



PLANNING COMMISSION AGENDA April 25, 2024

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. ***Please include the meeting date and item number in the subject line.*** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person. *Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.*

DATE:	Thursday, April 25, 2024
TIME:	5:30 p.m.
PLACE:	City Council Chamber, City Hall 350 Main Street, El Segundo, CA 90245
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed Friday following Thursday's meeting at 1:00 pm and 7:00 pm on Channel 3. (Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only discuss, deliberate, or take action upon properly posted and listed agenda items.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the public communications portion of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is generally five minutes per person.

Playing of video or use of visual aids may be permitted during meetings if they are submitted to the Community Development Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department and on the City's website, www.elsegundo.org.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another’s behalf, and employees speaking on their employer’s behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.
- E. **Written Communications** (other than what is included in agenda packets)
- F. **Consent Calendar**
All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.

1. Approval of Planning Commission Meeting Minutes

- March 28, 2024

RECOMMENDED ACTION: Approve the minutes.

G. Continued Business

2. Downtown Specific Plan Comprehensive Update. (PS)

Applicant: City of El Segundo

Project Description: Environmental Assessment No. EA 1311, General Plan Amendment No GPA 21-01, Zone Change No. ZC 21-01, Specific Plan Amendment No. SPA 21-01, and Zone Text Amendment No. ZTA 21-07 for the Comprehensive Downtown Specific Plan Update.

Environmental Determination: Pursuant to the authority and criteria contained in the California Environmental Quality Act (“CEQA”) and the regulations promulgated thereunder (“CEQA Guidelines”), has prepared and completed a Draft Environmental Impact Report (“EIR”) for the proposed Downtown Specific Plan Update project (SCH # 2023010196). A noticed Public Scoping meeting was held on February 2, 2023 pursuant to CEQA Guidelines § 15083. A Notice of Preparation of the EIR was circulated for public review from January 12, 2023 to February 13, 2023, pursuant to CEQA Guidelines § 15082. A Notice of Completion for the EIR was filed with the State Office of Planning and Research on January 31, 2024 pursuant to CEQA Guidelines § 15085. The public comment and review period for the EIR was open between February 2, 2024 and March 18, 2024 in compliance with CEQA Guidelines § 15087. In response to public comments, minor changes are included in the EIR, and no circumstances set forth in § 15088.5 of the CEQA Guidelines requiring EIR recirculation exist.

RECOMMENDED ACTION: Adopt Resolution No. 2950 recommending City Council approve Environmental Assessment No. EA 1311 to certify the EIR, General Plan Amendment No GPA 21-01, Zone Change No. ZC 21-01, Specific Plan Amendment No. SPA 21-01, and Zone Text Amendment No. ZTA 21-07 for the comprehensive Downtown Specific Plan update.

H. New Public Hearings

3. Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption at a Restaurant Operating in Conjunction with a New Membership-only Health and Wellness Fitness Center (“Love.Life”) at 740 South Pacific Coast Highway. (Environmental Assessment No. EA-1362 and Administrative Use Permit No. AUP 24-01). (MB)

Applicant: Brett Engstrom, representing Healthy America El Segundo CA, LLC

Project Description: The applicant requests approval of an Administrative Use Permit to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) and live entertainment for a restaurant operating in conjunction with a new membership-only health and wellness fitness center (“Love.Life”) at Plaza El Segundo. The new restaurant contains a 3,132 square-foot back of house kitchen area, 1,420 square-foot indoor seating area, a 712 square-foot multi-purpose/meeting room, and a 361 square-foot outdoor patio dining area at the front of the building. Live entertainment is proposed in the form of up to three musicians and singers a few times a month within the restaurant. The proposed hours of operation of the restaurant are the same as for the health and wellness fitness center.

Environmental Determination: After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of CEQA and the CEQA Guidelines, pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption (New Construction or Conversion of Small Structures) because the proposed project involves new alcohol service and live entertainment for a portion of an existing tenant space at an existing commercial shopping center that will be converted to contain a new health and wellness fitness center with a restaurant containing an outdoor dining area.

RECOMMENDED ACTION: Continue the item to the next scheduled Planning Commission meeting of May 9, 2024.

I. New Business

4. Selection of a Planning Commission Member to Deliver a Presentation to the City Council on the Planning Commission’s Work. (ES)

J. Report from Community Development Director or designee

5. Update/Discussion on Affordable Housing and the Affordable Housing Strategic Plan. (MA)

K. Report from the City Attorney’s office

L. Planning Commissioners’ Comments

M. Adjournment—next regular scheduled meeting for May 9, 2024, at 5:30 p.m.

POSTED: *Jazmin Farias* 4/18/2024 11:50 a.m.
(Signature) (Date and time)



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting**

March 28, 2024

A. Call to Order

Vice Chair Hoeschler called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Vice Chair Hoeschler led the pledge.

C. Roll Call

Present: Vice Chair Hoeschler
Present: Commissioner Newman
Present: Commissioner Inga
Present: Commissioner Maggay
Absent: Chair Keldorf

Also present: Michael Allen, AICP, Community Development Director
Also present: Eduardo Schonborn, AICP, Planning Manager
Also present: Joaquin Vazquez, City Attorney
Also present: Paul Samaras, AICP, Principal Planner
Also present: Jazmin Farias, Planning Technician

D. Public Communications

None.

E. Written Communications (other than what is included in Agenda packets)

None.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- March 14, 2024

MOTION: Approve the minutes.

**Moved by Commissioner Newman, second by Commissioner Inga.
Motion carried, 4-0, by the following vote:**

Ayes: Hoeschler, Newman, Maggay, and Inga.

G. Continued Business—Public Hearing

None.

H. New Public Hearings

2. Environmental Assessment No. EA-1344: General Plan Amendment No. GPA 33- 01, 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 (“ESMC”) Amendments), to Increase the Allowable Density and Adopt New Objective Development Standards in the R-3 Zone and Housing Element Sites Inventory Sites. (PS)

Principal Planner Paul Samaras presented the staff report regarding the implementation of Housing Element Program No. 6 and Program No. 9 through the proposed General Plan Amendments, Zone Change, Zone Text Amendments, and Environmental Assessment. Paul highlighted that this item is one of the City’s ongoing efforts to implement City’s Housing Element programs to help achieve its certification.

- Vice Chair Hoeschler requested for Paul to reiterate how the sites were selected and how the increase of density was determined. Paul advised that the State has a housing element law sets parameters for all housing elements and for selecting sites for rezoning, the idea is to find sites that can feasibly produce additional units. Characteristics include whether the site is developed or not, if the lot has a large parking lot with a small building, sizes of sites, and other physical characteristics. The density was determined with the assistance of consultants who studied the sites to determine which ones feasibly could fit the number of units to be permitted with the proposed density. They are just sites that have been identified and no one is forced to re-develop or develop them. The City has had active communication with property owners to ensure they are okay with their properties being selected sites and will continue to engage in this process.
- Vice Chair Hoeschler asked for clarification regarding the administrative process for development projects in the overlay zones that can avoid the discretionary process if they propose 20% of the units as affordable rates. Paul advised that the review is still occurring but at staff level; staff would ensure that plans comply with the objective development and design standards that staff worked on with the community, Planning Commission, and consultant through various study sessions. Although it would not be required to go through the public hearing process as

mandated by the state this is the City's attempt to retain as much local control as possible.

Vice Chair Hoeschler opened public communications.

- El Segundo resident Maria Barden inquired if the rezone would affect the Pacific Coast Commons (PCC) project. Paul stated that the rezone does not affect the PCC project and the properties affected by the rezone are north of PCC.

Vice Chair Hoeschler closed public communications.

MOTION: Adopt Resolution No. 2935, recommending the City Council adopt an Addendum to the El Segundo General Plan FEIR, approve a General Plan Amendment, and adopt a Zone Change and a Zone Text Amendment Implementing Housing Element Program No. 6 (Provision of Adequate Sites) and Program No. 9 (ESMC Amendments).

Moved by Commissioner Newman, second by Commissioner Inga.

Motion carried, 4-0, by the following vote:

Ayes: Hoeschler, Newman, Maggay, and Inga.

I. New Business

3. Selection of a Planning Commission Member to Deliver a Presentation to the City Council on the Planning Commission's Work. (ES)

Planning Manager Eduardo Schonborn advised that this City Council update will be given every year as City Council is seeking an update from all Commissions Committees and Boards, and their accomplishments and work plans. Planning Commissioners provided consensus to continue the item to the next scheduled Planning Commission meeting to afford Chair Keldorff is present to discuss the item.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

Commissioner Newman requested an update on the Pacific Coast Commons (PCC) project and the welcome sign project. Community Development Director

Michael Allen advised that PCC project has not begun the construction process as they are waiting for market conditions to improve. As for the welcome sign project, a contract has been awarded but he does not have a timeline yet; he will speak with Public Works director to obtain more information and report back to the Commission.

