

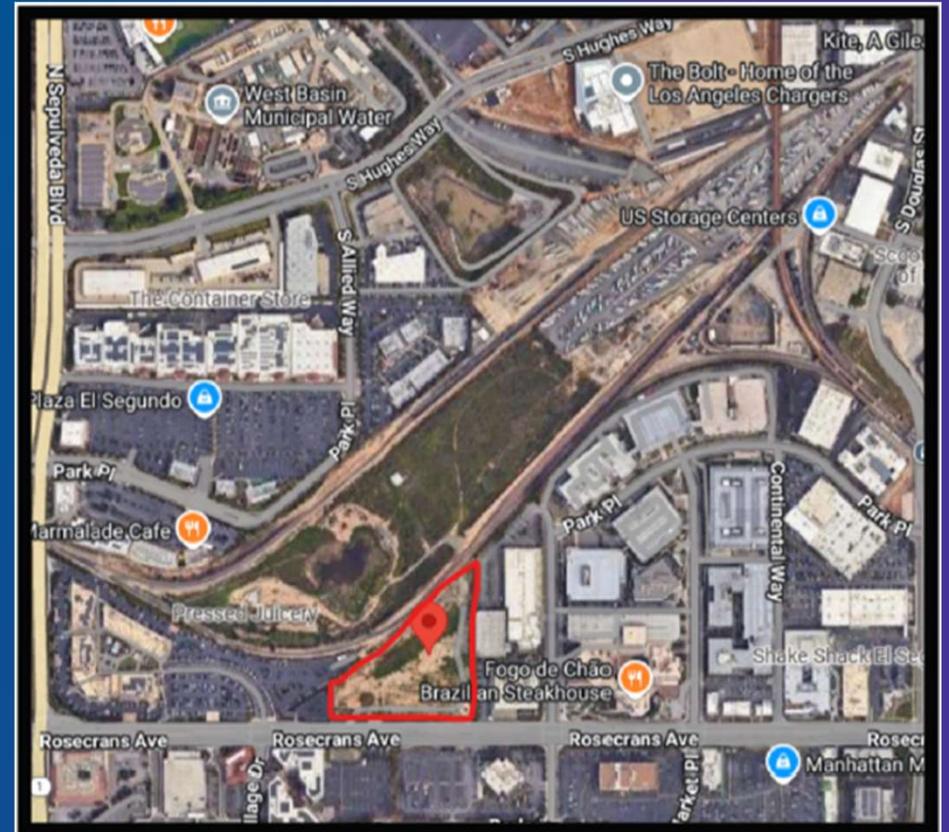


# Beach Cities Media Campus Tentative Parcel Map No. 84876

EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876

# Site Description

- 2021-2031 Rosecrans Avenue
  - Mixed-Use South (MU-S) Zone
  - One lot; measures 6.39 acres
  - Currently undeveloped





# Subdivision Findings

1. That the proposed map is not consistent with applicable general and specific plans as specified in section 65451 of the California Government Code.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.

**MU-S Zone Development Standards**

Lot No.	Lot Size Required	Proposed Lot Size	Required Setback	Proposed Setback	Required Lot Frontage	Proposed Lot Frontage
1	10,000 square feet	174,190 square feet	30 feet	30 feet	100 feet	306.11 feet
2	10,000 square feet	104, 152 square feet	30 feet	30 feet	100 feet	330.11 feet

# Subdivision Findings

5. That the design of the subdivision or the proposed improvements will cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements are likely to cause serious public health problems.
7. That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

# Environmental Review

The subdivision is exempt from CEQA under Class 15 (Minor Land Divisions) because:

- It creates fewer than four parcels in an urbanized area.
- It complies with the General Plan and zoning.
- No variances or exceptions are required.
- Adequate services and access are available.
- The site has not been divided in the past two years.
- The property slope is less than 20%.

# Recommendation

1. Adopt resolution No. 2971 conditionally approving Environmental Assessment No. EA-1402 and Subdivision No. SUB 25-03 for Tentative Parcel Map No. 84876

# Questions



CITY OF  
EL SEGUNDO

# COMMUNITY DEVELOPMENT DEPARTMENT

- Building and Safety Division
- Neighborhood Preservation/Code Enforcement
- Planning Division

# What is a General Plan?

- Blueprint for the future
- Guides land use planning and infrastructure development



# GENERAL PLAN VS. ZONING CODE

If you want to know the **long-term** plan for your neighborhood, check the General Plan.

