

ORDINANCE NO. 1657

AN ORDINANCE APPROVING ZONE CHANGE NO. ZC 23-01 AND ZONE TEXT AMENDMENT NO. ZTA 23-01 IMPLEMENTING HOUSING ELEMENT PROGRAM NO. 6 (PROVISION OF ADEQUATE SITES) AND PROGRAM NO. 9 (EL SEGUNDO MUNICIPAL CODE AMENDMENTS).

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

SECTION 1: The Council finds and declares as follows:

- A. On November 15, 2022, the City Council adopted a general plan amendment approving the City's updated 2021-2029 Housing Element;
- B. On January 17, 2023 the Department of Housing and Community Development ("HCD") indicated in correspondence to the City that the Housing Element was consistent with State Housing Law, however, it conditioned certification of the Housing Element on completion of the rezoning identified in Program No. 6 (Provision of Adequate Sites) and on making sufficient progress on the implementation of all other Housing Element programs;
- C. On March 22, 2023, the City initiated an application for Environmental Assessment No. EA 1344, General Plan Amendment No. GPA 23-01, Zone Change No. ZC 23-01, and Zone Text Amendment No. ZTA 23-01 to adopt an addendum to the previously certified environmental impact report ("EIR") for the El Segundo General Plan, approve a general plan amendment, and adopt a zone change and zone text amendment implementing Housing Element Program No. 6 (Provision Of Adequate Sites) and Program No. 9 (El Segundo Municipal Code ("ESMC") (Amendments);
- D. The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- E. The Community Development Department completed its review and scheduled a public hearing regarding the application before the Planning Commission for March 28, 2024;
- F. On March 14, 2024, notice of a public hearing on the proposed amendments to ESMC Title 14 (Subdivision), ESMC Title 15, the General Plan Land Use Element, the General Plan Land Use Map, and the Zoning Map was published in the *El Segundo Herald* and mailed to all property owners within 300 feet of the proposed overlay districts;

- G. On March 28, 2024, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by city staff; and, adopted Resolution No. 2935 recommending that the City Council approve the proposed amendments set forth in this Ordinance;
- H. On April 4, 2024, notice of a public hearing on the proposed amendments to ESMC Title 14 (Subdivision), ESMC Title 15 (Zoning), the General Plan Land Use Element, the General Plan Land Use Map, and the Zoning Map was published in the *El Segundo Herald* and mailed to all property owners within 300 feet of the proposed overlay districts;
- I. On April 16, 2024, the City Council held a public hearing and considered the information provided by City staff and public testimony regarding this Ordinance; and
- J. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its April 16, 2024 hearing and the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds as follows:

- A. Government Code Section 65583 establishes the required contents and analysis in the General Plan Housing Elements in local jurisdictions;
- B. Government Code Section 65584 mandates HCD to provide a determination of a region's existing and projected housing needs. It also mandates the Southern California Association of Governments ("SCAG") to allocate the housing needs among local jurisdictions in the SCAG region in the Regional Housing Needs Assessment ("RHNA") process;
- C. The RHNA allocation for El Segundo during the 2021-2029 period is 521 dwelling units that are affordable to households of different income levels, including 131 units at above moderate income, 84 at moderate income, 99 at low income, and 207 at very low income;
- D. Program 6 (Provision of Adequate Sites) of the 2021-2029 Housing Element calls for specific rezoning actions, the establishment of objective development standards, and streamlining of residential development projects containing affordable units, to help the City meet its RHNA allocation goal;

- E. Program 9 (ESMC Amendments) calls for specific amendments to the municipal code that will remove constraints from and incentivize the construction of housing, including transitional and supportive housing, micro-unit housing, residential care facilities, emergency shelters, low barrier navigation centers, employee housing senior housing, and housing for individuals with disabilities. The program also calls for increasing the maximum permitted density in the R-3 zone and revising the site plan review application findings to make them objective and provide more certainty in application outcomes;
- F. The proposed General Plan Amendment will create a new Mixed-Use Overlay designation that applies to four sites covering 4.47 acres. The overlay applies over—and in addition to—the existing Corporate Office, General Commercial, and Parking land use designations for the sites (Exhibit B). The maximum permitted density in the Mixed-Use Overlay designation is 75 dwelling units per acre and will result in the construction of up to 335 additional dwelling units (Exhibit D);
- G. The proposed General Plan Amendment will create a new Housing Overlay designation that applies to five sites covering 5.56 acres. The overlay applies over—and in addition to—the existing Multi-Family Residential land use designation for the sites. The maximum permitted density in the Mixed-Use Overlay designation is 65 dwelling units per acre and will result in the construction of up to 193 additional dwelling units (Exhibit D);
- H. The proposed General Plan Amendment will change the maximum permitted density in the Multi-Family Residential land use designation from 27 dwelling units per acre to 30 dwelling units per acre;
- I. The proposed Zone Change will apply a new Mixed-Use Overlay to four sites covering 4.47 acres. The overlay will apply over—and in addition to—the existing Corporate Office (CO), General Commercial (C-3), and Parking (P) zoning for the sites (Exhibit F);
- J. The proposed Zone Change will apply a new Housing Overlay to five sites covering 5.56 acres. The overlay will apply over—and in addition to—the existing Multi-Family Residential (R-3) zoning for the sites (Exhibit F);
- K. The proposed Zone Text Amendment will:
 - 1. add the Mixed-Use Overlay (MU-O) and Housing Overlay (HO) to ESMC Section 15-3-1 (Designation of Zone Names);
 - 2. amend ESMC Article 15-4D Multi-Family Residential (R-3) zone to change the maximum permitted density to 30 dwelling units per acre and update other development standards in the R-3 zone.

3. add a new ESMC Article 15-7(C) Mixed Use Overlay (MU-O) incorporating development standards for higher density mixed-use commercial and residential projects;
4. add a new ESMC Article 15-7(D) Housing Overlay (H-O) incorporating development standards for higher density residential projects;
5. amend ESMC Section 15-25-4 Site Plan Review Findings to streamline and ensure approval of multi-family residential projects; and
6. amend ESMC Title 14 (Subdivisions) to permit subdivisions involving up to 10-lots or units ministerially, without discretion or public hearings.