M. Adjournment—the meeting adjourned at 6:27 p.m.
The next meeting is scheduled for April 11, 2024, at 5:30 p.m.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: April 25, 2024

Agenda Heading: Public Hearings

Item Number: G.2

TITLE:

Comprehensive Downtown Specific Plan Update. (Environmental Assessment No. EA 1311, General Plan Amendment No GPA 21-01, Zone Change No. ZC 21-01, Specific Plan Amendment No. SPA 21-01, and Zone Text Amendment No. ZTA 21-07)

RECOMMENDATION:

1. Adopt resolution No. 2950 recommending City Council approve Environmental Assessment No. EA 1311, General Plan Amendment No GPA 21-01, Zone Change No. ZC 21-01, Specific Plan Amendment No. SPA 21-01, and Zone Text Amendment No. ZTA 21-07 for the comprehensive Downtown Specific Plan update.
2. Review and provide feedback to staff regarding the Draft Downtown Outdoor Dining Standards.
3. Alternatively, discuss and take other possible action related to this item.

BACKGROUND:

The Downtown Specific Plan was originally adopted on August 1, 2000 with a 10-year buildout horizon. The Specific Plan was amended several times to address various issues, such as the parking in-lieu fee program, temporary outdoor dining, parking, signage, etc. However, the Specific Plan has not fully achieved the original goals and vision.

In 2021, the City initiated the process to update the Downtown Specific Plan intended to help its businesses, provide more housing, and find parking solutions, while maintaining its general feel and character. In May 2021, the City entered into an agreement with consultant team led by RRM Design Group to overhaul the existing Downtown Specific Plan. The purpose of this overhaul has been to replace the existing Specific Plan, establish a new or updated vision for the downtown and put in place the regulations and plans to realize that vision.

Downtown Specific Plan Development and Timeline

Community Input

After completing an evaluation of the existing conditions in the Downtown, in 2022, staff and the consultant team engaged in an ambitious community outreach effort despite the COVID-19 restrictions. The community outreach effort included the following:

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- Stakeholder interviews (March & June 2022)
- Online questionnaire (May-July 2022)
- Community meeting (June 2022)
- Planning Commission Study Session (November 2022)
- Rotary Club presentation (November 2022)
- Planning Commission Study Session (June 2023)
- City Council Study Session (September 2023)
- City Website – Dedicated webpage
- Interactive mapping tool (online)
- Email and social media campaign
- Farmers Market booth
- El Segundo School District – flyer distribution to families
- Advertisements in the El Segundo Herald
- Public notice mailed to Downtown property owners and residents

Input received during the community outreach process formed the basis for developing a new vision for the Downtown and an outline of the draft Downtown Specific Plan update. The following list includes key themes repeated by residents and Downtown stakeholders.

- Outdoor gathering and dining areas
- Streetscape improvements
- Enhanced Downtown entryways
- Improved walkability and bike access
- Improved building appearance
- Increased office and retail with affordable residential above
- More entertainment options
- Improvements at the Civic Center
- Richmond Street closure
- Increased height more acceptable on Grand Avenue

Development Concepts

Based on the input from the community, City staff and the consultant team prepared an initial outline and development concepts for the Downtown Specific Plan. The outline and development concepts included new zoning districts for the plan area, changes to the permitted uses, development standards, and design options for improvements to public spaces and streets.

At the November 2022, Planning Commission study session/community meeting, the Planning Commission gave the City team direction for drafting the Specific Plan.

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Draft Specific Plan and Environmental Impact Report (EIR)

In May 2023, the City and consultant team completed a draft of the Downtown Specific Plan Draft Specific Plan and released it for public review. In addition, the team began to work on the draft EIR for the Specific Plan update.

After the release of the draft Specific Plan, the City held two more study sessions, one with the Planning Commission in June and one with City Council in September 2023. At the September study session, the City Council gave its final feedback and direction to staff on the draft Specific Plan.

In November 2023, the City staff and consultant team completed a final draft of the Downtown Specific Plan (Exhibit No. 1F) and, on February 2, 2024, released a draft EIR for public review and comment. The Draft EIR was available for public review for a 45-day period until March 18, 2024. Comments received during this period have been incorporated and addressed in the Final EIR, which is attached to this report (Exhibit No. 1A).

DISCUSSION:

Required Discretionary Applications

Implementation of the proposed Downtown Specific Plan update project requires approval for certain discretionary applications. A short description of each application type is provided below.

General Plan Amendment

A general plan amendment is necessary to:

1. update the Downtown Specific Plan land use designation
2. remove the Downtown Commercial land use designation
3. update the description of the City's northwest quadrant in the land use plan
4. update the Specific Plan area and City build-out projections, and
5. update the General Plan land use map to reflect the revised boundaries of the Specific Plan and land use designations around the Specific Plan

Specific Plan Amendment

A specific plan amendment is necessary to comprehensively update the existing Downtown Specific Plan.

Zone Change

A zone change is necessary to reflect the revised boundaries of the Specific Plan and eliminate the Downtown Commercial (C-RS) zone on the zoning map.

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Zone Text Amendment

A zone text amendment is necessary to eliminate the ESMC provisions related to the Downtown Commercial (C-RS) zone and to update the Downtown Specific Plan district names. Table No. 1 below indicates the relevant ESMC sections affected by the zone text amendment.

Table No. 1 – ESMC Amendments

ESMC Chapter/Section	Subject	Amended/Deleted
Section 15-3-1	Designation of Zone Names	Delete C-RS from list of zones
Section 15-3-2	Specific Plan Zones	Amend the Downtown Specific Plan zoning district names
Article 15-5B	Downtown Commercial (C-RS) Zone	Delete entire article
Chapter 15-27	Parking In-lieu Fees	Amend parking in-lieu fee area maps

Specific Plan Contents

The draft Specific Plan contains seven sections that are summarized below. Following the summary is a description of the major provisions and updates of the plan.

Chapter 1: Introduction and Vision

The introduction discusses the purpose and organization of this document and the Specific Plan area boundary. This section describes the community’s vision for the Specific Plan area, informed by the community engagement process and public hearings.

“Downtown is the heart of El Segundo, and its vibrant energy will continue to provide an attractive and accessible destination for families of all ages and incomes to stay, play, and relax. The vision of this Specific Plan is to create an economically prosperous Downtown with a mix of uses and entertainment options and cohesive elements that tie the community together. The Specific Plan’s goal is to create a balance of uses within the Downtown to reach its optimal potential and will provide direction for streetscape beautification, outdoor gathering spaces, improved mobility, and other enhancements that will establish a unique and inviting environment that highlights its historical and cultural roots to enrich this community destination.”

In addition, the Specific Plan’s relationship to the City’s General Plan and other pertinent City documents and policies are discussed in this chapter.

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Chapter 2: Private Realm – Land Use and Development Standards

The Specific Plan uses a district-based approach to govern land uses and development standards. This chapter sets forth general provisions for development within the Specific Plan area and details the permitted land uses and development standards which are customized for each district. The regulations within this chapter will guide growth and development in the Specific Plan area to accommodate a desired mix of uses with guidelines and standards included to create a development form and composition that supports a vibrant, active Downtown shopping district and neighborhood.

Chapter 3: Public Realm – Multimodal Mobility

This chapter provides direction for public mobility improvements for the entire Specific Plan area. Topics include mobility improvements for all modes of travel to promote an efficient and clear path of travel providing connectivity to and within the Specific Plan area and includes recommendations for parking improvements.

Chapter 4: Public Realm – Placemaking and Beautification

This chapter provides direction for public placemaking and beautification improvements for the entire Specific Plan area. Topics include public plazas and gathering areas, street furnishings, landscape concepts, and gateway signage.

Chapter 5: Infrastructure and Public Facilities

This chapter addresses essential infrastructure requirements for future development within the Specific Plan area, including water, sewer, stormwater, solid waste, dry utilities, schools, police, fire, parks, and other public services.

Chapter 6: Implementation

This chapter provides implementation strategies and direction for achieving the goals set forth within the Specific Plan. It identifies key future implementation programs and improvements, as well as priority, phasing, and primary responsible parties for each.

Chapter 7: Administration

This section describes the authority of the Specific Plan, project review procedures, and the administrative procedures required for amendments and/or modifications to the Specific Plan.

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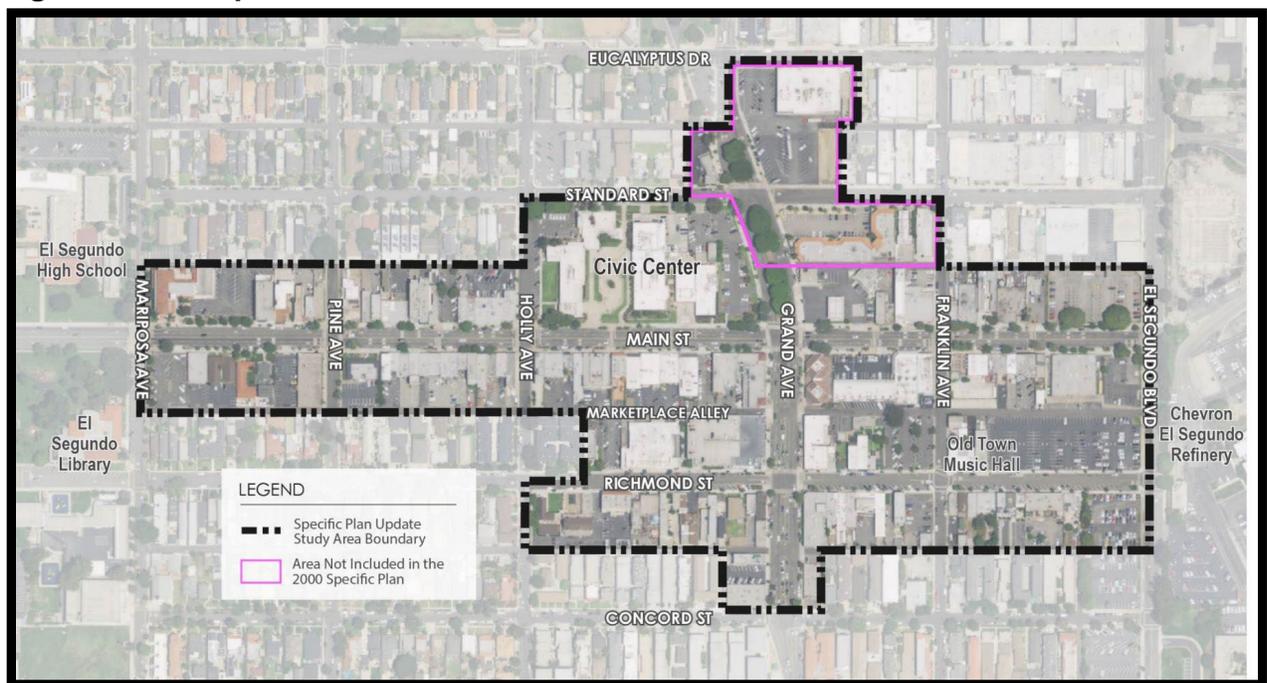
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Major Provisions