If you want to know what you can do with your property today, check the Zoning ordinance.

## General Plan

Sets long-term goals and establishes the location and density of land uses

## Zoning (Land Use)

Specific standards and regulations on individual properties to implement the goals of the General Plan

# REQUIREMENTS FOR A GENERAL PLAN

## Seven Mandatory “Elements”

- Land Use Element
- Circulation Element
- Housing Element
- Conservation Element
- Open Space Element
- Noise Element
- Public Safety Element

# WHAT MAKES AN ADEQUATE GENERAL PLAN?

- Is it complete (all mandatory elements)?
- Is it internally consistent?
- Is it consistent with State policy?
- Does it cover all territory within its boundaries?
- Is it long-term in perspective?
- Does it address all locally relevant issues?
- Is it informational, readable and public?
- Are maps and diagrams adequate?

# GENERAL PLAN

## Required Elements

- Land Use Element
- Circulation Element
- Housing Element
- Conservation Element
- Open Space Element
- Noise Element
- Public Safety Element

## 1992 El Segundo General Plan:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Public Safety
- Air Quality
- Economic Development
- Hazardous Materials & Waste Management

# EL SEGUNDO GENERAL PLAN ELEMENTS

- **Land Use**
- **Circulation**
- Housing
- Conservation
- Open Space
- Noise
- Public Safety
- Air Quality\*
- Economic Development\*
- Hazardous Materials and Waste Management\*

# EL SEGUNDO LAND USE ELEMENT (1992)

## General Land Use Designations:

- Residential
- Commercial
- Industrial
- Institutional
- Open Space

# EL SEGUNDO LAND USE ELEMENT (1992)

## Residential Land Use Designations:

- Single Family Residential
- Two Family Residential
- Multi Family Residential
- 540 E Imperial Avenue SP
- Pacific Coast Commons
- Housing Overlay
- Mixed Use Overlay

# EL SEGUNDO LAND USE ELEMENT (1992)

## Commercial Land Use Designations:

- Neighborhood Commercial
- General Commercial
- Corporate Office
- Commercial Center
- Smoky Hollow SP
- Urban Mixed-Use South
- Urban Mixed-Use North
- Parking
- Aviation SP
- Downtown SP
- Corporate Campus SP
- 199 North Continental SP
- 222 Kansas Street SP
- El Segundo South Campus SP

