

El Segundo General Plan - 1992

3. Land Use Element

Introduction

El Segundo's Land Use Element has the broadest scope of all the General Plan elements. It is intended to portray the future direction of the City, the way the community would like to see it. The California General Plan Glossary defines the land use element as follows:

A required element of the general plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

This guide for the future is stated in the Element by the goals, objectives, policies, and program statements, which will direct the course of growth and development in the City. By State law the City's other ordinances and plans, for example the Zoning Ordinance, must be consistent with the General Plan, and therefore with the Land Use Element. The Land Use goals and policies will influence the character of the City more than any other single element of the General Plan.

Purpose and Authority

The Land Use Element is a required element of the General Plan, specified in Government Code Section 65302(a). This Government Code Section states that the general plan shall include a land use element which:

designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to

flooding and shall be reviewed annually with respect to those areas.

As part of the Government Code requirement, an Existing Conditions Report has been prepared that discusses the existing land use conditions within the City. That report is summarized below and should be referenced for further information.

Overview

The City of El Segundo is a unique City that has very distinct and identifiable areas. These distinct areas, along with the difference in population between the resident population of 15,223 and the daytime employment population of approximately 80,000, creates some very unique opportunities for the City.

There is a very strong residential base, which is a mixture of single-family, two-family, and multi-family residential. A majority of the residential area is in single-family use; however, according to the 1990 Census, over one-half of the population lived in multi-family units.

Near the residential area is Downtown, (See Exhibit I-2 in Chapter 1) which includes the Civic Center and provides a strong focal point for the City. Also in this general vicinity is an older industrial area called Smoky Hollow. This area contains mostly older industrial buildings of one or two stories.

The area of the City south of El Segundo Boulevard and west of Sepulveda Boulevard is taken up mostly by the Chevron Refinery. The Refinery occupies approximately one-third of the City. The Refinery also occupies a portion of the coastal zone, along with a Southern California Edison Generating Station. The beach area is publicly owned and accessible.

The portion of the City east of Sepulveda Boulevard is a combination of industrial, office, and commercial uses. This area contains the "super block" development, a mixture of office and research and development uses, as well as the U.S. Air Force Base.

Summary of Existing Conditions

The residential area of the City, especially the single-family areas, are what many residents see as the City's greatest attribute. These areas have been well maintained and provide an excellent housing stock. There has been a growing trend over the years to construct more multi-family units than single-family units, indicating that the City is increasing in density.

Lots designated for two-family uses are scattered throughout the City. Some of these lots still have single-family residences, but have the potential for two units.

Multi-family units in the City account for over one-half of the residential units in the City. This designation includes apartment complexes, co-ops, "stacked flat"-style condominiums, and "townhome"-style condominiums. There is land designated for multi-family use in the City that still has single-family homes. The continued development of multi-family units will increase the density in the City.

Commercial uses occur throughout the City. The Downtown area is designated for commercial use of a community service-oriented nature and provides a shopping base for the residents. These commercial uses tend to be types that serve the resident population and sometimes include office and housing over retail uses. This area also includes the Civic Center and serves as an important focal point for the City.

There are neighborhood commercial areas scattered throughout the residential areas to serve the residents of the City. In addition, there are some commercial uses east of Sepulveda Boulevard, mostly designed for the daytime employee population.

In addition to retail commercial, the City has a growing number of hotel uses. There are over 1,446 hotel rooms currently available in the City.

Another growing use is office projects, including research and development and industrial parks. There was a 290 percent increase in office acreage from 145 acres in 1980 to 420 acres in 1986. New office projects have already been approved and it is anticipated that this market will continue to grow.

Industrial uses have historically comprised a large portion of the City. Existing conditions research shows that there have been applications for new buildings that will contain warehouse-type uses; however, there have been no discretionary applications for heavy manufacturing uses. The trend is toward light manufacturing, research and development, wholesaling, distributing, and laboratories, rather than heavy manufacturing.

Heavy manufacturing includes about 30 percent of the City's area; 93 percent of this area is the Chevron Refinery, which is anticipated to remain for the life of the Plan.

An additional category of land use is public and quasi-public uses. These include the U.S. Air Force Base; property owned by the City and County, including the City Hall and the Library; as well as the School District property. Two of the District's school sites are not being used, one is vacant and the other is being leased to the L.A. Raiders as a training camp. In addition, there is one parochial school and several churches throughout the City.

The City has excellent open space and recreation facilities, which exceed the State suggested standards. These areas include publicly-owned parks, private parks, a publicly-owned beach area open for public use, utility rights-of-way that have been used for park and open space areas, a publicly owned golf course and driving range, and the Chevron-owned preserve for the El Segundo Blue Butterfly. (Ord. 1272, GPA 97-1, 6/17/97).

Other uses not discussed above include railroad rights-of-way, parking lots, streets and alleys.

The City of El Segundo is almost entirely built out. The Planning Department conducted a recent survey (May 1991) of the City and found that there are approximately 103 acres of vacant land in the City. The majority of that land is currently in non-residential zoning categories.

Summary of Issues

There are several issues for consideration, based on the trends researched in the Existing Conditions Report; the residential trends include:

A. Increased multi-family development and reduced new single-family development. This trend is likely to continue under existing designations, increasing the City's density.

B. An increase in the size of single-family homes, both through additions to existing homes and the demolition of existing homes that are replaced with larger new homes. These trends tend to maximize the land values, but they do 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.

There are four important non-residential trends that should be addressed in El Segundo. They are:

- A. The reduction of manufacturing and heavy industrial uses, not including Chevron.
- B. The increase in commercial and professional uses such as hotels and offices.
- C. Decreasing availability of vacant land.
- D. Increasing commercial uses that serve the daytime population. The Economic Development Element has indicated that these types of uses may have limited potential. Such uses may, therefore, be best located on the ground floor of office buildings.