Boundary Changes

The draft Specific Plan would expand to the east by approximately 8.8 acres and move the east boundary of the Specific Plan to Eucalyptus Drive. This expansion will include several parcels that currently have a General Plan Land Use designation of Downtown Commercial and are zoned Downtown Commercial (C-RS). The Rite Aid property contains a large parking lot and represents an opportunity for new development in the Downtown neighborhood. The property will be incorporated in the proposed Grand Avenue district, where the proposed development standards will facilitate larger-scale development, including higher density residential development. Exhibit No. 1 below shows the extent of the proposed expansion.

Figure No. 1 - Specific Plan Boundaries



New zoning districts

The proposed Specific Plan includes four zoning districts, which is a reduction in the number of zoning districts and simplifies the regulatory framework for the Downtown. The four new districts are shown in Exhibit No. 2 and briefly described below:

1. Main Street. This district focuses on serving residents, employees, and visitors within a more pedestrian-oriented environment. As such, the permitted uses emphasize retail and restaurant uses and the development standards aim to enhance the pedestrian experience.

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2. Richmond Street. This district is like Main Street, although it allows more flexibility with a broader mix of commercial uses and focuses more on entertainment uses, professional offices, and residential uses.
3. Grand Avenue. This district serves as a major gateway to the Downtown from the southeast. Some of the parcels in the district are larger and underutilized, thus providing an opportunity for redevelopment. The permitted uses and development standards facilitate larger scale development, including both office and residential.
4. Civic Center. The existing plaza and open spaces at the Civic Center complex offer opportunities to activate and reinvigorate this area as a central public gathering hub and add vibrancy to the north end of Main Street. The district standards aim to improve activate its open spaces while also contemplating a potential future parking structure.

Figure No. 2 - Downtown Specific Plan District Map



Major changes in permitted uses and standards

1. Permitted uses.
 - Main Street office and financial institution uses. The draft Specific Plan will permit these uses above or behind the primary street facing ground floor uses. This new restriction is intended to support retail and restaurant uses on Main Street. Any existing uses on the ground floor may continue and will be considered legal nonconforming.

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- Multiple-family residential. Multiple family residential uses will be permitted in all three commercial/mixed-use districts, while in the Richmond Street and Grand Avenue districts they will be permitted even on the ground level.
2. Development Standards
 - Density. The current Specific Plan permits a maximum residential density of 1 unit per 3,500 square feet of lot area and a maximum commercial floor area ratio (FAR) of 1.0. The draft Specific Plan removes the density and FAR limits, in favor of a more “form-based” approach where the effective density is controlled by the height, setbacks, and other standards that affect the building form.
 - Height. The current Specific Plan permits a maximum height of 30 feet (and two stories) in the front and a maximum height of 45 feet (and three stories) starting 25 feet behind the front property line. The draft Specific Plan maintains the same height limits for the Main Street District, but reduces the required step-back from 25 to 10 feet. In the Richmond Street district, the height limit will be a maximum of 45 feet anywhere on the property. In the Grand Avenue district, the height limit increases to 60 feet, except for properties with frontage on Main Street that will have the same limit as in the Main Street district. The major change to the height limit in the Grand Avenue district is intended to incentivize redevelopment on those larger underutilized lots facing Grand Avenue.
 3. Parking. The draft Specific Plan will substantially reduce the parking requirements for commercial uses on private property. In addition, there will be no parking required for converting existing buildings from one permitted use to another. The reduced parking and conversion exemption for commercial uses will reduce construction costs, incentivize new development, and help attract new businesses to the Downtown. In addition to incentivizing new construction and conversions, the reduced parking rates are part of the overall parking and mobility strategy for the Downtown area discussed later in this report. For illustrative purposes, Table No. 2 below shows the proposed parking rates for some of the more common Downtown commercial uses in comparison with the current parking rates.

Table No. 2 – Parking Requirement Comparison

Use Category	Current requirement	Proposed requirement*
Retail	1 space per 300 s.f.	1 space per 667 s.f.
Restaurants		
Dining area	1 space per 75 s.f.	1 per 667 s.f.
Non-dining area	1 space per 2500 s.f.	
Office - Professional	1 space per 300 s.f.	1 space per 500 s.f. (Buildings up to 10,000 s.f.) 1 space per 333 s.f. (Buildings over 10,000 s.f.)
Office - Medical	1 space per 200 s.f.	1 space per 500 s.f.
Outdoor Dining	0 spaces for 0-200 s.f.	0 spaces per 0-500 s.f.
Outdoor Dining	1 space per 75 s.f. for dining areas over 200 s.f.	1 space per 300 s.f. for dining areas over 500 s.f.

*Staff also compared the proposed parking requirements to those of neighboring cities and found them to be substantially lower.

4. Outdoor Dining Design. The draft Specific Plan introduces specific design standards for outdoor dining areas to elevate their quality, in contrast to the pandemic experience when outdoor dining patios were erected haphazardly and without attention to design quality. The new standards cover the following topics.

- Dining area enclosures (materials, colors, dimensions)
- Tables, chairs, and other furniture
- Shade structures
- Light fixtures (height clearance, color, brightness, etc.)
- Pedestrian access along the public sidewalk
- Dining area surface material

Parking and Mobility Strategy

The draft Specific Plan will enhance mobility opportunities for walking, bicycling, and transit in addition to driving in Downtown. Chapter 3 (Public Realm – Multimodal Mobility) recommends general improvements for all modes of transportation.

1. Pedestrian improvements. The Specific Plan contains recommendations to provide a more comfortable pedestrian experience. Those recommendations include sidewalk improvements, pedestrian mid-block crossings, street intersections, and other passages.
2. Bicycle improvements. The Specific Plan recommends improvements to wayfinding signage, adding decorative bike racks, as well as other bicycle facilities.

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3. Public Transit. The Specific Plan recommends:
 - Coordination with Beach Cities Transit (BCT) to maintain and potentially increase service frequency in the Downtown
 - Continued operation of the Beach Shuttle
 - Expansion of the Lunch-time or similar shuttle operations and hours to include early mornings and evenings (First-and-Last-Mile)
 - Conducting a mass transit study to increase ridership on BCT buses and other City transit services.
 - Improvements to transit infrastructure, such as bus stop shelters and amenities.
4. Vehicle Circulation. The Specific Plan recommends physical improvements to the three major streets in Downtown:
 - Main Street. The Specific Plan proposes a reduction of the vehicle lanes from two in each direction to one, conversion of the existing bicycle route into a dedicated Class II bike lane and widening of the sidewalks on both sides of the street.
 - Grand Avenue. Similarly, the Specific Plan proposes a reduction of the vehicle lanes from two in each direction to one, eliminating the parallel parking along the median, conversion of the parallel parking along the sidewalks to angled parking, and widening the sidewalks on both sides.
 - Richmond Street. For the segment between Grand and Franklin Avenues, the Specific Plan proposes to maintain one vehicle travel lane in each direction and to eliminate the on-street parking and widen the sidewalks to 19 feet.

The above-described improvements are the preferred designs, but the Specific Plan has additional alternatives. The overall intent of the improvements is consistent with the overall mobility and parking strategy for the Downtown, which is to improve the pedestrian environment and increase walking, cycling, and transit to/from the Downtown.

5. Public Parking. The Specific Plan area contains several public parking lots and a parking structure (See Figure No. 3) in addition to the on-street parking. Based on the parking demand analysis conducted for the Downtown, currently there is a surplus of public parking that can adequately accommodate the existing Downtown users (residents, businesses, and visitors).

Figure No. 3 – Existing and Potential Parking Facilities



The proposed reduction in parking requirements and increase in permitted density is anticipated to encourage additional development in the Downtown, which will generate additional demand for parking. Initially, the increased parking demand will be managed through:

- Better management of the existing on-street and off-street parking (including signage and time limitations).
- Encouraging shared parking between businesses that have different peak demand times.
- Pedestrian, cycling, and transit improvements described above

In the long term, if the parking demand approaches or exceeds the current supply and parking management strategies, the City may invest in new parking structures (See Figure No. 3) to accommodate the additional demand.