SECTION 3: Zone Change Findings. As required under ESMC § 15-27-3 and based on the findings set forth in Section 2, the City Council finds:

- A. The amendment is consistent with the General Plan.

The proposed zoning amendment is consistent with General Plan Land Use Element Goal LU1: Maintenance of El Segundo's "Small Town" Atmosphere in that it preserves and maintains the City's low-medium density residential nature, with low building height profile and character, and minimum development standards. The proposed amendment will increase the density and permitted height only on a limited number of properties in the proposed Mixed-Use and Housing overlays, thereby preserving the medium density and low building profile on the vast majority of properties in the northwest quadrant of the City.

The proposed amendment is also consistent with General Plan Land Use Element Goal LU3: Proper Distribution of Residential Land Uses, in that it will preserve and protect existing Single-Family Residential uses. The proposed amendment does not alter the zoning of any existing Single-Family Residential (R-1) properties; it affects only properties zoned Commercial or Multi-Family Residential (R-3).

The proposed general plan amendment is consistent with General Plan Housing Element Goal 3: Provide Opportunities for New Housing Construction in a Variety of Locations and Variety of Densities, in that the proposed amendment directly implements Program No. 6: Provision of Adequate Sites. Specifically, the proposed amendment implements the Mixed-Use Overlay and the Housing Overlay, which effectively rezone nine sites to allow high density residential development. The number of sites and proposed densities are adequate to meet the City's 6th cycle RHNA

requirement of 279 units, including 184 very low income, 18 low income, and 77 moderate income units.

Further, the proposed amendment is consistent with and directly implements Program No. 11: Fair Housing Program, which requires the City to undertake a number actions to affirmatively further fair housing. The proposed amendment direct implements the Fair Housing Program objective to rezone adequate sites to allow high density residential development and meet the City's 6th cycle RHNA requirement of 279 units, including 184 very low income, 18 low income, and 77 moderate income units.

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

The proposed amendment is necessary to serve the public health, safety, and general welfare in that it consists of planning for the orderly use of the City's land resources. The proposed amendment establishes two new zoning overlays that allow high density residential development on nine specific sites. Four of those sites currently have a commercial zoning designation and will allow high density residential uses in combination with other permitted commercial uses. Five of the sites are currently zoned Multi-Family Residential (R-3) and will allow high density residential uses in a manner that is compatible with surrounding uses.

Further, proposed amendment will directly facilitate and increase the opportunities for the construction of new housing to satisfy the housing needs of all segments of the community as described in General Plan Housing Element Program 6: Provision of Adequate Sites. The proposed amendment will rezone an adequate number of sites to meet the 6th cycle RHNA requirement for 279 affordable housing units, including 184 very low income, 18 low income, and 77 moderate income units.

Finally, the potential environmental impacts generated by the proposed amendment were analyzed consistent with the requirements of CEQA. It was determined that the proposed amendments will not result in greater impacts than the impacts analyzed in the previously certified EIR for the General Plan.

- C. There are changed conditions since the existing zoning became effective to warrant other or additional zoning.

There are changed conditions since the existing zoning became effective to warrant the addition of the proposed Mixed-Use and Housing Overlays. In 2019, the California enacted the Housing Crisis Act of 2019 (SB 330), which declared a housing crisis in California. This and other laws adopted recently

imposed obligations on cities to facilitate housing production, including strict requirements on local housing elements. For the 6th cycle RHNA, El Segundo's allocation is 521 housing units, including 279 affordable housing units. The City conducted an analysis of the feasibility of facilitating construction of 521 under existing zoning and determined that it would be infeasible. Consequently, on November 15, 2022, the City adopted its 2021-2029 Housing Element, which includes Program No. 6 to rezone an adequate number of sites to allow high density residential development. The proposed amendment directly implements Housing Element Program No. 6, which is critical in meeting the City's RHNA obligations.

- D. The benefits of the proposed change of zone will clearly outweigh any potential adverse effects to adjoining property or the area.

The proposed zone change will help the City meet its General Plan Housing Element Goal No. 3 to provide opportunities for new housing construction in a variety of locations and a variety of densities. The proposed Mixed-Use and Housing overlays provide an opportunity and variety of locations for the construction of new housing units at high densities. The City provides existing locations that permit construction of single-family, low density residential developments in its Single-Family Residential (R-1) and Two-Family Residential (R-2) zones. It also provides locations that permit construction of multi-family, medium density residential developments in its Multi-Family Residential (R-3) zone. Thus, the proposed overlays will address the need for high density residential locations in the City.

The proposed zone change directly implements Housing Element Program No. 6 to provide adequate sites to meet the assigned RHNA of 521 housing units, including 279 affordable housing units at the moderate, low, and very low income categories. In addition, the zone change helps address the need for housing for various population groups, which is identified in the Housing Element.

Further, the proposed zone change directly addresses an HCD requirement that will result in full certification of City's Housing Element, with all the accompanying benefits of certification, such as the ability to qualify for HCD and other State grant funding.

There is no evidence in the record to suggest that there will be significant adverse effects as a result of the proposed zone change.

Finally, the potential environmental impacts generated by the proposed amendment were analyzed consistent with the requirements of CEQA. It was determined that the proposed amendments will not result in greater impacts than the impacts analyzed in the previously certified EIR for the General Plan.

SECTION 4: Zone Text Amendment Findings. As required under ESMC § 15-27-3 and based on the findings set forth in Section 2, the City Council finds:

- A. The amendment is consistent with the General Plan.

The proposed general plan amendment is consistent with General Plan Land Use Element Goal LU1: Maintenance of El Segundo's "Small Town" Atmosphere in that it preserves and maintains the City's low-medium density residential nature, with low building height profile and character, and minimum development standards. The proposed amendment will establish density, height, and other standards, to facilitate high density residential developments only on a limited number of properties in the proposed Mixed-Use and Housing overlays, thereby preserving the medium density and low building profile on vast majority of properties in the northwest quadrant of the City.