Given the overall effect of these four important trends, the community has considered the possibility of mixed-use development. Mixed-use could mean any mixture of commercial, service-oriented uses, offices, or research and development. By allowing a mix of uses, the City may be able to effectively address solutions to future potential problems such as traffic management, infrastructure constraints, and parking.

Land Use Designations

Following is a discussion of each type of land use designation found in the City. Each contains a short description and an indication of the maximum land use density or intensity allowed.

Land use density refers to the number of dwelling units per acre of land (du/ac). This distinction is generally used only for residential designations. Land use intensity refers to the quantity of building on a specific lot size. For example, a 3,000 square foot single-family home would be considered a more intense use than a 1,600 square foot home on the same size lot. An example of non-residential intensity would be a multi-story building, which is considered a more intense use than a single-story building on the same sized lot. For non-residential uses, intensity is expressed in terms of Floor Area Ratio (FAR) which describes the ratio of the lot size to the building size or as otherwise defined in the Zoning Code from time to time. For example, typically a lot with a land area of 10,000 square feet and a FAR of 1.0, would allow a building area of 10,000 square feet. The allowed FAR may be exceeded for properties east of Pacific Coast Highway only, with approval of a Transfer of Development Rights (TDR) Plan. (Ord. 1286, GPA 97-3, 3/17/98).

Residential Designations

Single-Family Residential

Permits one single-family home on one legal lot at a maximum density of eight dwelling units per acre. The minimum lot size for new lots is 5,000 square feet.

Two-Family Residential

Permits two residences on one legal lot, either attached or detached, at a maximum density of 12 dwelling units per acre. The minimum lot size for new lots is 7,000 square feet.

Multi-Family Residential

Permits multiple dwelling units in either a condominium or apartment configuration. A condominium or apartment is a structure or group of structures containing three or more dwelling units, as defined by the Zoning Code. The maximum permitted density for multi-family residential is 30 dwelling units per acre except for properties that have the Housing Overlay (H-O) designation that permits a maximum density of 60 dwelling units per acre (Reso. 5474, GPA 23-01, 4/16/2024).

540 East Imperial Avenue Specific Plan

Permits a mix of residential uses with two possible development options. Option 1 would allow up to a maximum of 304 units in a Senior Housing Community with a Multi-Family Residential (R- 3) component, or Option 2 would allow up to a maximum of 58 units in a Mixed Residential Development (single-family and multi-family units). This designation is intended to encourage design flexibility and provide transitional densities and uses that are compatible with surrounding land uses. This designation is not intended to be used elsewhere within the City. (Reso. 4772, GPA 10-03, 3/20/12).

Pacific Coast Commons Specific Plan

Permits a mix of hotel, commercial, and residential uses. The existing Fairfield Inn & Suites by Marriott and Aloft Hotels, which have 350 and 246 rooms respectively remain and are considered conforming uses. The maximum allowed gross floor area for the commercial uses is 11,252 square feet. The maximum number of residential units is 263. (Reso. 5319, GPA 19-01, 3/21/22).

Housing Overlay

The overlay applies in combination with the Multi-Family Residential designation to properties identified in the General Plan Housing Element. Permits multiple dwelling units at high densities to facilitate meeting the City's Regional Housing Needs Allocation

(RHNA) and Housing Element goals. The maximum permitted density in the Housing overlay is 60 dwelling units per acre.

Mixed-Use Overlay

The overlay applies in combination with Commercial designations to properties identified in the General Plan Housing Element. Permits multiple dwelling units at high densities in combination with permitted commercial uses to facilitate meeting the City's Regional Housing Needs Allocation (RHNA) and Housing Element goals. The maximum permitted residential density in the Mixed-Use Overlay is 75 dwelling units per acre.

Commercial Designations

Neighborhood Commercial

Permits neighborhood-serving retail, neighborhood-serving office, and limited residential on a single floor above the commercial ground floor. Residential uses are limited to a maximum density of 10 dwelling units per acre. This designation is intended to provide integrated neighborhood-serving commercial areas adjacent to the residential neighborhoods. The maximum floor area ratio (FAR) is 0.5.

General Commercial

Permits all retail uses, including hotel uses, and major medical facilities, at a maximum floor area ratio (FAR) of 1.0. Office uses are not permitted except for those providing personal services not exceeding 5,000 square feet such as travel and insurance agents.

Corporate Office

Permits a mixture of office and food-serving uses in single-tenant or multi-tenant buildings with limited retail uses permitted in the lobby area. Research and development uses are permitted east of Pacific Coast Highway. Hotels and motels are permitted east of Pacific Coast Highway and west of Aviation Boulevards with a discretionary application. The maximum allowed floor area ratio (FAR) is 0.8. Office worker-oriented service uses are permitted, provided they are not located along Pacific Coast Highway or El Segundo Boulevard. A maximum FAR of 1.086 is permitted for the property commonly referred to as 888 North Pacific Coast Highway (Assessor's Parcel Number 4138-005-055), pursuant to Development Agreement No. 00-2. (Reso. 4361, GPA 03-3, 2/3/04; Reso. 5090, GPA 18-01 6/19/2018; Reso. 5477, GPA 21-01, 5/7/2024).

Commercial Center

Permits a mixture of community-serving retail, restaurants and other commercial service uses in an integrated shopping center design

This designation is intended to serve a broad cross section of the City and surrounding area. The maximum floor area ratio (FAR) is limited to 0.275. (Reso. 4415, GPA 03-4, GPA 03-5, 3/1/05).

Smoky Hollow Specific Plan

Permits a range of incubator businesses, small and medium size industrial uses, research and development, and creative office uses. The specific plan also permits public facilities, parking facilities, and limited restaurant and retail uses. The maximum floor area ratio (FAR) for the specific plan is 0.75 in the western part (west of the alley between Lomita Street and Maryland Street) and 1.0 for the eastern part. Additional FAR may be granted to development projects that provide public benefits, such as public parking and public open space. (Reso. 4306, GPA 2-03, 4/15/03; Reso. 5099, GPA 13-01, 9/18/18).