More information on public mobility improvements and public parking strategies is provided in Chapter 3 (Public Realm – Multimodal Mobility) of the draft Specific Plan.

Findings

Implementation of the new Downtown Specific Plan requires approval of a General Plan Amendment, Specific Plan Amendment, Zone Change, and Zone Text Amendments. To recommend approval of the proposed amendments, the Planning Commission must make the following findings:

General Plan Amendment and Specific Plan Amendment

1. The amendment must be 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 and provide an attractive place to live and work 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 properties in the proposed Downtown Specific Plan area, thereby preserving the medium density and low building profile on the vast majority of properties in the northwest quadrant of the City. In addition, the stated vision of the proposed Downtown Specific Plan is to expand the existing neighborhood serving commercial and residential uses, while maintaining the "small-town" atmosphere. Further, the Specific Plan contains design standards for buildings on private property and outdoor dining areas, and improvements to public sidewalks, open spaces and landscaping that aim to make the Downtown area an attractive place for residents, employees, and visitors.

The proposed specific plan amendment is also consistent with General Plan Land Use Goal LU2: Preservation and Enhancement of El Segundo's Cultural and Historic Resources, and Objective LU2-2 which encourages preservation and enhancement of the Downtown's cultural and historical resources. Chapters 2 and 4 of the proposed Downtown Specific Plan include goals and development standards that encourage the preservation and enhancement of potential historical buildings in this area, and ensure new development and improvements are compatible with the historic character of Downtown. In addition, Chapter 7 (Administration) requires a discretionary demolition permit for properties identified as potential historic resources or contributing to a potential historic district to ensure that any demolition does not cause a substantial adverse change in the significance of a historical resource.

The proposed general plan amendment is also consistent with General Plan Land Use Element Goal LU3: Proper Distribution of Residential Land Uses, in that it preserves and protects existing Single-Family Residential uses. The proposed amendment does not alter the designation of any existing Single-Family Residential properties; it affects only properties designated as Commercial or Downtown Specific Plan. In addition, the proposed specific plan amendment includes development, design, and open space standards that help maintain a medium density character in most of the Downtown area. Furthermore, the proposed specific plan amendment includes standards that improve design quality of multi-family residential developments.

The proposed general plan amendment is consistent with Land Use Element Goal LU 4: Provision of a Stable Tax Base for El Segundo Through Commercial Uses. The proposed redesignation of 8.8 acres of Downtown Commercial to Downtown

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Specific Plan and the incorporation of multi-family residential uses in the Downtown Specific Plan land use designation provides the opportunity to enhance and further stabilize the existing Downtown tax base within a mixed-use environment. In addition, the proposed specific plan amendment establishes a vision to create an economically prosperous Downtown with an appropriate balance of uses to reach its optimal potential. The proposed Specific Plan also addresses provisions for adequate parking, pedestrian-oriented architecture, and evaluation and mitigation of traffic impacts. Furthermore, the proposed Specific Plan includes permitted uses and development standards that will encourage the potential development of an additional 130,000 square feet of retail and restaurant uses, 200,000 square feet of professional office uses, 24,000 square feet of medical office uses, and 300 residential units, which will increase the City's tax base within a mixed-use environment.

The proposed specific plan amendment is consistent with Land Use Element Goal LU 5 to maintain and upgrade the existing excellent parks, recreation, and open space facilities. The proposed Downtown Specific Plan Chapter 4 (Public Realm – Placemaking and Beautification) contains design guidelines for improving all the public spaces in the Downtown and developing the Civic Center Plaza as a focal recreational point for the community with activities for all ages.

The proposed specific plan amendment is consistent with General Plan Land Use Element Goal LU7: Provision of Quality Infrastructure by providing for quality infrastructure, including improved sidewalks, streets, street lighting, and other streetscape infrastructure improvements. The proposed Downtown Specific Plan Chapters 3 (Public Realm – Multimodal Mobility) and 4 (Public Realm – Placemaking and Beautification) include design guidelines and improvement recommendations for the public right-of-way, including the sidewalks, streets, and alleys, and for all Downtown public open spaces and parking areas.

The proposed general plan amendment is consistent with the Economic Development Element Goal ED3 to preserve and improve the business environment and image of Downtown El Segundo, in that it will enable adoption of the proposed Specific Plan, which strives to preserve and improve the business environment, stabilize the economic viability of the Downtown, improve the appearance of Downtown, improve vehicular circulation, parking, and streetscape, and enhance the pedestrian environment while providing the opportunity for a mix of commercial services. In addition, the proposed Specific Plan permitted uses include a range of commercial and entertainment uses and the proposed development standards include more relaxed limits on density and height, as well as reduced parking compared to current standards, which, in combination, will stimulate new development, business activity, and pedestrian traffic in the Downtown. Furthermore, the Specific Plan contains design standards for private property and design guidelines for the public right-of-way and public open spaces to improve the appearance of private and public spaces in the Downtown.

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The proposed specific plan amendment is consistent with General Plan Circulation Element Goal C1: Provision for a Safe, Convenient and Cost-Effective Circulation System in that the proposed Specific Plan provides for a circulation system in the Downtown area that is safe, convenient, and cost-effective. The sidewalk, cycling, transit and roadway improvements planned for Main Street, Grand Avenue, and Richmond Street have been evaluated and can accommodate the circulation needs, and the Specific Plan area will continue to provide emergency vehicle access.

The proposed specific plan amendment is consistent with General Plan Circulation Goal C2: Provision for Alternative Modes of Transportation in that the Specific Plan enhances the pedestrian-oriented environment through widened sidewalks, pedestrian crosswalk improvements, alley improvements; expands bicycle facilities through provision of dedicated Class II Bike Lanes and related bicycle amenities; and improves the transit system access through improvements to physical infrastructure, such as bus shelters, benches, and bus stop zones.

The proposed general plan amendment is consistent with General Plan Housing Element Goal HE3: 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 by including multi-family residential to the mix of uses permitted in the Downtown Specific Plan Land Use Designation. In addition, the proposed specific plan amendment is consistent with Goal HE3 and Program No. 6, in that the Downtown Specific Plan update increases the permitted residential density and establishes other standards that are estimated to result in 300 additional residential units within the Plan area.

The proposed specific plan amendment is consistent with the objectives and policies in the Open Space and Recreational Element in that the proposed Downtown Specific Plan Chapter No. 4 provides for the development of open space areas such as plazas and courtyards that activate the Downtown.

The proposed specific plan amendment is consistent with Conservation Element Goal CN4: El Segundo Blue Butterfly, in that the Downtown Specific Plan Chapters 2 and 4 contain policies to protect and enhance the quality of the urban landscape of the Downtown and designate habitat areas for the El Segundo Blue Butterfly.

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

The proposed general plan 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 changes the Land Use Designation of three sites from Downtown Commercial to Downtown Specific Plan to ensure consistency with the proposed Downtown Specific Plan's land use regulations.

The proposed specific plan amendment increases the permitted maximum density for residential developments only in the City's Downtown mixed-use environment, thereby preserving those areas throughout the City with a Single-Family Residential Land Use designation.

Further, staff believes the proposed general amendment will add multi-family residential uses to the permitted uses in the Downtown Specific Plan Land Use designation and, thus, directly facilitate and increase the opportunities for 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 specific plan amendment will substantially increase the permitted density for residential uses in the Specific Plan area and, thus directly facilitate and increase the opportunities for 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.

Finally, the potential environmental impacts generated by the proposed amendments were analyzed consistent with the requirements of the California Environmental Quality Act (CEQA). It was determined that the proposed amendments will have less than significant impacts with mitigation as analyzed in the EIR for the Downtown Specific Plan update project.

Zone Change

1. The amendment must be consistent with the General Plan.

The proposed amendment is consistent with General Plan Land Use Element Goal LU1: Maintenance of El Segundo's "Small Town" Atmosphere and provide an attractive place to live and work 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 properties in the proposed Downtown Specific Plan area, thereby preserving the medium density and low building profile on the vast majority of properties in the northwest quadrant of the City. In addition, the

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stated vision of the proposed Downtown Specific Plan is to expand the existing neighborhood serving commercial and residential uses, while maintaining the “small-town” atmosphere. Furthermore, the Specific Plan contains design standards for buildings on private property and outdoor dining areas, and improvements to public sidewalks, open spaces and landscaping, which aim to make the Downtown area an attractive place for residents, employees, and visitors.

The proposed amendment is also consistent with General Plan Land Use Goal LU2: Preservation and Enhancement of El Segundo’s Cultural and Historic Resources, and Objective LU2-2 which encourages preservation and enhancement of the Downtown’s cultural and historical resources. Chapters 2 and 4 of the Specific Plan include goals and development standards to encourage the preservation and enhancement of potential historical buildings in this area, and to ensure new development and improvements are compatible with the historic character of Downtown. In addition, Chapter 7 (Administration) requires a discretionary demolition permit for properties identified as potential historic resources or contributing to a potential historic district to ensure that any demolition does not cause a substantial adverse change in the significance of a historical resource.

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 designation of any existing Single-Family Residential properties; it affects only properties designated as Commercial or Downtown Specific Plan. In addition, the proposed Downtown Specific Plan includes development, design, and open space standards that help maintain a medium density character in most of the Downtown area, and also improving the design quality of multi-family residential developments.