The proposed amendment is also consistent with General Plan Land Use Element Goal LU3: Proper Distribution of Residential Land Uses, in that it will preserve and protect existing Single-Family Residential uses. The proposed amendment does not alter the standards or designation of any existing Single-Family Residential properties; it affects only properties designated as Commercial or Multi-Family Residential.

The proposed zone text amendment is consistent with General Plan Housing Element Goal 3: Provide Opportunities for New Housing Construction in a Variety of Locations and Variety of Densities, in that the proposed amendment directly implements Program No. 6: Provision of Adequate Sites. Specifically, the proposed amendment implements the Mixed-Use Overlay and the Housing Overlay, which effectively rezone nine sites to allow high density residential development. The number of sites and proposed densities are adequate to meet the City's 6th cycle RHNA requirement of 279 units, including 184 very low income, 18 low income, and 77 moderate income units. The proposed amendment also amends the ESMC to provide by right approval of projects on rezoned sites for lower income RHNA if the project provides 20 percent of the units as affordable housing for lower income households.

In addition, the proposed amendment is consistent with Housing Element Program No. 9: El Segundo Municipal Code Amendments (ESMC). The proposed amendment will increase the permitted maximum density in the

Multi-Family Residential (R-3) zone to 30 dwelling units per acre, which is adequate pursuant to Government Code section 65583.2(c)(3) to facilitate the development of low-and very low-income housing. The proposed amendment will also revise the findings for site plan review applications to ensure that the findings are objective and provide certainty in outcomes, which will help streamline and encourage construction of new housing.

Further, the proposed amendment is consistent with and directly implements Program No. 11: Fair Housing Program, which requires the City to undertake a number actions to affirmatively further fair housing. The proposed amendment directly implements the Fair Housing Program objective to rezone adequate sites and establish standards for high density residential development to meet the City's 6th cycle RHNA requirement of 279 units, including 184 very low income, 18 low income, and 77 moderate income units.

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

The proposed amendment is necessary to serve the public health, safety, and general welfare in that it consists of planning for the orderly use of the City's land resources. The proposed amendment establishes two new overlays in the ESMC that allow high density residential development. The amendment establishes development standards for the two new overlays that will allow high density residential uses designed in a manner that is compatible with surrounding uses.

In addition, the proposed amendment will increase the permitted maximum density in the Multi-Family Residential (R-3) zone to 30 dwelling units per acre, which helps focus the increased density in the City's multi-family residential neighborhoods and preserves the character of those areas zoned Single-Family Residential (R-1).

Further, proposed amendment will directly facilitate and increase the opportunities for the construction of new housing to satisfy the housing needs of all segments of the community as described in General Plan Housing Element Program 6: Provision of Adequate Sites. The proposed amendment will help establish two new high density residential overlays on an adequate number of sites and it will streamline the Site Plan Review process to meet the 6th cycle RHNA requirement for 279 affordable housing units, including 184 very low income, 18 low income, and 77 moderate income units.

The proposed amendment is also necessary in that it is a requirement for the City to comply with State Housing Element Law and to maintain a certified Housing Element.

Finally, the potential environmental impacts generated by the proposed amendment were analyzed consistent with the requirements of the California Environmental Quality Act (CEQA). It was determined that the proposed amendments will have no greater impacts than the impacts analyzed in the Environmental Impact Report (EIR) for the General Plan.

SECTION 5: *Environmental Assessment.* The proposed project was analyzed for its environmental impacts and an Addendum to the previously certified EIR for the General Plan was prepared pursuant to CEQA Guidelines Section 15164. Under CEQA, an Addendum to a previously certified EIR is appropriate if minor changes or additions to the EIR are necessary to reflect the proposed modifications to the project in the environmental analysis and none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or negative declaration have occurred (CEQA Guidelines §15164). Generally, the conditions described in Section 15162 have not occurred if the proposed modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines §15164(c)); however, an addendum must be considered by the decision-making body before making a decision on the project (CEQA Guidelines §15164(d)).

This Addendum to the previously-certified EIR demonstrates that the environmental analysis, impacts, and mitigation measures identified in the 1992 EIR for the General Plan remain substantively unchanged despite the proposed project revisions. It supports the finding that the proposed project does not raise any new issues and does not exceed the significance level of impacts identified in the previously certified EIR. The mitigation measures listed in the certified EIR for the General Plan, are sufficient to reduce the identified environmental impacts to a less than significant level.

To evaluate the potential environmental impacts of the actions proposed in this Ordinance and the need for additional environmental review, the City conducted an initial study. Based on the findings of the initial study, an addendum was prepared. The Initial Study/Addendum dated March 2024, is incorporated herein by this reference, as though fully set forth.

Based on the findings and information yielded by the initial study/addendum:

1. There are no substantial changes proposed for the project that will require preparation of a subsequent or supplemental EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.

The proposed amendments would approve minor changes and additions described and analyzed in the previously certified final EIR ("FEIR"). There are no substantial changes resulting from the Ordinance that require major revisions to the FEIR. As detailed in the Initial Study/Addendum, the

Ordinance will not result in any new or increased environmental effects beyond those that were previously identified in the FEIR. In addition, all applicable mitigation measures set forth in the FEIR would continue to be implemented.

2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken that would require preparation of a subsequent or supplemental EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

There are no substantial changes to the facts, data, and mitigation measures included in the FEIR. The proposed amendments will not result in a General Plan that is substantially different from the plan evaluated in the FEIR, and the environmental circumstances applicable to the city have not changed substantially.

3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous FEIR was certified as complete, that shows any of the following: (i) The project will have one or more significant effects not discussed in the previous FEIR; (ii) Significant effects previously examined will be substantially more severe than shown in the previous FEIR; (iii) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (iv) Mitigation measures or alternatives which are considerably different from those analyzed in the previous FEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No subsequent environmental review is required pursuant to Section 15162 of the CEQA Guidelines. Therefore, the proposed amendments to the Zoning Map and Zoning Code contemplated herein are within the scope of the project covered by the General Plan EIR and, pursuant to Section 15168(c)(2) of the CEQA Guidelines, no further environmental review is required.

In addition, the proposed zone text amendments to the Subdivision, Site Plan Review, and certain affordable housing application procedures are exempt from the requirements of CEQA, pursuant to the "common sense" exemption in CEQA Guidelines Section 15061(b)(3), because they consist only of minor revisions to existing zoning regulations and related procedures and do not have the potential for causing a significant effect on the environment.