Urban Mixed-Use North

Permits a mixture of office, research and development, retail, and hotel uses. Light industrial uses conducted within a fully enclosed building shall be permitted if approved with a discretionary application. The maximum floor area ratio (FAR) is limited to 1.3. (Ord. 1272, GPA 97-1, 6/17/97).

Urban Mixed-Use South

Permits a mixture of office, research and development, retail, and hotel uses. Light industrial uses conducted within a fully enclosed building and adult-oriented businesses shall be permitted if approved with a discretionary application. The maximum floor area ratio (FAR) is limited to 1.3. (Ord. 1272, GPA 97-1, 6/17/97).

Parking

Permits areas for parking automobiles, motorcycles, and bicycles in surface or structured parking. Specific properties have been designated as parking to insure that adequate long-term parking space will be available.

124th Street Specific Plan

Permits warehousing and mini-storage uses (with an appurtenant custodial convenience unit). Also permits a Water Facility. The maximum FAR is 0.47:1 (with the Water Facility) and 0.54:1 (without the Water Facility). (Ord. 1309, GPA 99-1, 8/17/99)

Aviation Specific Plan

Permits warehouse a mini-storage and storage uses with limited

ancillary and support uses. The maximum floor area ratio (FAR) is limited to 0.22. (Ord. 1314, GPA 97-4, 12/7/99)

Downtown Specific Plan

Permits community serving retail and service uses, multiple-family residential and offices in a pedestrian-oriented environment. Also includes the Civic Center. (Ord. 1319, GPA 99-2, 8/1/00; Reso. 5477, GPA 21-01, 5/7/2024)

Corporate Campus Specific Plan

Permits a mix of office, commercial, retail, and related recreational uses. The maximum overall FAR in the specific plan is 0.99. (Ord. 1345, GPA 01-2, 1/2/02)

199 North Continental Boulevard Specific Plan

Permits hotels at a maximum floor area ratio (FAR) of 0.92. Permits general office, medical-dental offices, public uses, including, but not limited to fire and police stations, post offices and libraries, recreational uses (public and private), research and development uses, and restaurants and cafes at a maximum floor area ratio (FAR) of 0.80. (Reso. 4647, GPA 9-02, 4/6/10).

222 Kansas Street Specific Plan

Permits primarily office, light industrial, manufacturing, and research and development uses. The southerly portion may be used for governmental purposes subject to a development agreement. Commercial retail and restaurant uses are prohibited.

The area is approximately 4.83 gross acres and the maximum FAR is 0.6. This designation is not intended to be used elsewhere within the City. (Reso. 4779, GPA 12-01, 9/4/12.)

El Segundo South Campus Specific Plan

Permits a mix of office, commercial, retail, research and development, industrial and related recreational uses. The maximum overall FAR in the Specific Plan is 0.60. based on the gross square foot size of the Specific Plan project area. (Reso. 4958, GPA 11-01, 12/15/15).

Industrial Designations

Light Industrial

Permits light manufacturing, warehousing, research and development, and office. Light manufacturing is defined as the assembly, packaging, fabrication, and processing of materials into finished products, rather than the conversion or extraction of raw materials. The light industrial activity shall be conducted primarily within structures; outside storage areas and assembly activity should be limited. The maximum floor area ratio (FAR) allowed is 0.6.

Other compatible uses and additional FAR may be permitted for individual projects by the approval of a Specific Plan with supplemental environmental analysis. Alternative methods of calculating FAR may be permitted, subject to the provisions in the Zoning Code. (Ord. 1249, GPA 96-1, 4/2/96).

Heavy Industrial

Permits heavy manufacturing uses such as construction yards, factories, generating stations, extraction of raw materials, and refining. All uses must conform to the policies of the Hazardous Materials Element. The maximum allowed floor area ratio (FAR) is 0.6.

Institutional Designations

Public Facilities

Permits publicly owned facilities such as schools, maintenance yards, utilities, the Civic Center, and the Library.

Federal Government

Permits a U.S. Government facility that is consistent with surrounding uses.

Open Space Designations

Open Space

Permits passive or active use of areas preserved as useable or visual open space both publicly- and privately-owned. These areas include the El Segundo Blue Butterfly preserve, utility easements, and the existing flood control sumps.

Parks

Permits passive or active use of areas developed as parks, for community and recreational uses. Designated park areas are publicly-owned.

The Lakes Specific Plan

The specific plan area contains two subareas that permit a mix of recreational and recreation-related entertainment uses, and other uses as specified in The Lakes Specific Plan. The maximum floor area in the PR/OS subarea is based on the maximum allowable height limit of 26-feet and the maximum allowable lot coverage of 40-percent. The maximum overall FAR in the CR/OS subarea is 0.147, which is based on the approximately 10.49-acre size of the subarea. (Reso. 5170, GPA 16-01, 10/15/19).

Proposed Land Use Plan

The following is a discussion of the 1992 Land Use Plan, which indicates future land uses for the entire City. For ease of discussion, the City is divided into four quadrants and the proposed land use

designations within that quadrant are discussed. To know what is allowed under each designation, please reference the land use definitions listed above.

Northwest Quadrant

The northwest quadrant of the City has the most varied mix of uses within the City. All of the City's residential units, the Downtown area, the Civic Center, and the older industrial area of Smoky Hollow, are located in this quadrant. The 1992 Plan retains the three residential designations found on the old Plan: single-family, two-family, and multi-family, the 540 East Imperial Avenue Specific Plan (2012), and the Pacific Coast Commons Specific Plan (2022, which is a mixed-use, high-density residential and commercial designation. In addition, this quadrant contains two high-density overlay designations added in 2024: the Mixed-Use Overlay and the Housing Overlay. These two designations occupy 4.47 and 5.56 acres respectively and apply over the existing multi-family and commercial designations. The overlay designations are projected to generate approximately 678 additional dwelling units to help meet the 2021-2029 Housing Element Regional Housing Needs Allocation (RHNA) goals. The Plan shows 357.2 acres of single-family, 57.4 acres of two-family, 126.74 acres of multi-family, 5.65 acres of 540 East Imperial Avenue Specific Plan, and 6.38 acres of Pacific Coast Commons Specific Plan. The total number of dwelling units projected by the Plan is 8,767. One of the major goals of the 1992 Plan is to preserve the residential neighborhoods. (Ord. 1209, GPA 93-1, 11/2/93; Ord. 1244, 2/6/96; Ord. 1272, GPA 97-1, 6/17/97; Ord. 1279, 10/7/97; Reso. 4772, GPA 10-03, 3/20/12; Reso. 5099, GPA 13-01, 9/18/18; Reso 5319, GPA 19-01, 3/21/22; Reso 5474, GPA 23-01, 4/16/2024).