The proposed amendment is consistent with Land Use Element Goal LU 4: Provision of a Stable Tax Base for El Segundo Through Commercial Uses. The Specific Plan provides the opportunity to enhance and further stabilize the existing Downtown tax base within a mixed-use environment. The Plan strives to create Downtown as the focal point of the community, enhancing the aesthetic environment and upgrading public spaces for Downtown activities. The Specific Plan addresses provisions for adequate parking, pedestrian-oriented architecture, and evaluation and mitigation of traffic impacts. Furthermore, the Specific Plan includes permitted uses and development standards that will encourage the potential development of an additional 130,000 square feet of retail and restaurant uses, 200,000 square feet of professional office uses, 24,000 square feet of medical office uses, and 300 residential units, which will increase the City’s tax base within a mixed-use environment.

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The proposed amendment is consistent with Land Use Element Goal LU 5 to maintain and upgrade the existing excellent parks, recreation, and open space facilities. The proposed Downtown Specific Plan Chapter 4 (Public Realm – Placemaking and Beautification) contains design guidelines for improving all the public spaces in the Downtown and developing the Civic Center Plaza as a focal recreational point for the community with activities for all ages.

The proposed amendment is consistent with General Plan Land Use Element Goal LU7: Provision of Quality Infrastructure by providing for quality infrastructure, including improved sidewalks, streets, street lighting, and other streetscape infrastructure improvements. The proposed Downtown Specific Plan Chapters 3 (Public Realm – Multimodal Mobility) and 4 (Public Realm – Placemaking and Beautification) include design guidelines and improvement recommendations for the public right-of-way, including the sidewalks, streets, and alleys, as well as all Downtown public open spaces and parking areas.

The proposed amendment is consistent with the Economic Development Element Goal ED3 to preserve and improve the business environment and image of Downtown El Segundo, in that the proposed Specific Plan strives to preserve and improve the business environment, stabilize the economic viability of the Downtown, improve the appearance of Downtown, improve vehicular circulation, parking, and streetscape, and enhance the pedestrian environment while providing the opportunity for a mix of commercial services. In addition, the proposed Specific Plan permitted uses include a range of commercial and entertainment uses and the proposed development standards include more relaxed limits on density and height, as well as reduced parking compared to current standards, which, in combination, will stimulate new development, business activity, and pedestrian traffic in the Downtown. Furthermore, the Specific Plan contains design standards for private property and design guidelines for the public right-of-way and public open spaces that will improve the appearance of private and public spaces in the Downtown.

The proposed amendment is consistent with General Plan Circulation Element Goal C1: Provision for a Safe, Convenient and Cost Effective Circulation System in that the proposed Specific Plan provides for a circulation system in the Downtown area that is safe, convenient, and cost-effective. The sidewalk, cycling, transit and roadway improvements planned for Main Street, Grand Avenue, and Richmond Street have been evaluated and can accommodate the circulation needs, and the Specific Plan area will continue to provide emergency vehicle access.

The proposed amendment is consistent with General Plan Circulation Goal C2: Provision for Alternative Modes of Transportation in that the Specific Plan enhances the pedestrian-oriented environment through widened sidewalks, pedestrian crosswalk improvements, alley improvements; expands bicycle facilities through provision of dedicated Class II Bike Lanes and related bicycle

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amenities; and improves the transit system access through improvements to physical infrastructure, such as bus shelters, benches, and bus stop zones.

The proposed amendment is consistent with General Plan Housing Element Goal HE3: 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 Downtown Specific Plan update, which increases the permitted residential density and establishes other standards that are estimated to result in 300 additional residential units within the Plan area.

The proposed amendment is consistent with the objectives and policies in the Open Space and Recreational Element in that the Plan provides for the development of open space areas such as plazas and courtyards that activate the Downtown.

The proposed amendment is consistent with Conservation Element Goal CN4: El Segundo Blue Butterfly, in that the Plan protects and enhances the quality of the urban landscape of the Downtown and designates habitat areas for the El Segundo Blue Butterfly.

2. 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 changes the Land Use Designation of three sites from Downtown Commercial to Downtown Specific Plan to ensure consistency with the proposed Downtown Specific Plan's land use regulations.

In addition, the proposed amendment will increase the permitted maximum density for residential developments, which helps focus the increased density in the City's Downtown mixed-use environment and preserves those areas with a Single-Family Residential Land Use designation.

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.

Finally, the potential environmental impacts generated by the proposed amendment were analyzed consistent with the requirements of the CEQA. It was determined that the proposed amendment will have less than significant impacts with mitigation as analyzed in the EIR for the Downtown Specific Plan update.

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3. 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 three sites totaling approximately 8.8 acres and currently zoned Downtown Commercial (C-RS) to the proposed Downtown Specific Plan. 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 Regional Housing Needs Assessment (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 units under existing zoning and determined that it would 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 higher density residential development. The proposed amendment directly implements Housing Element Program No. 6, which is critical in meeting the City's RHNA obligations.

4. 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 rezoning of three sites totaling approximately 8.8 acres from Downtown Commercial (C-RS) to the proposed Downtown Specific Plan provides 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 rezoning 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 a Department of Housing and Community Development (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.

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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 the CEQA. It was determined that the proposed amendment will have less than significant impacts with mitigation as analyzed in the EIR for the Downtown Specific Plan update.

Zone Text Amendment

1. The amendment must be consistent with the General Plan.

The proposed zone text amendment is consistent with General Plan Land Use Element Land Use Designation descriptions in that it eliminates ESMC provisions related to the Downtown Commercial Land Use Designation, which is proposed to be eliminated by the Downtown Specific Plan Update project.

In addition, the proposed amendment changes the Downtown Specific Plan zoning district names in the ESMC to ensure consistency with the proposed Downtown Specific Plan update.

Further, the proposed amendment creates a new parking in-lieu fee area in ESMC Chapter 15-27 to ensure consistency with the parking provisions of the proposed Downtown Specific Plan and enable the implementation of a parking in-lieu fee program in the proposed Downtown Specific Plan.

2. 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 changes the Land Use Designation of three sites from Downtown Commercial to Downtown Specific Plan to ensure consistency with the proposed Downtown Specific Plan's land use regulations.

In addition, the proposed amendment is necessary ensure consistency between ESMC Title 15 (Zoning Code) and the proposed changes to the City's Zoning Map.

Further, the proposed amendment will establish a parking in-lieu fee area for the Downtown Specific Plan area in ESMC Chapter 15-27, which is necessary to implement the parking in-lieu fee program, a component of the overall parking and mobility strategy in the proposed Downtown Specific Plan.

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Finally, the potential environmental impacts generated by the proposed amendment were analyzed consistent with the requirements of the CEQA. It was determined that the proposed amendment will have less than significant impacts with mitigation as analyzed in the EIR for the Downtown Specific Plan update.

ENVIRONMENTAL REVIEW

Notice of Preparation

Pursuant to the requirements of CEQA and based on staff's review of the project and discussion with the applicant, City staff concluded that the project necessitated the preparation of an EIR. As such, on January 12, 2023, the City distributed a Notice of Preparation (NOP) for an EIR, initiating a 30-day public scoping period that concluded on February 13, 2023. The purpose of the NOP was to indicate formally that the City was preparing a Draft EIR for the Downtown Specific Plan Update project and, as Lead Agency, to solicit input regarding the scope and content of the Draft EIR. The City held a public scoping session on February 2, 2023 to provide the public with an opportunity to learn more about the PCC Project before submitting any written comments. The NOP was distributed to all Responsible Agencies and interested parties, published in the El Segundo Herald, and posted on the City's website.

Draft EIR

After the NOP comment period ended, the Draft EIR was prepared taking into account and addressing the various comments received during the NOP phase. After completing the Draft EIR, the document was made available to the public on February 2, 2024 for a 45-day public comment and circulation period that concluded on March 18, 2024. The purpose of this circulation period is to allow the public and agencies to provide input on the content and analysis contained in the Draft EIR.

The Draft EIR analysis determined that the project would have less than significant impacts in the following topical issues: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Air Quality, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use, Mineral Resources, Noise, Population and Housing, Transportation, Utilities and Services Systems, and Wildfire. In addition, the analysis determined that the project would have less than significant impacts with mitigation incorporated in the following issues: Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Public Services and Recreation, and Tribal Cultural Resources. The impacts and mitigation measures related to these environmental factors are summarized in the Final EIR Executive Summary.

Final EIR

As a result of circulating the Draft EIR, the City received four comment letters. The Final EIR document contains a section titled “Response to Comments,” which contains each written comment submitted, responses to each comment, and a section containing the mitigation measures identified in the EIR document to reduce impacts to a less than significant level. As a result of the comment and circulation periods associated with the NOP, no new impacts have been identified to warrant recirculation of the document or significant amendments to the analysis.

CITY STRATEGIC PLAN COMPLIANCE

The proposed Downtown Specific Plan update and related amendments are consistent with City Council Strategic Plan Goal No. 5 to Champion Economic Development and Fiscal Sustainability. Specifically, the Specific Plan addresses the Council’s priority to “preserve the small-town charm and single-family neighborhoods,” by preserving the scale of the existing development in the Downtown and focusing necessary increases in development intensity away from single-family neighborhoods.