SECTION 6: ESMC Section 14-1-4 is amended to add the following subsection E:

* * *

E. Residential 10-lot subdivision: Notwithstanding the above, residential subdivision requests for up to 10 lots must be approved by the Community Development Director if said subdivision requests comply with the provisions and applicable requirements specified in ESMC Chapter 15-4 (Residential Zones) and Government Code section 66499.41. No public hearing or public hearing notification shall be required.

SECTION 7: ESMC Section 15-3-1 (Designation of Zone Names) is amended in its entirety to read as follows:

15-3-1: DESIGNATION OF ZONE NAMES:

In order to classify, regulate, restrict and segregate the uses of lands and buildings, to regulate and restrict the height and bulk of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, the classes of use zones are by this title established, to be known as follows:

| | |
|-------------|---|
| R-1 | Single-Family Residential Zone |
| R-2 | Two-Family Residential Zone |
| R-3 | Multi-Family Residential Zone |
| C-RS | Downtown Commercial Zone |
| C-2 | Neighborhood Commercial Zone |
| C-3 | General Commercial Zone |
| CO | Corporate Office Zone |
| MU-N | Urban Mixed Use North Zone |
| MU-S | Urban Mixed Use South Zone |
| C-4 | Commercial Center Zone |
| M-1 | Light Industrial Zone |
| M-2 | Heavy Industrial Zone |
| MDR | Medium Density Residential Overlay Zone |
| MMO | Multimedia Overlay District |
| <u>MU-O</u> | <u>Mixed-Use Overlay</u> |
| <u>H-O</u> | <u>Housing Overlay</u> |
| O-S | Open Space Zone |
| P | Automobile Parking Zone |
| P-F | Public Facilities Zone |

SECTION 8: ESMC Section 15-4D-3 (R-3 zone Site Development Standards) is amended as follows:

15-4D-3: SITE DEVELOPMENT STANDARDS:

* * *

~~F. Minimum Unit Size and Density: The minimum dwelling unit size shall be 250 square feet and the density shall be as follows:~~

- ~~— 1. On property of 15,000 square feet or less in size, one unit for every 1,613 square feet of lot area is allowed. A fraction of a lot greater than 1,075 square feet will allow an additional unit.~~
- ~~— 2. On property greater than 15,000 square feet in size, one unit for every 2,420 square feet of lot area is allowed. A fraction of a lot greater than 1,613 square feet will allow an additional unit.~~

G. Density: The maximum permitted density shall be 30 dwelling units per acre.

GH. Placement of buildings and structures:

1. A minimum distance of three feet must be maintained between buildings;
2. A detached accessory structure in the rear one-third of the lot may be located on the rear and one interior side lot line, unless one of the following conditions exists:
 - a. Where the lot rears upon an alley and the vehicular entrance to the detached accessory structure is from the alley, such detached accessory structure shall be set back a distance measured from the opposite side of the alley that will provide a turning radius as follows:
 - 90 degrees - 25 feet
 - 75 degrees - 21 feet
 - 60 degrees - 18 feet
 - 45 degrees - 15 feet
 - b. On the rear third of a reversed corner lot, a detached accessory structure may be built to the interior lot side line, but no building shall be erected closer than five feet to the property line of any abutting lot to the rear. However, if an alley intervenes and the vehicular entrance to the detached accessory building is directly from the street side, a detached accessory building may be built to the rear lot line.
 - c. Notwithstanding the above, a detached accessory dwelling unit must be set back at least four feet from interior side and rear property lines.

HJ. Lot Coverage: All buildings, including detached accessory buildings, shall not cover more than 53 percent of the area of the lot.

†J. Open space and recreation requirements: The following minimum open space and recreational facilities must be provided:

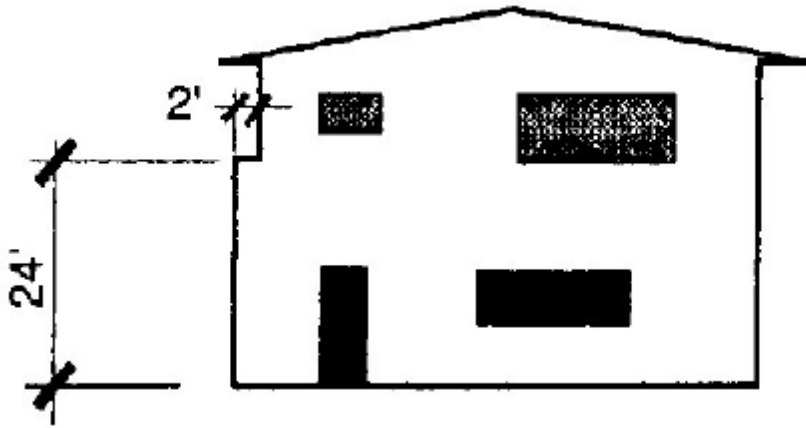
| Number Of Units | Private Open Space Per Unit | Common Open Space Per Unit | Recreational Facilities Per Unit |
|-----------------|-----------------------------|----------------------------|----------------------------------|
| 4 or fewer | 50 square feet | 150 square feet | |
| 5 - 9 | 50 square feet | 200 square feet | |
| 10 - 20 | 50 square feet | 250 square feet | |
| 21 and above | 50 square feet | 250 square feet | 50 square feet |

All required open space and recreational facilities are in addition to the required front and street side setbacks. Interior side and rear setbacks may be considered as required open spaces and recreation facilities. All required common open space must: 1) be physically or visually accessible to ~~the~~ all residents, 2) be a minimum of five feet in both length and width, and 3) include a minimum of 50 percent of softscape landscaping.

1. Adjustments: The Director may approve adjustments from the minimum open space dimensions and landscaping percentage standards as provided in Chapters 22 and 23 of this Title.