The Smoky Hollow area, which houses many of the City's older industrial uses, has been designated Smoky Hollow Specific Plan. The Specific Plan allows a combination of office, industrial, research and development, public facilities, parking facilities, and limited retail and restaurant uses. The Smoky Hollow area is approximately 94.3 acres. (Ord. 1272, GPA 97-1, 6/17/97; Ord. 1279, 10/7/97; Reso. 4779, GPA 12-01, 9/4/12; Reso. 5099, GPA 13-01, 9/18/18).

The 222 Kansas Street Specific Plan (222 KSSP) consists of 4.65 acres, which were previously a part of the Smoky Hollow area. The 222 Kansas Street Specific Plan permits primarily office, light industrial, manufacturing, and research and development uses. The southerly portion may be used for governmental purposes

subject to a development agreement. Commercial retail and restaurant uses are prohibited. (Reso. 4779, GPA 12-01, 9/4/12).

The Downtown area is designated as Downtown Specific Plan (35.1 acres), where existing uses are already of a community-serving nature. There are also 6.6 acres designated for Neighborhood Commercial uses along Grand and Imperial Avenues and at Mariposa and Center Streets. These have been designated only where there are existing neighborhood-serving commercial uses. (Ord. 1279, 10/7/97, Ord. 1319, GPA 99-2, 8/1/00; Reso. 4441, GPA 04-1, 11/1/05).

The public schools, private schools, Library, and other public uses are all shown as Public Facilities. The Civic Center is included in the Downtown Specific Plan area. In addition, each of the existing public parks are designated as such. The open space areas under utility transmission corridors and the preserve for the Blue Butterfly are designated as Open Space. (Ord. 1319, GPA 99-2, 8/1/00).

The areas designated for parking on the Plan include public- and privately-owned lots which are necessary to serve existing businesses and the Downtown area.

The southwest corner of Pacific Coast Highway and Imperial Avenue is designated Corporate Office (213.62 ac) allowing a mix of office uses, similar to what exists there now, with retail in the lobby. (Reso. 5099, GPA 13-01, 9/18/18).

There are General Commercial uses indicated along Pacific Coast Highway, where there are existing commercial uses. There is also one General Commercial area along Imperial Avenue, where the Crown Sterling Suites Hotel now exists. (Reso. 5099, GPA 13-01, 9/18/18).

Southwest Quadrant

The Southwest Quadrant has only three designations: heavy industrial, parking, and open space. The heavy industrial area covers the entire Chevron Refinery, as well as the Southern California Edison Generating Station. These uses total 1001 acres.

The parking designation is an existing surface lot in the southwest corner of the City which provides 120 parking spaces for an adjacent commercial center in the City of Manhattan Beach. Chevron leases this area to the adjacent commercial property owners and the area is required to meet their parking needs. This area totals 0.84 acres.

The open space beach area along the coast comprises 3 acres. The landscaped buffer surrounding the Chevron facility and the Chevron Employee Park are encouraged to remain as they provide beneficial open space.

Northeast Quadrant

On the 1992 Land Use Plan, the majority of the northeast quadrant is designated either Corporate Office (213.62) or Urban Mixed-Use North (232.5 ac). The Corporate Campus Specific Plan (46.5 ac) also allows a mixture of office and commercial uses. Corporate Office allows a mixture of office uses with retail in the lobby. Corporate Office also allows Office-worker oriented service uses, provided they are not located along Pacific Coast Highway or El Segundo Boulevard. This designation covers the "Superblock Area" and will allow uses similar to those currently in that area. (Ord. 1345, GPA 01-2, 1/2/02; (Reso. 4867, GPA 12-03, 4/1/14).)

The Urban Mixed-Use North and South designations allow a mixture of uses, including office, hotels, and retail and light industrial with discretionary approval. The Urban Mixed-Use North and South designations are designed to allow for a flexibility of uses near the three existing, and one future, Green Line transit stations. For the most part, the types of uses allowed are different from the light and heavy industrial uses currently in this area. These designations will accommodate a transition from these uses, which is being driven by the market forces described in the Economic Development Element. (Ord. 1272, GPA 97-1, 6/17/97).

General Commercial uses are proposed along Sepulveda Boulevard and along El Segundo Boulevard, east of Aviation Boulevard. This designation allows retail and hotel uses. The site along El Segundo Boulevard, east of Aviation Boulevard (3.8 ac), as well as the site at the northeast corner of Sepulveda Boulevard and Mariposa Avenue (3.2 ac) are already in commercial use. The site on the southeast corner of Sepulveda Boulevard and Mariposa Avenue (7.1 ac) is currently vacant, except for an existing bank building. The area bounded by Nash Street, Maple Avenue, Lairport Street, and Imperial Avenue is designated as light industrial, which is consistent with the uses currently operating in that area, primarily the Boeing facility (50.4 ac). (Reso. 4612, GPA 08-2, 9/1/09; Reso. 4867, GPA 12-03, 4/1/14).