CONCLUSION

The proposed Downtown Specific Plan Update establishes development regulations and public improvements that will support and expand the existing neighborhood serving commercial and residential uses, while maintaining the “small-town” atmosphere. The proposed amendments are consistent with the General Plan goals and objectives, as well as the Strategic Plan priorities. Staff recommends that the Planning Commission adopt attached resolution No. 2950 recommending City Council approval of the Downtown Specific Plan amendments.

PREPARED BY: Paul Samaras, AICP, Principal Planner 

REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager 

APPROVED BY: Michael Allen, AICP, Community Development Director 

ATTACHED SUPPORTING DOCUMENTS:

1. Draft resolution 2950
 - Exhibit A – EIR and Mitigation Monitoring and Reporting Program for the Downtown Specific Plan update project
 - Exhibit B – Amendment to General Plan Land Use Designations
 - Exhibit C – Amendment to General Plan Land Use Plan Northwest Quadrant subsection
 - Exhibit D – Amendment to 1992 General Plan Summary of Existing Trends Build-out
 - Exhibit E – General Plan Land Use Map Changes
 - Exhibit F – Ordinance
 - Ord. Exhibit A – Zoning Map Changes
 - Ord. Exhibit B – Downtown Specific Plan Update
2. Draft Downtown Outdoor Dining Guidelines

RESOLUTION NO. 2950

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE COMPREHENSIVE UPDATE OF THE DOWNTOWN SPECIFIC PLAN, APPROVE A GENERAL PLAN AMENDMENT AND A SPECIFIC PLAN AMENDMENT, AND ADOPT A ZONE CHANGE AND ZONE TEXT AMENDMENT (Environmental Assessment No. EA 1311, General Plan Amendment No. GPA 21-01, Specific Plan Amendment No. SPA 21-01, Zone Change No. ZC 21-01, and Zone Text Amendment No. ZTA 21-07).

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On August 1, 2000, the City Council adopted the Downtown Specific Plan;
- B. On August 16, 2021, the City initiated the process to update the Downtown Specific Plan with the goals of helping its businesses, providing more housing, and finding parking solutions, while maintaining its general feel and character;
- C. On May 25, 2023, the City and consultant team completed a draft of the Downtown Specific Plan Draft Specific Plan and released it for public review;
- D. The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- E. On November 2023, the City staff and consultant team completed a final draft of the Downtown Specific Plan (Attachment No. F) and, on February 2, 2024, released a draft EIR (Attachment A) for public review and comment;
- F. On March 28, 2024, a notice of a public hearing on the proposed amendments was published in the *El Segundo Herald* and mailed to all property owners within 300 feet and all occupants within 150 feet of the proposed Downtown Specific Plan; and
- G. On April 25, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the proposed ordinance, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and,

- H. This Resolution and its findings are made based upon the evidence presented to the Commission at its April 25, 2024, hearing including, without limitation, the staff report submitted by the Community Development Department and the totality of the evidence in the administrative record.

SECTION 2: Factual Findings and Conclusions. The Planning Commission finds, without limitation, the following regarding the proposed General Plan Amendment, Zone Change, and Zone Text Amendment:

- 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. On November 15, 2022, the City adopted its General Plan 2021-2029 Housing Element;
- E. Program 6 (Provision of Adequate Sites) of the 2021-2029 Housing Element calls for specific rezoning actions, including completing a comprehensive Downtown Specific Plan update, to help the City meet its RHNA allocation goal;
- F. The proposed Specific Plan update will expand by approximately 8.8 acres and move the east boundary of the Specific Plan to Eucalyptus Drive. This expansion will include several parcels that currently have a General Plan Land Use designation of Downtown Commercial and are zoned Downtown Commercial (C-RS);
- G. The proposed General Plan amendment will:
 - 1. Change the land use map designation for three sites totaling 8.8 acres from Downtown Commercial to Downtown Specific Plan;
 - 2. Update the Downtown Specific Plan land use designation description;

3. Remove the Downtown Commercial land use designation description;
 4. Update the description of the City's northwest quadrant in the land use plan; and
 5. Update the Downtown Specific Plan area and city build-out projections.
- H. The proposed Specific Plan update increases the permitted density and building height and reduces parking requirements to incentivize new development within the Specific Plan area. It is anticipated that the Specific Plan update will potentially result in new development, including up to 300 residential units, 200,000 square feet of office uses, 130,000 square feet of retail and restaurant uses, and 24,000 of medical office uses. In addition, for the conversion of existing buildings from one permitted use to another, there will be no additional parking requirement. The reduced parking and conversion exemption for commercial uses will reduce construction cost, incentivize new development, and help attract new businesses to the Downtown.
- I. The proposed amendment will increase the permitted density and height only on properties in the proposed Downtown Specific Plan, thereby preserving the medium density and low building profile on the vast majority of properties in the northwest quadrant of the City;
- J. 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 designation of any existing Single-Family Residential properties; it affects only properties designated as Downtown Commercial or Downtown Specific Plan;
- K. The proposed roadway improvements on Main Street, Grand Avenue, and Richmond Street have been evaluated and can accommodate the circulation needs, and the Specific Plan area will continue to provide emergency vehicle access;
- L. The proposed Specific Plan includes street improvements to maintain acceptable levels of service, transit improvements to increase ridership, and parking improvements and programs to address future parking demand. It proposes enhancements to alternative transportation, including widened sidewalks, pedestrian and bicycle facilities, and other streetscape infrastructure, which will further enhance the pedestrian environment and alternative transportation activity;

- M. The Plan provides design guidelines for the development of open space areas such as plazas and courtyards that activate the Downtown, increase the use of landscaping, and designates habitat areas for the El Segundo Blue Butterfly;
- N. The proposed Zone Text Amendment will:
 - 1. Amend ESMC Section 15-3-1 (Designation of Zone Names) to delete the Downtown Commercial (C-RS) zone;
 - 2. Amend ESMC Section 15-3-2 (Specific Plan Zones) to amend the Downtown Specific Plan zoning district names;
 - 3. Delete ESMC Article 15-5B (Downtown Commercial (C-RS) Zone);
 - 4. Amend ESMC Chapter 15-33 (Parking In-lieu Fees) to update the Downtown Specific Plan and Smoky Hollow Specific Plan parking in-lieu fee area maps.

SECTION 3: *General Plan Amendment and Specific Plan Amendment Findings.* As required under Government Code § 65454 and ESMC § 15-27-3 and based on the findings set forth in Section 2, the Planning Commission finds:

- A. *That 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 and provide an attractive place to live and work 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 properties in the proposed Downtown Specific Plan area, thereby preserving the medium density and low building profile on the vast majority of properties in the northwest quadrant of the City. In addition, the stated vision of the proposed Downtown Specific Plan is to expand the existing neighborhood serving commercial and residential uses, while maintaining the “small-town” atmosphere. Further, the Specific Plan contains design standards for buildings on private property and outdoor dining areas, and improvements to public sidewalks, open spaces and landscaping that aim to make the Downtown area an attractive place for residents, employees, and visitors.

The proposed specific plan amendment is also consistent with General Plan Land Use Goal LU2: Preservation and Enhancement of El Segundo’s Cultural and Historic Resources, and Objective LU2-2 which encourages

preservation and enhancement of the Downtown's cultural and historical resources. Chapters 2 and 4 of the proposed Downtown Specific Plan include goals and development standards that encourage the preservation and enhancement of potential historical buildings in this area, and ensure new development and improvements are compatible with the historic character of Downtown. In addition, Chapter 7 (Administration) requires a discretionary demolition permit for properties identified as potential historic resources or contributing to a potential historic district to ensure that any demolition does not cause a substantial adverse change in the significance of a historical resource.

The proposed general plan amendment is also consistent with General Plan Land Use Element Goal LU3: Proper Distribution of Residential Land Uses, in that it preserves and protects existing Single-Family Residential uses. The proposed amendment does not alter the designation of any existing Single-Family Residential properties; it affects only properties designated as Commercial or Downtown Specific Plan. In addition, the proposed specific plan amendment includes development, design, and open space standards that help maintain a medium density character in most of the Downtown area. Furthermore, the proposed specific plan amendment includes standards that improve design quality of multi-family residential developments.

The proposed general plan amendment is consistent with Land Use Element Goal LU 4: Provision of a Stable Tax Base for El Segundo Through Commercial Uses. The proposed redesignation of 8.8 acres of Downtown Commercial to Downtown Specific Plan and the incorporation of multi-family residential uses in the Downtown Specific Plan land use designation provides the opportunity to enhance and further stabilize the existing Downtown tax base within a mixed-use environment. In addition, the proposed specific plan amendment establishes a vision to create an economically prosperous Downtown with an appropriate balance of uses to reach its optimal potential. The proposed Specific Plan also addresses provisions for adequate parking, pedestrian-oriented architecture, and evaluation and mitigation of traffic impacts. Furthermore, the proposed Specific Plan includes permitted uses and development standards that will encourage the potential development of an additional 130,000 square feet of retail and restaurant uses, 200,000 square feet of professional office uses, 24,000 square feet of medical office uses, and 300 residential units, which will increase the City's tax base within a mixed-use environment.

The proposed specific plan amendment is consistent with Land Use Element Goal LU 5 to maintain and upgrade the existing excellent parks, recreation, and open space facilities. The proposed Downtown Specific Plan Chapter 4 (Public Realm – Placemaking and Beautification) contains

design guidelines for improving all the public spaces in the Downtown and developing the Civic Center Plaza as a focal recreational point for the community with activities for all ages.