JK. Building Wall Modulation: No plane of a building wall facing a property line shall exceed 24 feet in height or length without at least a two-foot offset for a minimum length of six feet in the wall plane. When expanding or adding onto the height or length of an existing building wall, only the expansion or addition shall not exceed 24 feet without wall modulation. Below is an example of wall modulation for walls up to 30 feet:

| Total wall length or height (in feet) | Maximum length of unbroken wall plane (in feet) | Minimum length of 2-foot offset (in feet) |
|---------------------------------------|---|---|
| 24 | 24 | 0 |
| 25 | 24 | 1 |
| 26 | 24 | 2 |
| 27 | 24 | 3 |
| 28 | 24 | 4 |
| 29 | 24 | 5 |
| 30 | 24 | 6 |



L. Landscaping:

1. Except where not allowed per the placement of existing utilities, one deciduous or evergreen on-site tree must be provided per 25 feet of street-facing frontage length along the front-yard, rear-yard, and street-facing side-yard setbacks.
 - a. Trees must be planted within a maximum of ten feet of the property line.
2. Those setback areas fronting upon a public street must incorporate a minimum of 50 percent softscape and a maximum of 50 percent hardscape in the landscape, except for those portions devoted to vehicular parking. In addition, those portions of the property which abut a different zoning classification must be landscaped with trees and shrubs to provide an effective buffer from adjoining property.
3. The setback areas may contain artificial turf or synthetic grass in the side and rear yards only, provided that it: 1) is not harmful to the environment (such as containing lead based or other hazardous materials); 2) includes a pervious surface to address percolation, drainage, runoff, and stormwater detention requirements; and 3) is incorporated into a comprehensive landscaping design and site plan.
4. Drought-tolerant plants must be utilized in the landscape.

KM. Condominium Conversions: Condominiums and stock cooperatives converted from multiple-family dwellings shall meet all the requirements for condominiums in effect at the time they were originally constructed. If there were no condominium standards in effect at the time of construction, the conversion shall comply with the condominium standards of ordinance 898, adopted January 20, 1976.

LN. Detached Accessory Buildings:

1. Unless permitted as an accessory dwelling unit pursuant to article 15-4E of this title, buildings shall not contain a kitchen or kitchen facilities, a bathtub or shower and shall not be used for sleeping purposes.
2. Detached accessory buildings, except detached accessory dwelling units, shall not be rented or used as a separate dwelling unit or as an "R" occupancy, as defined by the California Building Code, except that they may contain a sink and a toilet.
3. Prior to issuance of a building permit for a detached accessory structure, except a detached accessory dwelling unit, the Director shall require the recording of a covenant to run with the land, which states that the accessory structure shall not be used as a dwelling unit or used in violation of this subsection.

SECTION 9: A new Article C (Mixed Use Overlay (MU-O) Zone) is added to Chapter 7 of Title 15 of the EMSC to read as follows:

ARTICLE C. MIXED-USE OVERLAY (MU-O) ZONE

SECTION:

15-7C-1: Purpose

15-7C-2: Development Standards

15-7C-3: Landscape

15-7C-4: Off Street Parking and Loading Spaces

15-7C-5: Signs

15-7C-6: Vehicular Access

15-7C-7: Affordable Housing Developments

15-7C-1: PURPOSE:

The purpose of this zone is to provide consistency with and implement policies related to those locations which are designated Mixed-Use Overlay on the General Plan land use map and in the General Plan text. This overlay permits multiple dwelling units at high densities in combination with permitted commercial uses to facilitate meeting the City's Regional Housing Needs Assessment (RHNA) allocation and Housing Element goals.

15-7C-2: DEVELOPMENT STANDARDS:

A. General Provisions:

1. As provided by chapter 2 of this title.
2. New dwelling units must be internally integrated and connected.
3. An addition to, or extension of, a dwelling unit, except a garage, must share a common wall and be internally integrated and connected to the existing dwelling unit.

B. Lot Area: A minimum of 7,000 square feet.

C. Height:

1. The height of all buildings or structures with a pitched roof shall not exceed 58 feet and four stories. Buildings or structures with a flat roof must not exceed 52 feet and four stories.
2. A maximum grade differential of six feet is permitted on sloping lots. The vertical height which exceeds the maximum grade differential limit is included in measuring the maximum building height. On sloped lots, a segmented grade plane may be applied to different portions of a building.
3. See section 15-2-3 of this title for exceptions to building height.

D. Setbacks:

1. Front Yard: Structures must maintain a minimum setback of 15 feet with the exception of structures fronting Franklin Avenue, where no setback is required. Entry gates for vehicular access must maintain a minimum setback of 20 feet.
 - a. Porches, verandas, courtyards, raised decks, or pergolas may encroach into the front-yard setback a maximum of six feet.
2. Side yard facing a side street: Ten percent of the width of the lot, but shall never be less than three feet and need not be more than five feet, except if parking garages or covered parking spaces face a street, then the setback shall be 20 feet.
3. Side yard facing an adjacent lot: Ten percent of the width of the lot on each side of the lot, but shall never be less than three feet and need not be more than five feet. Detached accessory structures, located in the rear one-third of the lot, are allowed zero setback on one interior side lot line.
4. Side yard, reversed corner: Reversed corner lots shall have the following side yard with a triangular area described as follows: one angle shall be formed by the rear and street side property lines, and the sides of this angle shall be 15 feet in length, measured along the rear and street side property lines. The third side of this triangle shall be a straight line connecting the two other lines at their endpoints. This triangular side yard setback area shall be in addition to the other side yard setback requirements described in subsections D2 and D3 of this section.