The parcel at 199 North Continental Boulevard between El Segundo Boulevard and Grand Avenue bounded by Continental Boulevard to the east 101 North Continental Boulevard to the south and west and 201 North Continental Boulevard to the north is a Specific Plan area

("199 North Continental Boulevard Specific Plan") which encourages primarily a hotel use with a maximum floor area ratio of 1.75; however offices medical-dental offices public uses recreational facilities (public and private) research and development and restaurants and cafes with a maximum floor area ratio of 0.80 may also be developed on the site (1.75 ac.). (Reso. 4647, GPA 09-2, 4/6/10).

The 888 North Sepulveda Boulevard Specific Plan (2.98 acres), that includes the parcels at 888, 892 and 898 North Sepulveda Boulevard located on the southeast corner of North Sepulveda Boulevard and East Walnut Avenue, will allow a mixture of commercial uses including offices, hotels, restaurants, cafes, and retail uses and will allow a remote airport parking use. (Reso. 4867, GPA 12-3, 4/1/14).

The area bounded generally by Aviation Boulevard, El Segundo Boulevard, and Douglas Street is currently a U.S. Government Air Force Base (48.5 ac), which is expected to remain for the life of the Plan. The Federal Government designation placed on this area will allow the types of uses that are existing.

The narrow parcel near the northwest intersection of El Segundo Boulevard and Aviation Boulevard (3.93 ac), between El Segundo Boulevard and 124th Street, is a Specific Plan area ("A124th Street Specific Plan") which encourages primarily warehousing and storage uses; however, a City Water Facility may also be developed on the site. (Ord. 1309, GPA 99-1, 8/17/99)

Southeast Quadrant

A large portion of the southeast quadrant is designated light industrial (213.82 ac). This category allows for a mixture of light industrial and office uses, similar to what is now existing in some of the business parks between Douglas Street and Aviation Boulevard.

The southern portion of the quadrant, along Rosecrans Avenue west of Aviation Boulevard, is designated as Urban Mixed-Use South, allowing a mixture of office, hotel, and retail uses. This area totals 76.99 acres. The northeast corner of Rosecrans Avenue and Sepulveda Boulevard (79.41 ac), is designated Commercial Center, allowing a mixture of retail, office, and food-service uses. There is a small commercial piece (0.9 ac) along Sepulveda Boulevard, just south of El Segundo Boulevard. (Ord. 1272, GPA 97-1, 6/17/97; Reso. 4415, GPA 03-4, GPA 03-5, 3/1/05; Reso. 4958, GPA 11-1, 12/15/15; Reso. 5160, GPA 17-01 8/6/19).

The remaining land in the southeast quadrant is designated as Public Facilities for the Green Line station along El Segundo Boulevard and the water reclamation facility north of Hughes Way; The Lakes Specific Plan for the golf course and the proposed golf-themed commercial recreation and entertainment facility along Pacific Coast Highway; , and Open Space along the Southern California Edison transmission line rights-of-way. A 5.4 acre portion of the Southern California Edison right-of-way is also designated as the Aviation Specific Plan area. (Ord. 1314, GPA 97-4, 12/7/99; Reso. 5170, GPA 16-01, 10/15/19).

The U.S. Government Air Force Base south of El Segundo Boulevard (42.1 ac) has been placed in the Federal Government land use designation.

The El Segundo South Campus Specific Plan (142.28 acres), located in the northwestern portion of the quadrant off of East El Segundo Boulevard, allows for a mixture of office, commercial, retail, research and development, industrial and related recreational uses. (Reso. 4958, GPA 11-1, 12/15/15).

Buildout Projections

The buildout projections for the 1992 General Plan are shown in Exhibit LU-3. Exhibit LU-1 shows the existing uses now present in the City; Exhibit LU-2 shows the buildout of existing trends under the previous General Plan.

The existing trends scenarios are shown in order to present a more accurate buildout for the City. In some cases, development that occurred prior to either this or the previous General Plan was more intense than either Plan allowed. The existing trends scenarios, therefore, take these existing uses into account, where they are expected to remain for the life of the Plan.

Each exhibit shows the amount of acreage by land use designation and number of dwelling units or square footage projected, where appropriate. The total number of dwelling units increases on the 1992 Plan because of land designated for a higher intensity residential use that has not yet been developed to its allowed density. The projected 7,675 dwelling units would house an estimated population of 17,269 people. In addition, the projected non-residential buildout of the 1992 General Plan is less than the projected buildout of the previous General Plan. This is due to the fact that some allowed FAR's were lowered in order to project a more realistic and achievable buildout scenario. (Ord. 1209, GPA 93-1, 11/2/93; Ord. 1244, 2/6/96; Ord. 1272, GPA 97-1, 6/17/97).

Summary of Existing Uses			
Land Use Category	Acres	Dwelling Units	Square Footage
Single-Family Residential	397.9	3,183	-
Two-Family Residential	45.7	810	-
Multi-Family Residential	89.2	3,026	-
Neighborhood Commercial	41.9	85	900,000
General Commercial	21.3	86	1,208,000
Corporate Office	235.2	-	10,573,000
Light Industrial	525.2	-	10,232,000
Heavy Industrial	1,265.6	-	4,511,000
Parking	6.5	-	-
Public Facilities	77.8	-	-
Federal Government	96.5	-	-
Open Space	165.1	-	-
Street and Railroad R.O.W	442.6	-	-
Vacant	83.9	-	-
Totals	3,494.4	7,190	27,424,000
Population Projection	15,223		

Ord 1272, GPA 97-1, 6/17/97

Previous General Plan Summary of Existing Trends Buildout			
Land Use Category	Acres	Dwelling Units	Square Footage
Single-Family Residential	359.4	2,875	-
Two-Family Residential	60.5	1,061	-
Multi-Family Residential	112.7	3,799	-
Neighborhood Commercial	37.0	-	1,612,000
General Commercial	21.1	-	1,438,000
Corporate Office	262.7	-	19,703,000
Parking	7.9	-	-
Light Industrial	603.9	-	26,306,000
Heavy Industrial	1,225.3	-	12,471,000
Public Facilities	72.7	-	-
Federal Government	96.5	-	-
Open Space	162.1	-	-
Street and Railroad R.O.W	442.6	-	-
Totals	3,464.4	7,735	61,530,000
Population Projection	17,404		