# EL SEGUNDO LAND USE ELEMENT (1992)

## Industrial Land Use Designations:

- Light Industrial
- Heavy Industrial

# EL SEGUNDO LAND USE ELEMENT (1992)

## Institutional Land Use Designations:

- Public Facilities
- Federal Government

# EL SEGUNDO LAND USE ELEMENT (1992)

## Open Space Land Use Designations:

- Open Space
- Parks
- The Lakes SP

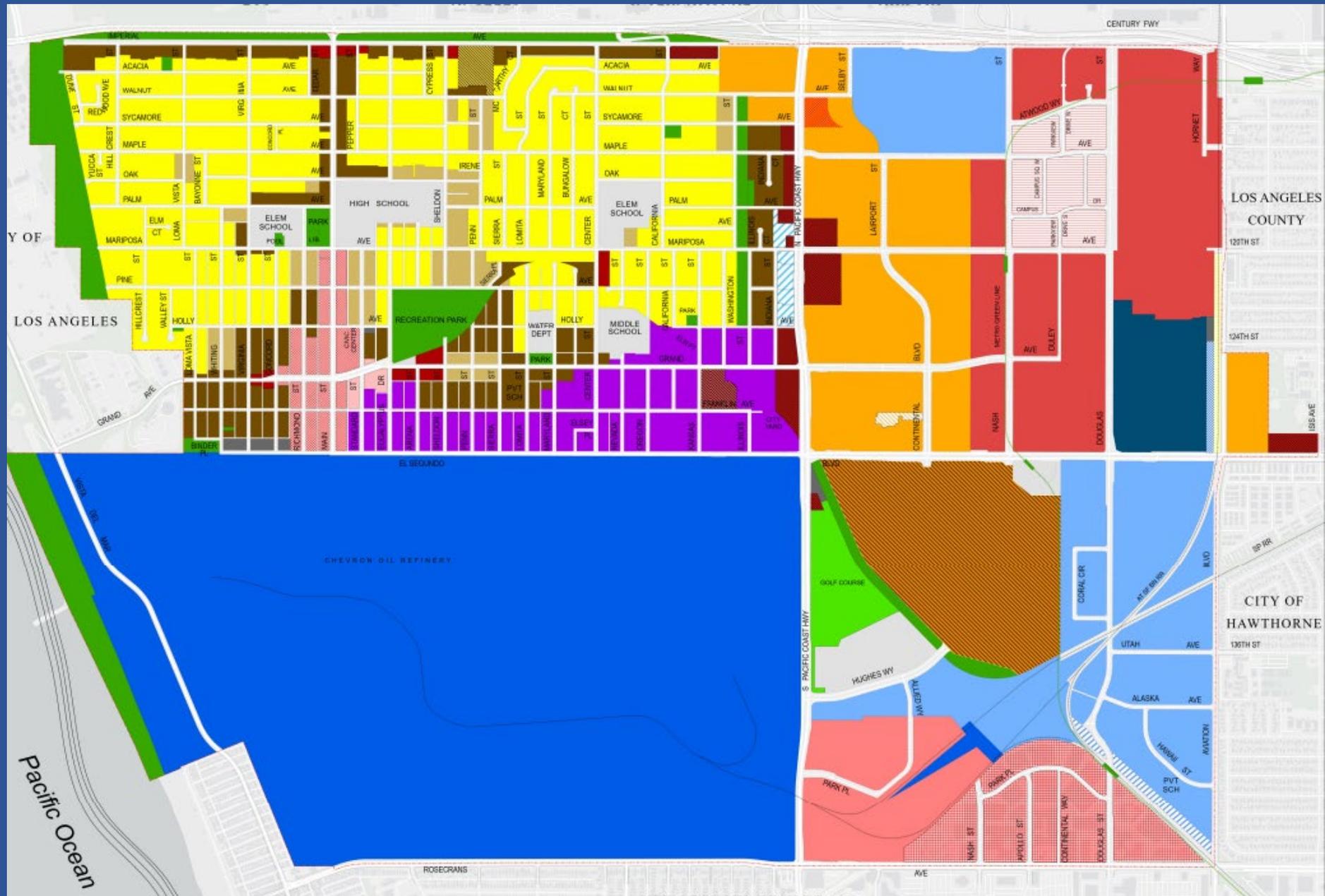
# LAND USE ELEMENT

## Existing Land Use Designations

Land Use Category	Acres	Dwelling Units	Square Footage
Single-Family Residential	357.2	2,858	-
Two-Family Residential	57.4	934	-
540 East Imperial Avenue Specific Plan	5.65	58	-
Multi-Family Residential	119.7	3,531	-
Pacific Coast Commons Specific Plan	6.38	263	293,650
Mixed-Use Overlay	-	335	-
Housing Overlay	-	195	-
Neighborhood Commercial	6.6	85 <sup>1</sup>	89,110
General Commercial	32.62	-	1,421,093
Corporate Office	213.62	-	12,461,324
Commercial Center	85.8	-	850,000
Smoky Hollow Specific Plan	94.3	126	2,973,010
Urban Mixed-Use North	232.5	-	13,166,010
Urban Mixed-Use South	70.6	-	3,997,936
124 <sup>th</sup> Street Specific Plan	3.9	1	73,530
Aviation Specific Plan	5.4	-	66,000
Downtown Specific Plan	<u>35.1</u>	<u>383</u>	1,534,970
Corporate Campus Specific Plan	46.5	-	2,550,000
199 North Continental Boulevard Specific Plan	-	-	-
	1.75	-	70,132
222 Kansas Street Specific Plan	4.65	-	121,532
888 No. Sepulveda Boulevard Specific Plan	2.98	-	206,710
El Segundo South Campus Specific Plan	142.28	-	4,231,547
Parking	9.95	-	-
Light Industrial	213.82	-	16,190,266
Heavy Industrial	1001	-	-
Public Facilities	87.9	-	-
Federal Government	90.6	-	-
Open Space	77.0	-	-
Parks	50	-	-
Street and Railroad R.O.W	442.6	-	-
Totals	3,497	<u>8,768</u>	60,296,820
Population Projection	17,287		