5. Rear Yard: A minimum of 10 feet.
 6. Rear Yard: Detached accessory structures are allowed zero setback on the rear property line and on one interior lot side line in the rear one-third of the lot.
- E. Lot Width: A minimum of 50 feet.
- F. Unit size:
1. The minimum unit size per dwelling unit shall be 250 square feet.
 2. The average unit size for all dwelling units shall be at least 600 square feet.
- G. Density: The maximum permitted density shall be 75 dwelling units per acre.
- H. Placement Of Buildings And Structures:
1. A minimum distance of three feet must be maintained between buildings.
 2. A detached accessory structure in the rear one-third of the lot may be located on the rear and one interior side lot line, unless one of the following conditions exists:
 - a. Where the lot rears upon an alley and the vehicular entrance to the detached accessory structure is from the alley, such detached accessory structure shall be set back a distance measured from the opposite side of the alley that will provide a turning radius as follows:
 - i. 90 degrees – 25 feet
 - ii. 75 degrees – 21 feet
 - iii. 60 degrees – 18 feet
 - iv. 45 degrees – 18 feet
 - b. On the rear third of a reversed corner lot, a detached accessory structure may be built to the interior lot side line, but no building shall be erected closer than five feet to the property line of any abutting lot to the rear. However, if an alley intervenes and the vehicular entrance to the detached accessory building is directly from the street side, a detached accessory building may be built to the rear lot line.
 - c. Notwithstanding the above, a detached accessory dwelling unit must be set back at least four feet from interior side and rear property lines.
- I. Lot Coverage: All buildings, including detached accessory buildings, may cover 100 percent of the lot area, except for any required setback and/or open space areas
- J. Common Recreation Facility Requirements: A minimum of 50 square feet of common recreational facility space is required per unit for buildings with 21 or more units.
- K. Building Frontage: No plane of a building wall facing a property line shall exceed 140 feet in width.

1. Developments that include more than one building shall maintain a minimum 25 feet open-to-the-sky separation to allow for landscape, courtyards, and passageways.

L. Massing Modulation: The top story of all new developments must be a maximum 70 percent of the largest floor area of the building.

1. If more than ten percent of the total number of dwelling units in a building are three or more-bedroom units, the top story must be a maximum of 90 percent of the largest floor area of the building.

M. Building Wall Modulation: No plane of a building wall facing a property line shall exceed 36 feet in height or length without at least a two-foot offset for a minimum length of six feet in the wall plane. When expanding or adding onto the height or length of an existing building wall, only the expansion or addition shall not exceed 36 feet without wall modulation. Below is an example of wall modulation for walls up to 43 feet:

| <u>Total Wall Length Or Height</u> | <u>Maximum Length Of Unbroken Wall Plane</u> | <u>Minimum Length Of 2 Foot Offset</u> |
|------------------------------------|--|--|
| <u>36 feet</u> | <u>36 feet</u> | <u>0 feet</u> |
| <u>37 feet</u> | <u>36 feet</u> | <u>1 foot</u> |
| <u>38 feet</u> | <u>36 feet</u> | <u>2 feet</u> |
| <u>39 feet</u> | <u>36 feet</u> | <u>3 feet</u> |
| <u>40 feet</u> | <u>36 feet</u> | <u>4 feet</u> |
| <u>41 feet</u> | <u>36 feet</u> | <u>5 feet</u> |
| <u>42 feet</u> | <u>36 feet</u> | <u>6 feet</u> |

1. Buildings are exempt from the above wall modulation standard if at least one of the following components are integrated into the building design:

- a. Windows that are recessed or projected at least three inches from the wall plane.
- b. Three feet of landscaped building setback on street-facing sides in addition to the existing setback standards.
- c. Two or more materials on street-facing facades.

N. Balconies: External Balconies facing R-1 zoned neighborhoods are prohibited.

O. Condominium Conversions: Condominiums and stock cooperatives converted from multiple-family dwellings shall meet all the requirements for condominiums in effect at the time they were originally constructed. If there were no condominium standards in effect at the time of construction, the conversion shall comply with the condominium standards of ordinance 898, adopted January 20, 1976.

P. Detached Accessory Buildings:

1. Unless permitted as an accessory dwelling unit pursuant to article 15-4E of this title, detached accessory buildings shall not contain a kitchen or kitchen facilities, a bathtub or shower and shall not be used for sleeping purposes. Each multi-family lot is permitted no more than two detached accessory dwelling units.
2. Detached accessory buildings, except detached accessory dwelling units, shall not be rented or used as a separate dwelling unit or as an "R" occupancy, as defined by the California Building Code, except that they may contain a sink and a toilet.
3. Prior to issuance of a building permit for a detached accessory structure, except a detached accessory dwelling unit, the Director shall require the recording of a covenant to run with the land, which states that the accessory structure shall not be used in violation of this subsection.

Q. Parking:

1. A minimum of one parking space per bedroom is required. No more than two parking spaces are required per unit.
2. See Section 15-15-6 for number of required commercial parking spaces.
3. Tandem and mechanical parking shall be permitted for two or more-bedroom units.
4. Notwithstanding the standards in this section, see Section 15-5-5 for additional parking area design standards.

15-7C-3: LANDSCAPING:

5. Except where not allowed per the placement of existing utilities, one deciduous or evergreen on-site tree must be provided per 25 feet of street-facing frontage length along the front-yard, rear-yard, and street-facing side-yard setbacks.
 - a. Trees must be planted within a maximum of ten feet of the property line.
6. Those setback areas fronting upon a public street must incorporate a minimum of 50 percent softscape and a maximum of 50 percent hardscape in the landscape, except for those portions devoted to vehicular parking. In addition, those portions of the property which abut a different zoning classification must be landscaped with trees and shrubs to provide an effective buffer from adjoining property.
7. The setback areas may contain artificial turf or synthetic grass in the side and rear yards only, provided that it: 1) is not harmful to the environment (such as containing lead based or other hazardous materials); 2) includes a pervious surface to address percolation, drainage, runoff, and stormwater detention requirements; and 3) is incorporated into a comprehensive landscaping design and site plan.
8. Drought-tolerant plants must be utilized in the landscape.

15-7C-4: OFF STREET PARKING AND LOADING SPACES:

Off-street parking shall be provided as required by Chapter 15 of this title.

15-7C-5: SIGNS:

Signs in the Mixed-Use Overlay Zone shall comply with the requirements of chapter 18 of this title.

15-7C-6: VEHICULAR ACCESS:

Where a Mixed-Used Overlay lot abuts an alley, vehicular access to the lot must be from the alley. Curb cuts and driveways must be installed in conformance with section 15-15-5 of this title.

15-7C-7: AFFORDABLE HOUSING DEVELOPMENTS

Mixed-use developments in which at least 20 percent of residential units are affordable to lower-income households shall be considered a by right use as defined in Government Code Section 65583.2.