**1992 General Plan
Summary of Existing Trends Buildout**

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	-	-	-
Multi-Family Residential	5.65	58	-
119.7	3,531	-	-
Pacific Coast Commons Specific Plan	6.38	263	293,650
Mixed-Use Overlay ²	-	335	-
Housing Overlay ²	-	195	-
Neighborhood Commercial	6.6	85 ¹	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 th Street Specific Plan	3.9	1	73,530
Aviation Specific Plan	5.4	-	66,000
Downtown Specific Plan	35.1	383	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	-	- ¹
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	8,768	60,296,820
Population Projection	17,287		

1 The heavy industrial shown on this plan includes the Chevron Refinery and former Southern California Edison Generation Station. These facilities have processing equipment and tanks rather than buildings and are expected to remain for the life of the Plan. Therefore, no estimated building square footage is shown.

2 The Mixed-Use Overlay and the Housing Overlay apply to nine sites over (and in addition to) the existing multi-family and commercial land use designations. The projected number of dwelling units within the overlays are in addition to any existing dwelling units on the applicable sites.

Goals, Objectives, Policies, and Programs

Goal LU1: Maintenance of El Segundo's "Small Town" Atmosphere

Objective LU1-1	Maintain El Segundo's "small town" atmosphere, and provide an attractive place to live and work.
Objective LU1-2	Preserve and maintain the City's low-medium density residential nature, with low building height profile and character, and minimum development standards. Prevent deterioration and blight throughout the City.
	Policy LU1-2.1
	Enforce existing housing codes, which require minimum health and safety standards, to rehabilitate and revitalize areas that may need assistance.
	Policy LU1-2.2
	Prevent deterioration and blight; properties should be maintained at all times in accordance with City of El Segundo codes.
	Policy LU1-2.3
Objective LU1-3	Coordinate public improvements and beautification efforts with service groups, citizen groups, and organizations who are interested in upgrading the community. Allow for the continued operation and orderly conversion of existing uses as they change to conform with the new land use designations.
	Policy LU1-3.1
	All existing legal or legal non-conforming uses or structures within the non-residential land use categories, with the exception of Smoky Hollow, in existence as of the effective date of the Plan, which are now non-conforming or which became non-conforming with the land use definitions of this Plan, shall be permitted to continue and to remodel or rebuild provided that the structure does not remain vacant for a period of 12 consecutive months. Through May 6, 2006, such structures and uses are also permitted to expand one time up to twenty percent (20%) or fifteen thousand (15,000) square feet, whichever is less, provided that the expansion meets all

applicable criteria of the El Segundo Municipal Code. (Reso. 4306, GPA 2-03, 4/15/03).

This policy shall also apply to all previously designated commercial properties which have been designated multi-family by this Plan.

Policy LU1-3.2

Non-conforming uses and structures within the Smoky Hollow Land Use designation must comply with the applicable provisions of the Smoky Hollow Specific Plan.

Policy LU1-3.3

All existing legal or legal non-conforming structures within the residential land use categories, in existence as of the effective date of the Plan, which are now non-conforming or which become non-conforming with the land use designations of this Plan, shall be permitted to continue and to remodel or rebuild. Through May 6, 2006, such structures and uses are also permitted to expand one time up to twenty percent (20%) or fifteen thousand (15,000) square feet, whichever is less, provided that the expansion meets all applicable criteria of the El Segundo Municipal Code. (Reso. 4306, GPA 2-03, 4/15/03).

Objective LU1-4

Preserve and maintain the City's Downtown and historic areas as integral to the City's appearance and function.

Objective LU1-5

Recognize the City as a comprehensive whole and create policies, design standards, and monumentation that will help create a sense of place for the entire City.

Policy LU1-5.1

Encourage active and continuous citizen participation in all phases of the planning program and activities.

Policy LU1-5.2

Adopt a comprehensive sign ordinance which will regulate the quantity, quality, and location of signs.

Policy LU1-5.3

Preserve existing street trees and encourage new ones consistent with the City Street Tree Program.

Policy LU1-5.4

Adopt action programs which will provide for planting of trees in all the City streets, landscaping of median strips in major and secondary highways, improvement and beautification of parking lots, railroad rights-of-way, unsightly walls or fences, and vacant lots.

Policy LU1-5.5

Develop an active program to beautify the major entrances to the City. Landscaping and an attractive monument with the City's name and other design features would heighten the City's identification.

Policy LU1-5.6

Require all projects to adhere to the processing and review requirements found in the City Zoning Ordinance and the guidelines for the implementation of the California Environmental Quality Act (CEQA).

Policy LU1-5.7

Appropriate buffers such as walls, landscaping, or open space, shall be provided between residential and non-residential uses. Development within the Corporate Office area abutting Single-Family Residential shall maintain a 100-foot building setback, including a 25-foot landscape buffer, adjacent to the Single-Family area.

Policy LU1-5.8

Innovative land development and design techniques as well as new materials and construction methods should be encouraged.

Policy LU1-5.9

Develop standards to address the potential impacts of drive-thru restaurants on residential uses. (Ord. 1279, GPA 97-2, 10/7/97).

Goal LU2: Preservation and Enhancement of El Segundo's Cultural and Historic Resources

Preserve and enhance the City's cultural heritage and buildings or sites that are of cultural, historical, or architectural importance.

Objective LU2-1

Maintain the distinct character of the existing areas of the City.

Policy LU2-1.1

New development adjacent to a building of cultural, historical, or architectural significance shall be designed with a consistent scale and similar use of materials.

Objective LU2-2

Encourage the preservation of historical and cultural sites and monuments.

Policy LU2-2.1

Take an active role in documenting and preserving buildings of cultural, historical, and architectural significance. This should include residential, non-residential, and publicly-owned buildings.

Program LU2-2.1A

The City shall conduct a thorough survey of all buildings of cultural, historical, or architectural significance within the City.