The proposed specific plan amendment is consistent with General Plan Land Use Element Goal LU7: Provision of Quality Infrastructure by providing for quality infrastructure, including improved sidewalks, streets, street lighting, and other streetscape infrastructure improvements. The proposed Downtown Specific Plan Chapters 3 (Public Realm – Multimodal Mobility) and 4 (Public Realm – Placemaking and Beautification) include design guidelines and improvement recommendations for the public right-of-way, including the sidewalks, streets, and alleys, and for all Downtown public open spaces and parking areas.

The proposed general plan amendment is consistent with the Economic Development Element Goal ED3 to preserve and improve the business environment and image of Downtown El Segundo, in that it will enable adoption of the proposed Specific Plan, which strives to preserve and improve the business environment, stabilize the economic viability of the Downtown, improve the appearance of Downtown, improve vehicular circulation, parking, and streetscape, and enhance the pedestrian environment while providing the opportunity for a mix of commercial services. In addition, the proposed Specific Plan permitted uses include a range of commercial and entertainment uses and the proposed development standards include more relaxed limits on density and height, as well as reduced parking compared to current standards, which, in combination, will stimulate new development, business activity, and pedestrian traffic in the Downtown. Furthermore, the Specific Plan contains design standards for private property and design guidelines for the public right-of-way and public open spaces to improve the appearance of private and public spaces in the Downtown.

The proposed specific plan amendment is consistent with General Plan Circulation Element Goal C1: Provision for a Safe, Convenient and Cost-Effective Circulation System in that the proposed Specific Plan provides for a circulation system in the Downtown area that is safe, convenient, and cost-effective. The sidewalk, cycling, transit and roadway improvements planned for Main Street, Grand Avenue, and Richmond Street have been evaluated and can accommodate the circulation needs, and the Specific Plan area will continue to provide emergency vehicle access.

The proposed specific plan amendment is consistent with General Plan Circulation Goal C2: Provision for Alternative Modes of Transportation in that the Specific Plan enhances the pedestrian-oriented environment through widened sidewalks, pedestrian crosswalk improvements, alley

improvements; expands bicycle facilities through provision of dedicated Class II Bike Lanes and related bicycle amenities; and improves the transit system access through improvements to physical infrastructure, such as bus shelters, benches, and bus stop zones.

The proposed general plan amendment is consistent with General Plan Housing Element Goal HE3: 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 by including multi-family residential to the mix of uses permitted in the Downtown Specific Plan Land Use Designation. In addition, the proposed specific plan amendment is consistent with Goal HE3 and Program No. 6, in that the Downtown Specific Plan update increases the permitted residential density and establishes other standards that are estimated to result in 300 additional residential units within the Plan area.

The proposed specific plan amendment is consistent with the objectives and policies in the Open Space and Recreational Element in that the proposed Downtown Specific Plan Chapter No. 4 provides for the development of open space areas such as plazas and courtyards that activate the Downtown.

The proposed specific plan amendment is consistent with Conservation Element Goal CN4: El Segundo Blue Butterfly, in that the Downtown Specific Plan Chapters 2 and 4 contain policies to protect and enhance the quality of the urban landscape of the Downtown and designate habitat areas for the El Segundo Blue Butterfly.

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

The proposed general plan 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 changes the Land Use Designation of three sites from Downtown Commercial to Downtown Specific Plan to ensure consistency with the proposed Downtown Specific Plan's land use regulations.

The proposed specific plan amendment increases the permitted maximum density for residential developments only in the City's Downtown mixed-use environment, thereby preserving those areas throughout the City with a Single-Family Residential Land Use designation.

Further, staff believes the proposed general amendment will add multi-family residential uses to the permitted uses in the Downtown Specific Plan Land Use designation and, thus, directly facilitate and increase the opportunities for 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 specific plan amendment will substantially increase the permitted density for residential uses in the Specific Plan area and, thus directly facilitate and increase the opportunities for 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.

Finally, the potential environmental impacts generated by the proposed amendments were analyzed consistent with the requirements of the California Environmental Quality Act (CEQA). It was determined that the proposed amendments will have less than significant impacts with mitigation as analyzed in the Environmental Impact Report (EIR) for the Downtown Specific Plan update project.

SECTION 4: Zone Change Findings. As required under ESMC § 15-27-3 and based on the findings set forth in Section 2, the Planning Commission finds:

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

The proposed amendment is consistent with General Plan Land Use Element Goal LU1: Maintenance of El Segundo's "Small Town" Atmosphere and provide an attractive place to live and work 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 properties in the proposed Downtown Specific Plan area, thereby preserving the medium density and low building profile on the vast majority of properties in the northwest quadrant of the City. In addition, the stated vision of the proposed Downtown Specific Plan is to expand the existing neighborhood serving commercial and residential uses, while maintaining the "small-town" atmosphere. The Specific Plan contains design standards for buildings on private property and outdoor dining areas, and improvements to public sidewalks, open spaces and landscaping that aim to make the Downtown area an attractive place for residents, employees, and visitors.

The proposed amendment is also consistent with General Plan Land Use Goal LU2: Preservation and Enhancement of El Segundo's Cultural and Historic Resources, and Objective LU2-2 which encourages preservation and enhancement of the Downtown's cultural and historical resources. Chapters 2 and 4 of the Specific Plan include goals and development standards that encourage the preservation and enhancement of potential historical buildings in this area, and ensure new development and improvements are compatible with the historic character of Downtown. In addition, Chapter 7 (Administration) requires a discretionary demolition permit for properties identified as potential historic resources or contributing to a potential historic district to ensure that any demolition does not cause a substantial adverse change in the significance of a historical resource.

The proposed amendment is also consistent with General Plan Land Use Element Goal LU3: Proper Distribution of Residential Land Uses, in that it preserves and protects existing Single-Family Residential uses. The proposed amendment does not alter the designation of any existing Single-Family Residential properties; it affects only properties designated as Commercial or Downtown Specific Plan. In addition, the proposed Downtown Specific Plan includes development, design, and open space standards that help maintain a medium density character in most of the Downtown area, and includes standards that improve design quality of multi-family residential developments.

The proposed amendment is consistent with Land Use Element Goal LU 4: Provision of a Stable Tax Base for El Segundo Through Commercial Uses. The Specific Plan provides the opportunity to enhance and further stabilize the existing Downtown tax base within a mixed-use environment. The Plan strives to create Downtown as the focal point of the community, enhancing the aesthetic environment and upgrading public spaces for Downtown activities. The Specific Plan addresses provisions for adequate parking, pedestrian-oriented architecture, and evaluation and mitigation of traffic impacts. Furthermore, the Specific Plan includes permitted uses and development standards that will encourage the potential development of an additional 130,000 square feet of retail and restaurant uses, 200,000 square feet of professional office uses, 24,000 square feet of medical office uses, and 300 residential units, which will increase the City's tax base within a mixed-use environment.

The proposed amendment is consistent with Land Use Element Goal LU 5 to maintain and upgrade the existing excellent parks, recreation, and open space facilities. The proposed Downtown Specific Plan Chapter 4 (Public Realm – Placemaking and Beautification) contains design guidelines for improving all the public spaces in the Downtown and developing the Civic Center Plaza as a focal recreational point for the community with activities for all ages.

The proposed amendment is consistent with General Plan Land Use Element Goal LU7: Provision of Quality Infrastructure by providing for quality infrastructure, including improved sidewalks, streets, street lighting, and other streetscape infrastructure improvements. The proposed Downtown Specific Plan Chapters 3 (Public Realm – Multimodal Mobility) and 4 (Public Realm – Placemaking and Beautification) include design guidelines and improvement recommendations for the public right-of-way, including the sidewalks, streets, and alleys, and for all Downtown public open spaces and parking areas.

The proposed general plan amendment is consistent with the Economic Development Element Goal ED3 to preserve and improve the business environment and image of Downtown El Segundo, in that the proposed Specific Plan strives to preserve and improve the business environment, stabilize the economic viability of the Downtown, improve the appearance of Downtown, improve vehicular circulation, parking, and streetscape, and enhance the pedestrian environment while providing the opportunity for a mix of commercial services. In addition, the proposed Specific Plan permitted uses include a range of commercial and entertainment uses and the proposed development standards include more relaxed limits on density and height, as well as reduced parking compared to current standards, which, in combination, will stimulate new development, business activity, and pedestrian traffic in the Downtown. Furthermore, the Specific Plan contains design standards for private property and design guidelines for the public right-of-way and public open spaces to improve the appearance of private and public spaces in the Downtown.

The proposed general plan amendment is consistent with General Plan Circulation Element Goal C1: Provision for a Safe, Convenient and Cost-Effective Circulation System in that the proposed Specific Plan provides for a circulation system in the Downtown area that is safe, convenient, and cost-effective. The sidewalk, cycling, transit and roadway improvements planned for Main Street, Grand Avenue, and Richmond Street have been evaluated and can accommodate the circulation needs, and the Specific Plan area will continue to provide emergency vehicle access.