SECTION 10: A new Article D (Housing Overlay (H-O) Zone) is added to Chapter 7 of Title 15 of the ESMC to read as follows:

ARTICLE D. HOUSING OVERLAY (H-O) ZONE

SECTION:

15-7D-1: Purpose

15-7D-2: Development Standards

15-7D-3: Landscape

15-7D-4: Off Street Parking and Loading Spaces

15-7D-5: Signs

15-7D-6: Vehicular Access

15-7D-7: Affordable Housing Developments

15-7D-1: PURPOSE:

The purpose of this zone is to provide consistency with and implement policies related to those locations which are designated Housing Overlay on the General Plan land use map and in the General Plan text. This overlay permits multiple dwelling units at high densities to facilitate meeting the City's Regional Housing Needs Assessment (RHNA) allocation and Housing Element goals.

15-7D-2: DEVELOPMENT STANDARDS:

The following development standards apply to the Housing Overlay parcels located in these four neighborhoods.

A. General Provisions:

1. As provided by chapter 2 of this title.
2. New dwelling units must be internally integrated and connected.
3. An addition to, or extension of, a dwelling unit, except a garage, must share a common wall and be internally integrated and connected to the existing dwelling unit.

B. Lot Area: A minimum of 7,000 square feet.

C. Height:

1. The height of all buildings or structures with a pitched roof shall not exceed 47 feet and three stories. Buildings or structures with a flat roof must not exceed 41 feet and three stories.
2. A maximum grade differential of six feet is permitted on sloping lots. The vertical height which exceeds the maximum grade differential limit is included in measuring the maximum building height. On sloped lots, a segmented grade plane may be applied to different portions of a building.
3. See section 15-2-3 of this title for exceptions to building height.

D. Setbacks:

1. Front Yard: Structures must maintain a minimum setback of 15 feet with the exception of structures fronting Franklin Avenue, where no setback is required. Entry gates for vehicular access must maintain a minimum setback of 20 feet.
 - a. Porches, verandas, courtyards, raised decks, or pergolas may encroach into the front-yard setback a maximum of six feet.
2. Side yard facing a side street: Ten percent of the width of the lot, but shall never be less than three feet and need not be more than five feet, except if parking garages or covered parking spaces face a street, then the setback shall be 20 feet.

3. Side yard facing an adjacent lot: Ten percent of the width of the lot on each side of the lot, but shall never be less than three feet and need not be more than five feet. Detached accessory structures, located in the rear one-third of the lot, are allowed zero setback on one interior side lot line.

4. Side yard, reversed corner: Reversed corner lots shall have the following side yard with a triangular area described as follows: one angle shall be formed by the rear and street side property lines, and the sides of this angle shall be 15 feet in length, measured along the rear and street side property lines. The third side of this triangle shall be a straight line connecting the two other lines at their endpoints. This triangular side yard setback area shall be in addition to the other side yard setback requirements described in subsections D2 and D3 of this section.

5. Rear Yard: A minimum of 10 feet.

6. Rear Yard: Detached accessory structures are allowed zero setback on the rear property line and on one interior lot side line in the rear one-third of the lot.

E. Lot Width: A minimum of 50 feet.

F. Unit size:

1. The minimum unit size per dwelling unit shall be 250 square feet.

2. The average unit size for all dwelling units shall be at least 600 square feet.

G. Density: The maximum permitted density shall be 65 dwelling units per acre.

H. Placement Of Buildings And Structures:

1. A minimum distance of three feet must be maintained between buildings.

2. A detached accessory structure in the rear one-third of the lot may be located on the rear and one interior side lot line, unless one of the following conditions exists:

a. Where the lot rears upon an alley and the vehicular entrance to the detached accessory structure is from the alley, such detached accessory structure shall be set back a distance measured from the opposite side of the alley that will provide a turning radius as follows:

i. 90 degrees – 25 feet

ii. 75 degrees – 21 feet

iii. 60 degrees – 18 feet

iv. 45 degrees – 18 feet

b. On the rear third of a reversed corner lot, a detached accessory structure may be built to the interior lot side line, but no building shall be erected closer than five feet to the property line of any abutting lot to the rear. However, if an alley intervenes and the vehicular entrance to the detached accessory building is directly from the street side, a detached accessory building may be built to the rear lot line.

c. Notwithstanding the above, a detached accessory dwelling unit must be set back at least four feet from interior side and rear property lines.

I. Lot Coverage: All buildings, including detached accessory buildings, may cover 100 percent of the lot area, except for any required setback and/or open space areas.

J. Common Recreation Facility Requirements: A minimum of 50 square feet of common recreational facility space is required per unit for buildings with 21 or more units.

K. Building Frontage: No plane of a building wall facing a property line shall exceed 140 feet in width.

1. Developments that include more than one building shall maintain a minimum 25 feet open-to-the-sky separation to allow for landscape, courtyards, and passageways.

L. Massing Modulation: The top story of all new developments must be a maximum 70 percent of the largest floor area of the building.

1. If more than ten percent of the total number of dwelling units in a building are three or more-bedroom units, the top story must be a maximum of 90 percent of the largest floor area of the building.

M. Building Wall Modulation: No plane of a building wall facing a property line shall exceed 36 feet in height or length without at least a two-foot offset for a minimum length of six feet in the wall plane. When expanding or adding onto the height or length of an existing building wall, only the expansion or addition shall not exceed 36 feet without wall modulation. Below is an example of wall modulation for walls up to 43 feet:

| <u>Total Wall Length Or Height</u> | <u>Maximum Length Of Unbroken Wall Plane</u> | <u>Minimum Length Of 2 Foot Offset</u> |
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| <u>36 feet</u> | <u>36 feet</u> | <u>0 feet</u> |
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| <u>40 feet</u> | <u>36 feet</u> | <u>4 feet</u> |
| <u>41 feet</u> | <u>36 feet</u> | <u>5 feet</u> |
| <u>42 feet</u> | <u>36 feet</u> | <u>6 feet</u> |

1. Buildings are exempt from the above wall modulation standard if at least one of the following components are integrated into the building design:

- a. Windows that are recessed or projected at least three inches from the wall plane.
- b. Three feet of landscaped building setback on street-facing sides in addition to the existing setback standards.
- c. Two or more materials on street-facing facades.