Program LU2-2.1B

The City shall investigate methods for preserving historical buildings, including overlay zoning districts, historical designations, and national register listings.

Policy LU2-2.2

Take an active role in assisting individual owners or groups in documenting and preserving buildings of potential cultural, historical, or architectural significance.

Objective LU2-3

Develop public programs and facilities which will meet the cultural needs of the City's various age, income, and ethnic groups.

Goal LU3: Proper Distribution of Residential Land Uses

Promote the health, safety, and wellbeing of the people of El Segundo by adopting standards for the proper balance, relationship, and distribution of the residential land uses.

Objective LU3-1

Preserve, protect, and extend, if possible, existing Single-Family Residential uses.

Policy LU3-1.1

Existing R-1 zoned areas shall not be rezoned for higher intensity uses.

Policy LU3-1.2

Single-family units shall receive priority consideration in implementation of any rehabilitation programs implemented by the City.

Objective LU3-2

Preserve and maintain the City's low-medium density residential nature, with low building height profile and character, and minimum development standards.

Policy LU3-2.1

Promote construction of high quality Multi-Family Residential developments with ample open space, leisure and recreational facilities.

Policy LU3-2.2

Multi-family developments will be located only in appropriate places and evaluated carefully to insure that these developments are not detrimental to the existing single-family character.

Policy LU3-2.3

Appropriate buffers such as walls, landscaping, or open space, shall be provided between residential and non-residential uses.

Policy LU3-2.4

Low density areas shall be preserved and zone changes to higher density shall be carefully investigated for compatibility to existing uses.

Policy LU3-2.5

Concerted public and private effort should be directed toward the upgrading and rehabilitation of older dwellings and toward the removal of substandard units.

Policy LU3-2.6

Develop property maintenance standards to insure proper upkeep of all residential properties.

Objective LU3-3

Policy LU3-2.7

Develop housing programs to retrofit and improve existing homes. Encourage the development of viable attractive neighborhoods, free from blight and deterioration.

Policy LU3-3.1

Adopt and enforce recreational area requirements for large multiple unit developments.

Policy LU3-3.2

Establish guidelines for new Multi-Family Residential development to ensure they maintain the existing scale and character of the neighborhood.

Goal LU4: Provision of a Stable Tax Base for El Segundo Through Commercial Uses

Objective LU4-1

Provide a stable tax base for the City through development of new commercial uses, primarily within a mixed-use environment, without adversely affecting the viability of Downtown.

Promote the development of high quality retail facilities in proximity to major employment centers.

Policy LU4-1.1

Require landscaping, its maintenance, and permanent upkeep on all new commercial developments.

Policy LU4-1.2

All commercial facilities shall be built and maintained in accordance with Health and Safety Code requirements and shall meet seismic safety regulations and environmental regulations.

Policy LU4-1.3

Residential areas adjoining commercial developments shall be adequately buffered by landscaping, berms, screening, or open space. Height limits shall be established in all commercial zones to protect the privacy and solar access of adjacent residential uses.

Objective LU4-2

Policy LU4-1.4

New commercial developments shall meet seismic safety standards and regulations, as well as comply with all noise, air quality, water, and environmental regulations.

Create an integrated, complimentary, attractive multi-use Downtown to serve as the focal point for the civic, business, educational, and social environment of the community.

Policy LU4-2.1

Revitalize and upgrade commercial areas, making them a part of a viable, attractive, and people-oriented commercial district. Consideration should be given to aesthetic architectural improvements, zoning, and shopper amenities.

Policy LU4-2.2

The City shall participate in Downtown revitalization efforts through a commitment of staff time and technical assistance.

Policy LU4-2.3

Utilize public spaces for Downtown activities and special events.

Policy LU4-2.4

The City shall commit to maintaining and upgrading where necessary the public areas Downtown.

Policy LU4-2.5

The Downtown area will provide adequate parking, through both public and private efforts, to meet demand.

Program LU4-2.5A

Develop an on-going program to analyze the peak hour parking needs of the Downtown area.

Policy LU4-2.6

The Downtown area shall maintain and encourage low-scale architectural profile and pedestrian-oriented features, consistent with existing structures.

Policy LU4-2.7

Investigate development of shuttle service to provide public transportation access to Downtown, as well as future commercial areas.

Policy LU4-2.8

Limit number of "fast food" (lunch time) restaurants in the Downtown area, to address parking concerns at peak hours.

Policy LU4-2.9

Within one year after adoption of the General Plan, the City shall initiate the development of a Downtown Traffic Mitigation Plan, designed to mitigate traffic impacts associated with development at FAR 1.0.

Objective LU4-3

Provide for new office and research and development uses.

Policy LU4-3.1

Encourage retail uses, where appropriate, on the ground floor of Urban Mixed-Use and corporate offices with other uses above.

Policy LU4-3.2

Encourage mixed-use developments within one quarter mile of the Green Line stations.

Policy LU4-3.3

Develop guidelines and standards for high-rise buildings within the Zoning Code, including height limits which will minimize non-residential encroachment on the nearby residential community by retaining the open and expansive views of the horizon from the existing residences.

Policy LU4-3.4

Develop parking guidelines that encourage employers to provide incentives for using public transportation, plan for reducing Vehicle Miles Traveled (VMT), and dedicate shuttles to and from the Green Line.

Policy LU4-3.5

Research and development uses shall be allowed within the Corporate Office designation east of Sepulveda Boulevard.

Policy LU4-3.6

Require landscaping, its maintenance, and permanent upkeep in all new office and mixed-use developments.

Objective LU4-4

Provide areas where development has the flexibility to mix uses, in an effort to provide synergistic relationships which have the potential to maximize economic benefit, reduce traffic impacts, and encourage pedestrian environments.

Policy LU4-4.1

Policies and zoning regulations shall be developed to help guide the development of commercial activities within mixed-use projects.

Policy LU4-4.2

Adopt and implement a pedestrian plan throughout the northeast quadrant of the City.