# LAND USE ELEMENT

## Existing General Plan Land Use Map



# EL SEGUNDO LAND USE ELEMENT (1992)

## Residential Land Use Issues/Trends:

- Increased multi-family development and reduced new single-family development.
- Increase in the size of single-family homes, both through additions...and demolition/rebuilds that are replaced with larger new homes. These trends tend to maximize the land values, but create some impacts that affect the streetscape, number of curb cuts in the street, number of street trees, light and air, and private open space.

# EL SEGUNDO LAND USE ELEMENT (1992)

## Non-Residential Land Use Issues/Trends:

- Reduction of manufacturing and heavy industrial uses, not including Chevron.
- Increase in commercial and professional uses such as hotels and offices.
- Decreasing availability of vacant land.
- Increasing commercial uses that serve the daytime population... Such uses may, therefore, be best located on the ground floor of office buildings.

# EL SEGUNDO LAND USE ELEMENT (1992)

## Land Use Goals:

- Maintenance of El Segundo's "Small Town" Atmosphere
- Preservation and Enhancement of El Segundo's Cultural and Historic Resources
- Proper Distribution of Residential Land Uses
- Provision of a Stable Tax Base for El Segundo Through Commercial Uses
- Attraction of Clean and Beneficial Industrial Uses
- Maintenance of Parks and Recreation Facilities
- Provision of Quality Infrastructure

# EL SEGUNDO LAND USE ELEMENT

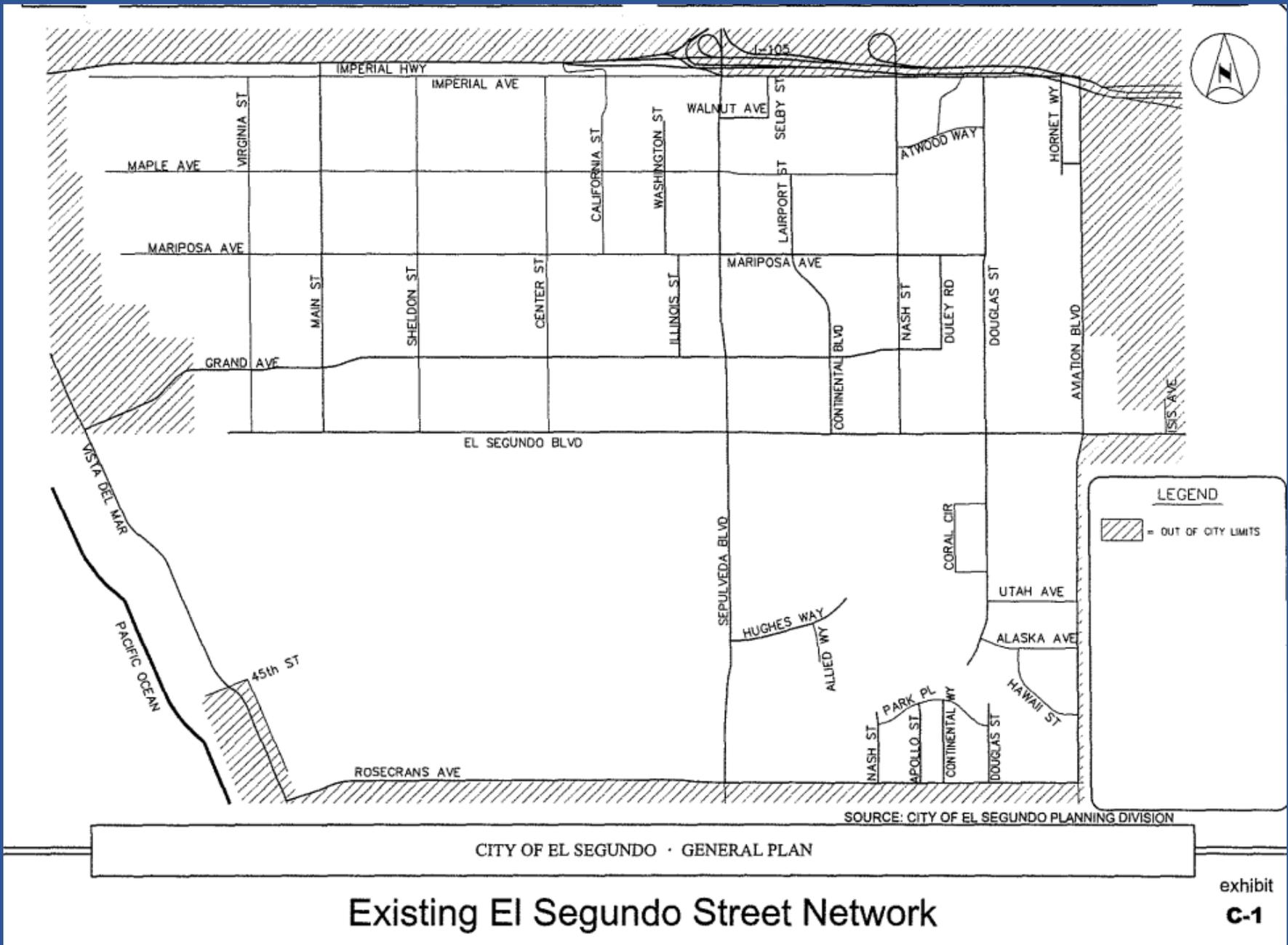
Questions or Break?