N. Balconies: External Balconies facing R-1 zoned neighborhoods are prohibited.

O. Condominium Conversions: Condominiums and stock cooperatives converted from multiple-family dwellings shall meet all the requirements for condominiums in effect at the time they were originally constructed. If there were no condominium standards in effect at the time of construction, the conversion shall comply with the condominium standards of ordinance 898, adopted January 20, 1976.

P. Detached Accessory Buildings:

1. Unless permitted as an accessory dwelling unit pursuant to article 15-4E of this title, detached accessory buildings shall not contain a kitchen or kitchen facilities, a bathtub or shower and shall not be used for sleeping purposes. Each multi-family lot is permitted no more than two detached accessory dwelling units.
2. Detached accessory buildings, except detached accessory dwelling units, shall not be rented or used as a separate dwelling unit or as an "R" occupancy, as defined by the California Building Code, except that they may contain a sink and a toilet.
3. Prior to issuance of a building permit for a detached accessory structure, except a detached accessory dwelling unit, the Director shall require the recording of a covenant to run with the land, which states that the accessory structure shall not be used in violation of this subsection.

Q. Parking:

1. A minimum of one parking space per bedroom is required. No more than two parking spaces are required per unit.
2. Standard residential parking dimensions in the Housing Overlay shall be 8.5' W X 18' L.
3. Tandem and mechanical parking shall be permitted for two or more-bedroom units.
4. Notwithstanding the standards in this section, see Section 15-5-5 for additional parking area design standards.

15-7D-3: LANDSCAPING:

A. Except where not allowed per the placement of existing utilities, one deciduous or evergreen on-site tree must be provided per 25 feet of street-facing frontage length along the front-yard, rear-yard, and street-facing side-yard setbacks.

1. Trees must be planted within a maximum of ten feet of the property line.

B. Those setback areas fronting upon a public street must incorporate a minimum of 50 percent softscape and a maximum of 50 percent hardscape in the landscape, except for those portions devoted to vehicular parking. In addition, those portions of the property which abut a different zoning classification must be landscaped with trees and shrubs to provide an effective buffer from adjoining property.

C. The setback areas may contain artificial turf or synthetic grass in the side and rear yards only, provided that it: 1) is not harmful to the environment (such as containing lead based or other hazardous materials); 2) includes a pervious surface to address percolation, drainage, runoff, and stormwater detention requirements; and 3) is incorporated into a comprehensive landscaping design and site plan.

D. Drought-tolerant plants must be utilized in the landscape.

15-7D-4: OFF STREET PARKING AND LOADING SPACES:

Off street parking shall be provided as required by Chapter 15 of this title.

15-7D-5: SIGNS:

Signs in the Housing Overlay Zone shall comply with the requirements of chapter 18 of this title.

15-7D-6: VEHICULAR ACCESS:

Where a Housing Overlay lot abuts an alley, vehicular access to the lot must be from the alley. Curb cuts and driveways must be installed in conformance with section 15-15-5 of this title.

15-7D-6: AFFORDABLE HOUSING DEVELOPMENTS

Housing developments in which at least 20 percent of residential units are affordable to lower-income households shall be considered a by right use as defined in Government Code Section 65583.2.

SECTION 11: ESMC Section 15-25-4 (Site Plan Review Findings) is amended to read as follows:

15-25-4: FINDINGS:

In order to approve or conditionally approve the site plan, the approval authority shall make the following findings:

~~—A. The proposed development, including the general uses and the physical design of the development, is consistent with the General Plan;~~

~~—B. The proposed development, including the general uses and the physical design of the development, is consistent with the intent and general purpose of the provisions of this Code and any applicable development agreement; and~~

~~—C. The proposed development, including the general uses and the physical design of the development, will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.~~

A. The physical location, size, massing, setbacks, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable development standards and objective design standards in the subject specific plan, zone, and/or overlay district;

B. The project is consistent with the General Plan goals, objectives, and policies and provisions of any applicable development agreement;

C. The project has no specific adverse impact on public health or safety;

D. A consistent architectural style is used on all sides of the building or structure, including roofing, materials, windows, doors, openings, textures, and colors; and

E. The existing or proposed public infrastructure (e.g., utilities, sewers, parkways, sidewalks, storm drains, street lights, traffic control devices, and the width and pavement of adjoining streets and alleys) and health and safety services (e.g., police and fire) are sufficient to accommodate the new development.

If such findings cannot be made, the site plan shall be denied.

SECTION 12: Actions. The City Council approves Zone Change No. ZC 23-01 as set forth in Exhibit “A,” which is incorporated into this Ordinance by reference and Zone Text Amendment No. ZTA 23, as set forth above, to implement Housing Element Program No. 6 (Provision of Adequate Sites) and Program No. 9 (El Segundo Municipal Code Amendments).

SECTION 13: CONSTRUCTION. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 14: ENFORCEABILITY. Repeal of any provision of the ESMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 15: VALIDITY OF PREVIOUS CODE SECTIONS. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the ESMC or other city ordinance by this Ordinance will be rendered void and cause such previous ESMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 16: SEVERABILITY. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 17: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of El Segundo's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause a summary thereof to be published or posted in accordance with California law.

SECTION 18: This Ordinance shall take effect 30 days after its passage and adoption.

PASSED AND ADOPTED this 7th day of May, 2024.

Drew Boyles, Mayor

ATTEST:

Tracy Weaver, City Clerk

APPROVED AS TO FORM:

By: _____
Mark D. Hensley, City Attorney

CERTIFICATION

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

I, Tracy Weaver, City Clerk of the City of El Segundo, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. 1657 was duly introduced by said City Council at a regular meeting held on the 16th day of April 2024, and was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 7th day of May, 2024, and the same was so passed and adopted by the following vote:

- AYES: Mayor Boyles, Mayor Pro Tem Pimentel, Council Member Pirsztuk,
 Council Member Giroux, and Council Member Baldino
- NOES: None
- ABSENT: None
- ABSTAIN: None

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of May, 2024.

Tracy Weaver, City Clerk
of the City of El Segundo,
California