Policy LU4-4.3

Develop guidelines to ensure a mix of uses, including office, hotel, and commercial in the Urban Mixed-Use designation.

Policy LU4-4.4

Promote commercial uses, in conjunction with other uses, in buildings within a quarter-mile walking radius of the Green Line stations.

Policy LU4-4.5

The City shall require submittal and implementation of a Transportation Management Plan (TMP) for all projects within the Urban Mixed-Use area, and shall encourage a TMP for all projects within the northeast quadrant.

Policy LU4-4.6

Promote mixed-use development near transit nodes and encourage modes of transportation that do not require an automobile.

Policy LU4-4.7

Develop a plan and implementation measures for pedestrian links throughout the Urban Mixed-Use area.

Policy LU4-4.8

Develop guidelines for mixed-use, high intensity nodes within a quarter-mile walking radius of the Green Line stations.

Goal LU5: Attraction of Clean and Beneficial Industrial Uses

Retain and attract clean and environmentally safe industrial uses that provide a stable tax base and minimize any negative impact on the City.

Objective LU5-1

Attract the kinds of industrial uses which will be economically beneficial to the community as well as enhance the environmental quality of the City.

Policy LU5-1.1

Offensive and hazardous industrial uses should be restricted to designated locations and appropriate regulations adopted to minimize hazards.

Policy LU5-1.2

Prohibit those uses that deal with the transfer and storage of waste material.

Objective LU5-2

Encourage the construction of high-quality, well designed industrial developments through adoption of property development standards and provisions of community services and utilities.

Policy LU5-2.1

New industrial developments shall provide landscaping in parking areas and around the buildings. This landscaping is to be permanently maintained.

Policy LU5-2.2

All outdoor storage shall be properly screened by masonry walls and landscaping.

Policy LU5-2.3

New industrial developments shall comply with seismic, noise, air, water, and environmental regulations.

Policy LU5-2.4

New industries should have good accessibility to secondary or major transportation routes.

Policy LU5-2.5

Employee recreational facilities shall be provided, by the employer, for large industrial developments.

Objective LU5-3

Encourage the rehabilitation of existing substandard blighted industrial areas through the combined efforts of private and public sectors.

Policy LU5-3.1

Revitalize and upgrade industrial areas which contain aesthetic or functional deficiencies in such areas as landscaping, off-street parking, or loading areas.

Objective LU5-4

Preserve and maintain a balanced and diversified industrial base.

Policy LU5-4.1

Develop guidelines for permitting the Transfer of Development Rights (TDR's) with clearly identified public benefit objectives. (Ord. 1286, GPA 97-3, 3/17/98).

Objective LU5-5

Establish policies and guidelines to guide light industrial development near residential areas.

Objective LU5-6

Encourage a mix of office and light industrial uses in industrial areas.

Policy LU5-6.1

Develop guidelines to address a mix of office, research and development, and light industrial uses in Smoky Hollow.

Goal LU6: Maintenance of Parks and Recreation Facilities

Maintain and upgrade the existing excellent parks, recreation, and open space facilities within the City of El Segundo.

Objective LU6-1

The development of parks, open space, and recreational facilities should be consistent with the guidelines, policies, and programs of the Open Space and Recreation Element.

Policy LU6-1.1

Continue to provide uniform and high quality park and recreational opportunities to all areas of the City, for use by residents and employees.

Policy LU6-1.2

Encourage parks and recreational facilities to be located within walking distance of every household.

Policy LU6-1.3

Utilization of utility easements (flood control, power line rights-of-way) for recreational, open space, and beautification purposes should continue and additional possibilities should be explored.

Goal LU7: Provision of Quality Infrastructure

Provide the highest quality public facilities, services, and public infrastructure possible to the community.

Objective LU7-1

Provide the highest and most efficient level of public services and public infrastructure financially possible.

Policy LU7-1.1

Continue the excellent public safety programs, including fire and police protection, currently enjoyed by the City.

Policy LU7-1.2

No new development shall be allowed unless adequate public facilities are in place or provided for.

Policy LU7-1.3

Develop, adopt, and implement a street lighting plan which provides a uniform and high quality of street lights in all areas of the City.

Policy LU7-1.4

Storm drain and flood control facilities shall be maintained throughout the City to protect residents and structures from an anticipated 50-year flood.

Policy LU7-1.5

The adequacy of library services should be monitored annually and maintained.

Policy LU7-1.6

The City shall review proposed residential developments in the context of adequacy of present and future required school facilities and seek to assist the school district in meeting school facility requirements to accommodate such developments.

Policy LU7-1.7

Develop standards for Wireless Communication Facilities, to regulate their location and design, to protect the public safety, general welfare and quality of life in the City. (Ord. 1272, GPA 97-1, 6/17/97).

Policy LU7-1.8

The City shall establish policies and procedures for watershed and storm water management. (Ord. 1279, GPA 97-2, 10/7/97).

Objective LU7-2

Promote City appearance and cultural heritage programs.

Policy LU7-2.1

Coordinate public improvements and beautification efforts with service groups, citizen groups, and organizations who are interested in upgrading the community.

Policy LU7-2.2

Continue long-term programs in conjunction with Southern California Edison and the Los Angeles Department of Water and Power for eventually placing all utilities, that they are responsible for, underground.

Policy LU7-2.3

All new development shall place utilities underground.

Policy LU7-2.4

All new public buildings shall have adequate off-street parking spaces, or the City shall provide adequate public transportation, in accordance with the provisions and standards of all elements of the General Plan, to accommodate employees and the public.

Policy LU7-2.5

All public facilities and utilities should be designed to enhance the appearance of the surrounding areas in which they are located.

Objective LU7-3

Provide adequate maintenance for all public infrastructure facilities within the City.

Policy LU7-3.1

The City shall continue the identification of need for infrastructure maintenance and replacement, and program that maintenance and replacement through the Capital Improvements Program (CIP), which is tied to the City budget.