



CITY OF
EL SEGUNDO

PLANNING COMMISSION 2026 ANNUAL UPDATE

April 21, 2026

Background

- The Planning Commission: Five El Segundo residents appointed by City Council.
- The Planning Commission major roles:
 - Affirm Director decisions on AUPs, Adjustments and Interpretations
 - Make decisions on certain land use applications, including Site Plan Reviews, Conditional Use Permits (CUPs), Subdivisions, and Variances.
 - Makes recommendations to City Council on Zone Code Amendments, General Plan amendments, adoption of specific plans and certain related development projects.
 - Provides input to staff on Planning-related matters.

Completed

- Five Study Sessions with staff pertaining to:
 - Objective design standards in R1
 - ❖ Contributed to ZTA
 - Innovative and Start-Up uses in Smoky Hollow Specific Plan (SHSP)
 - ❖ Contributed to SHSP update
 - Vision 2050 Land Use Element Update
 - Parking Requirements
 - Affordable Housing, Live/Work preference
- Annual Community meetings regarding Housing Element status

Completed Cont.

- One El Segundo South Campus Specific Plan (ESSCSP) Amendment
- General Plan Annual Implementation and Housing Element Progress Reports
- Affirmed Director Determination, parking standards for certain development projects

Completed Cont.

- Six Zone Text Amendments

- One to ensure continual compliance with State law (notices, ADUs and Dedications)
- Update parking requirements for mixed use developments
- Update Cultural Development ordinance
- Update timing of DIF payments
- Include objective design and development standards in the R1 zone
- Allow innovative/start-up uses in SHSP and create review process

Approved Major Development Projects



LOS ANGELES SPARKS
PERFORMANCE CENTER & HEADQUARTERS

4/21/2026

City of El Segundo | 350 Main St. El Segundo, CA 90245

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Approved Development Projects



Downtown Mixed-Use (Richmond and Franklin)

Approved Development Projects



Urban Golf Performance (139 Maryland, Smokey Hollow)

Approved Development Projects



New office building in Smokey Hollow



Approved Development Projects



Golf Studio Club – A members-only studio (2200 Park Place)

Affirmed Director Approvals

- Eight Administrative Use Permits (AUP) for alcohol at various restaurants and businesses throughout the city
 - Three restaurants in downtown
 - Three restaurants east of PCH
 - One for Chargers' 1966 Lounge
 - One for 7-Eleven