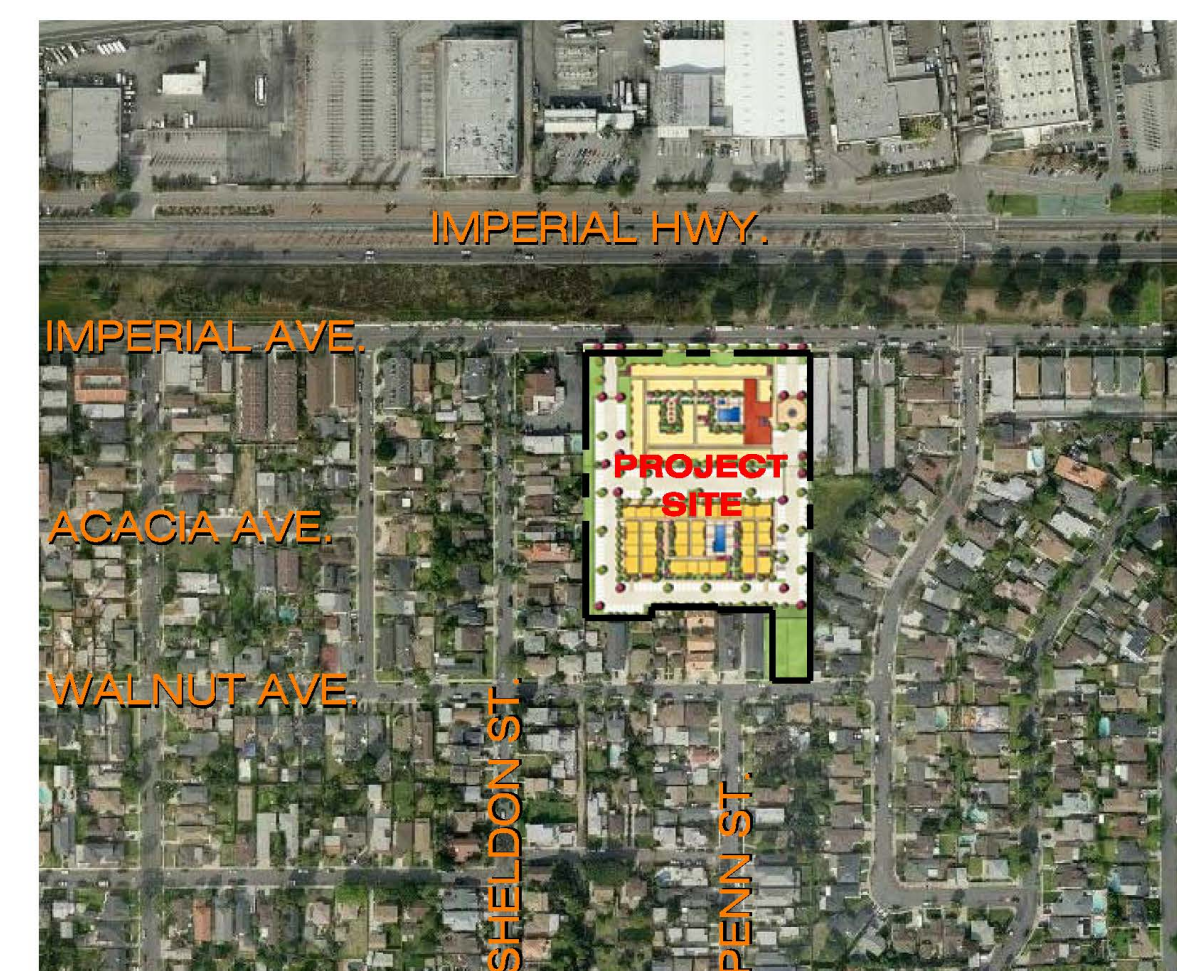
SUMMARY	
LOT AREA	144,783 SF (3.31 AC)
TOTAL UNIT	150 UNITS
DENSITY	45.3 DU / Acre
COMMUNITY ROOM:	@ 2,500 SF

Plan	Description	Quantity
STUDIO @	400 SF	15 (10%)
1BR / 1BA @	600 SF	112 (75%)
2BR / 1BA @	950 SF	23 (15%)
<b>SUBTOTAL</b>		<b>150 UNITS</b>

PARKING SUMMARY	
REQUIRED PARKING	
1 SPACES PER STUDIO & 1 BR UNITS =	127 spaces
2 SPACES PER 2 BR UNITS =	46 spaces
<b>TOTAL REQUIRED PARKING</b>	<b>173 spaces required</b>
PROVIDED PARKING ESTIMATE	
S - Standard spaces	173 spaces
<b>TOTAL PROVIDED PARKING</b>	<b>173 spaces provided</b>



**AERIAL MAP**



SCALE: APPROX. 1" = 400

**LEGENDS**

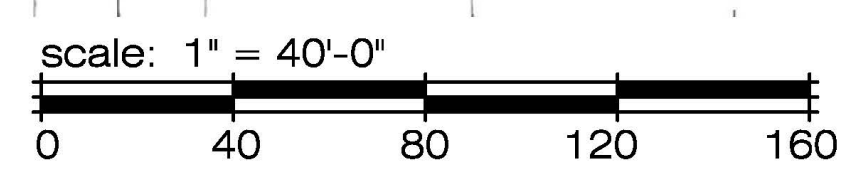
- - INDICATES SLOPE
- G - INDICATES GUEST PARKING

**SHADOW STUDY**

**SITE PLAN**

**EL SEGUNDO USD RFQ**  
 540 E. IMPERIAL AVENUE, EL SEGUNDO, CA  
 DEVELOPER  
**MAR VENTURES, INC.**  
 2050 W. 190TH ST., Suite 108 Torrance, CA. 90504  
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**Withee Malcolm Architects, LLP**  
 2251 W. 190th Street  
 Torrance, Ca 90504  
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 Fax (310) 217-0425



JOB NO. A9046.200  
 DATE: August 12, 2010