# EL SEGUNDO CIRCULATION ELEMENT (2004)

- Roadway network
  - Street Classification and Function
- Addresses traffic concerns, as well as projected traffic conditions based on future demand.
  - Operating conditions...i.e., Levels of Service (LOS)
  - Formulates proposed roadway and circulation improvements
- Alternative Modes of Travel

# CIRCULATION ELEMENT

## Street Network Map



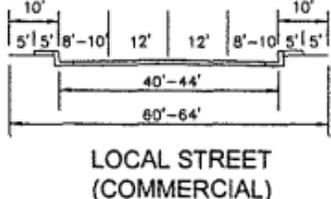
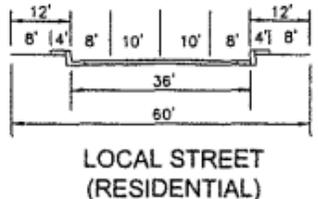
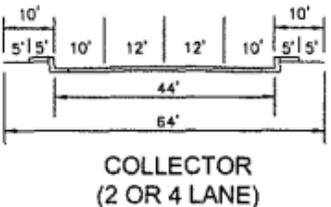
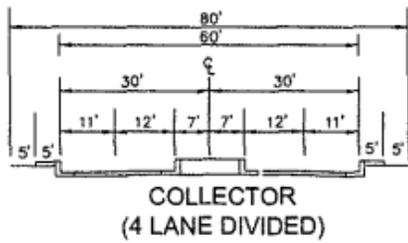
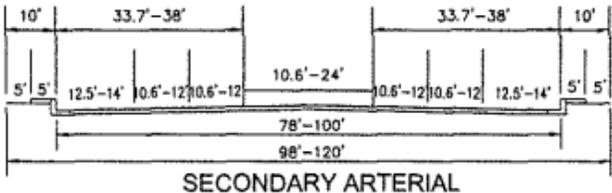
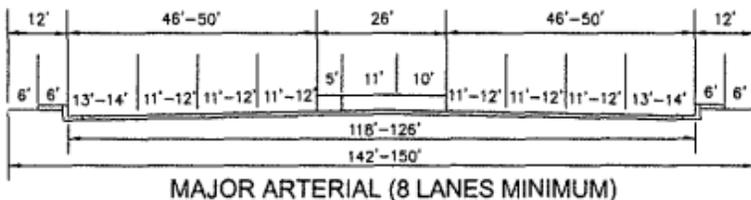
# EL SEGUNDO CIRCULATION ELEMENT (2004)

## Street Network Map - Street Classification and Function

- Local Streets
- Collector Streets
- Arterial Streets
- Freeways

# CIRCULATION ELEMENT

## Street Classification and Standards



CITY OF EL SEGUNDO · GENERAL PLAN

### Street Classification and Standards

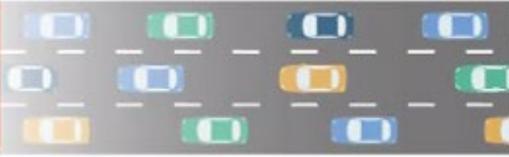
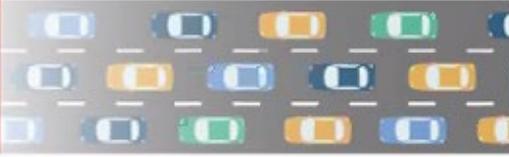
exhibit C-8



# CIRCULATION ELEMENT

## Operating Conditions (LOS)

# Levels of Service

<b>FREE FLOW</b> Low volumes and no delays.	LOS <b>A</b>	
<b>STABLE FLOW</b> Speeds restricted by travel conditions, minor delays.	LOS <b>B</b>	
<b>STABLE FLOW</b> Speeds and maneuverability closely controlled because of higher volumes.	LOS <b>C</b>	
<b>STABLE FLOW</b> Speeds considerably affected by change in operation conditions. High density traffic restricts maneuverability; volume near capacity.	LOS <b>D</b>	
<b>UNSTABLE FLOW</b> Low speeds; considerable delay; volume at or slightly over capacity.	LOS <b>E</b>	
<b>FORCED FLOW</b> Very low speeds; volumes exceed capacity; long delays with stop-and-go traffic.	LOS <b>F</b>	



# EL SEGUNDO CIRCULATION ELEMENT (2004)

## Operating Conditions (LOS)

Most roadways in El Segundo operate at LOS "C" or better.

Several roadway links operate at LOS "D," which is considered marginally acceptable.

- Aviation Boulevard between Hawaii Street and Rosecrans Avenue
- Imperial Highway between Main Street and California Street
- Sepulveda Boulevard between El Segundo Boulevard and Rosecrans Avenue
- Sepulveda Boulevard between Mariposa Avenue and Grand Avenue

# EL SEGUNDO CIRCULATION ELEMENT (2004)

## Peak Hour Operating Conditions (LOS)

Several intersections operate at LOS "E" or "F" during the AM or PM peak hour:

- Sepulveda Boulevard at Imperial Highway (LOS E AM Peak only)
- Sepulveda Boulevard at Mariposa Avenue (LOS E in AM Peak only)
- Sepulveda Boulevard at Grand Avenue (LOS E in both AM and PM Peak)
- Sepulveda Boulevard at El Segundo Boulevard (LOS E in AM Peak, LOS F in PM Peak)
- Sepulveda Boulevard at Rosecrans Avenue (LOS F in PM Peak only)
- Rosecrans Avenue at Aviation Boulevard (LOS E in AM Peak, LOS F in PM Peak)
- Aviation Boulevard at El Segundo Boulevard (LOSE in AM and PM Peak)

# EL SEGUNDO CIRCULATION ELEMENT (2004)

## Roadway Improvements:

- Widening of Aviation Boulevard - Rosecrans Avenue to Imperial Highway.
- Construct left-turn pocket for northbound Continental Boulevard at Grand Avenue
- Douglas Street Extension from Park Place to Alaska Avenue
- Construct left-turn pocket for southbound Sepulveda Boulevard at Grand Avenue.
- Convert one through lane to a shared through/left-turn lane on eastbound El Segundo Boulevard at Sepulveda Boulevard
- Convert Nash and Douglas Streets to two-way operation between Imperial Avenue and El Segundo Boulevard.

# EL SEGUNDO CIRCULATION ELEMENT (2004)

## Alternative Modes of Travel:

### Public Transportation

- Public Transit – Bus
- Dial-a-Ride
- Downtown Lunchtime Shuttle
- Rail Rapid Transit – C Line (former Green Line)
- Park and Ride

### Bicycle Facilities

- Bike Paths (Class I)
- Bike Lanes (Class II)
- Bike Route (Class III)
- Master Plan of Bicycle Routes

### Pedestrian Circulation

- Sidewalks

# EL SEGUNDO CIRCULATION ELEMENT (2004)

## Circulation Goals:

- Provision for a Safe, Convenient, and Cost Effective Circulation System
- Provisions for Alternative Modes of Transportation
- Development of Circulation Policies that are Consistent with other City Policies
- Compliance with all Federal, State, and Regional Regulations

# EL SEGUNDO CIRCULATION ELEMENT

End