The proposed general plan amendment is consistent with General Plan Circulation Goal C2: Provision for Alternative Modes of Transportation in that the Specific Plan enhances the pedestrian-oriented environment through widened sidewalks, pedestrian crosswalk improvements, alley improvements; expands bicycle facilities through provision of dedicated Class II Bike Lanes and related bicycle amenities; and improves the transit system access through improvements to physical infrastructure, such as bus shelters, benches, and bus stop zones.

The proposed general plan amendment is consistent with General Plan Housing Element Goal HE3: 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 Downtown Specific Plan update, which increases the permitted residential density and establishes other standards that are estimated to result in 300 additional residential units within the Plan area.

The proposed amendment is consistent with the objectives and policies in the Open Space and Recreational Element in that the Plan provides for the development of open space areas such as plazas and courtyards that activate the Downtown.

The proposed amendment is consistent with Conservation Element Goal CN4: El Segundo Blue Butterfly, in that the Plan protects and enhances the quality of the urban landscape of the Downtown and designates habitat areas for the El Segundo Blue Butterfly.

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 changes the Land Use Designation of three sites from Downtown Commercial to Downtown Specific Plan to ensure consistency with the proposed Downtown Specific Plan's land use regulations.

In addition, the proposed amendment will increase the permitted maximum density for residential developments, which helps focus the increased density in the City's Downtown mixed-use environment and preserves those areas with a Single-Family Residential Land Use designation.

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.

Finally, the potential environmental impacts generated by the proposed amendment were analyzed consistent with the requirements of CEQA. It was determined that the proposed amendment will have less than significant impacts with mitigation as analyzed in the EIR for the Downtown Specific Plan update.

- 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 three sites totaling approximately 8.8 acres and currently zoned Downtown Commercial (C-RS) to the proposed Downtown Specific Plan. 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 Regional Housing Needs Assessment (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 units under existing zoning and determined that it would 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 higher 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 meets 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 rezoning of three sites totaling approximately 8.8 acres from Downtown Commercial (C-RS) to the proposed Downtown Specific Plan provides 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 rezoning 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 a Department of Housing and Community Development (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 the CEQA. It was determined that the proposed amendment will have less than significant impacts with mitigation as analyzed in the EIR for the Downtown Specific Plan update.

SECTION 5: Zone Text Amendment Findings. As required under ESMC § 15-27-3 and based on the findings set forth in Section 2, the Planning Commission finds:

A. The amendment is consistent with the General Plan.

The proposed zone text amendment is consistent with General Plan Land Use Element Land Use Designation descriptions in that it eliminates ESMC provisions related to the Downtown Commercial Land Use Designation, which is proposed to be eliminated by the Downtown Specific Plan Update project.

In addition, the proposed amendment changes the Downtown Specific Plan zoning district names in the ESMC to ensure consistency with the proposed Downtown Specific Plan update.

Further, the proposed amendment creates a new parking in-lieu fee area in ESMC Chapter 15-27 to ensure consistency with the parking provisions of the proposed Downtown Specific Plan and enable the implementation of a parking in-lieu fee program in the proposed Downtown Specific Plan.

- 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 changes the Land Use Designation of three sites from Downtown Commercial to Downtown Specific Plan to ensure consistency with the proposed Downtown Specific Plan's land use regulations.

In addition, the proposed amendment is necessary ensure consistency between ESMC Title 15 (Zoning Code) and the proposed changes to the City's Zoning Map.

Further, the proposed amendment will establish a parking in-lieu fee area for the Downtown Specific Plan area in ESMC Chapter 15-27, which is necessary to implement the parking in-lieu fee program, a component of the overall parking and mobility strategy in the proposed Downtown Specific Plan.

Finally, the potential environmental impacts generated by the proposed amendment were analyzed consistent with the requirements of the CEQA. It was determined that the proposed amendment will have less than significant impacts with mitigation as analyzed in the EIR for the Downtown Specific Plan update.

SECTION 6: *Environmental Assessment.* The Planning Commission makes the following environmental findings based on the whole of the administrative record:

- A. The City completed a Draft EIR for this project. A noticed Public Scoping meeting was held on February 2, 2023, pursuant to CEQA Guidelines §15083. A Notice of Preparation of the DEIR was circulated for public review from January 12, 2023, to February 13, 2023, pursuant to CEQA Guidelines §15082. A Notice of Completion for the DEIR was filed with the State Office of Planning and Research on January 31, 2024, pursuant to CEQA Guidelines §15085. The public comment and review period for the DEIR was open between February 2, 2024, and March 18, 2024 in compliance with CEQA Guidelines §15087;

- B. The DEIR, attached hereto as Exhibit A and incorporated by reference, was presented to the Planning Commission and each commissioner has independently reviewed and considered the DEIR and its appendices prior to making a recommendation on the Project. Furthermore, each commissioner has reviewed and considered the testimony and other additional evidence presented at or prior to the public hearing on April 25, 2024;
- C. The DEIR is an accurate and complete statement of the potential environmental impacts of the project and is in compliance with CEQA and the CEQA Guidelines. The EIR was prepared under the City's direction and reflects its independent judgment and good faith analysis of the potential environmental impacts and includes substantive and thorough responses to comments received during the public review period;
- D. In response to comments from the public and other public agencies, some other minor changes have been made to the Draft EIR, which is attached as Exhibit A. In accordance with CEQA, the Planning Commission finds as follows:
1. Factual corrections and minor changes have been set forth as clarifications and modifications to the Draft EIR;
 2. The factual corrections and minor changes to the Draft EIR are not substantial changes in the Draft EIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the project, a feasible way to mitigate or avoid such an effect, or a feasible project alternative;
 3. The factual corrections and minor changes to the Draft EIR will not result in new significant environmental effects or substantially increase the severity of the previously identified significant effects disclosed in the Draft EIR;
 4. The factual corrections and minor changes to the Draft EIR do not involve mitigation measures or alternatives that are considerably different from those analyzed in the Draft EIR that would substantially reduce one or more significant effect on the environment; and
 5. The factual corrections and minor changes to the Draft EIR do not render the Draft EIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Therefore, none of the conditions set forth in CEQA requiring recirculation of a Draft EIR have been met. Incorporation of the factual corrections and minor changes to the Draft EIR into the Final EIR does not require the EIR to be recirculated for public comment.

- E. Based on the foregoing, and on the evidence in the record as a whole, the Planning Commission hereby finds that all potentially significant environmental impacts resulting from the project have been eliminated or mitigated to a less than significant level.

SECTION 7: Recommendations.

- A. The Planning Commission recommends that the City Council certify a Final EIR and adopt a Mitigation Monitoring and Reporting Program (MMRP) for the Downtown Specific Plan Update project as set forth in Exhibit A;
- B. The Planning Commission recommends that the City Council approve General Plan Amendment No. GPA 21-01 as set forth in Exhibits B-E below:

Exhibit B: General Plan Land Use Designation Descriptions
Exhibit C: General Plan Land Use Plan Excerpts (NW Quadrant)
Exhibit D: General Plan Land Use Plan Existing Trends Buildout
Exhibit E: General Plan Map Changes; and

- C. The Planning Commission recommends that the City Council adopt the Ordinance attached as Exhibit “F” which would implement the Specific Plan Amendment, Zone Change, and Zone Text Amendment.

SECTION 8: The amendments to ESMC Title 15 as identified herein shall apply to all development applications submitted after the effective date of the adoption of said ordinance and to all development applications that have not been deemed complete prior to the effective date of the adoption of said ordinance.

SECTION 9: Reliance on Record. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 10: Limitations. The Planning Commission’s analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 11: This Resolution will remain effective unless and until superseded by a subsequent resolution.

SECTION 12: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

PASSED AND ADOPTED this ____ day of _____ 2024.

Chair Michelle Keldorf
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary and
Community Development Director

Keldorf -
Hoeschler -
Newman -
Maggay -
Inga -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Joaquin Vazquez, Deputy City Attorney

Exhibit “A” to Planning Commission Resolution
No. 2950: Downtown Specific Plan
Environmental Impact Report

Can be found on the City [Downtown Specific Plan Update website](#) and the following links:

1. [Draft EIR](#)
2. [Draft EIR Appendices](#)
3. [Final EIR](#)

RESOLUTION NO. 2950
EXHIBIT "B"

El Segundo General Plan Land Use Element Excerpts - Page 3-6

Modify the following text on pages 3-6 through 3-8

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.

~~**Downtown Commercial**~~

~~Permits community serving retail, community serving office, and residential on the floor above street level only if commercial is on the street level. Residential uses are limited to a maximum density of 10 dwelling units per acre. This designation is intended to provide an integrated community serving commercial area downtown. The maximum floor area ratio (FAR) allowed is 1.0.~~

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 ~~Sepulveda~~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).

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)

RESOLUTION NO. 2950
EXHIBIT “C”

General Plan Land Use Plan Excerpt Pages 3-10 thru 3-12

Modify the following text on pages 3-10 and 3-12:

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.

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.

The 222 Kansas Street Specific Plan (222 KSSP) consists of 4.83 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.

The Downtown area is designated as ~~Downtown Commercial (8.4 acres)~~ and Downtown Specific Plan (26.335.1 acres), where existing uses are already of a community-serving nature. There are also 7.0 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.

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.

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 (17.8 ac) allowing a mix of office uses, similar to what exists there now, with retail in the lobby.

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.”

RESOLUTION NO. 2950
EXHIBIT “D”
GENERAL PLAN LAND USE PLAN EXISTING TRENDS BUILDOUT

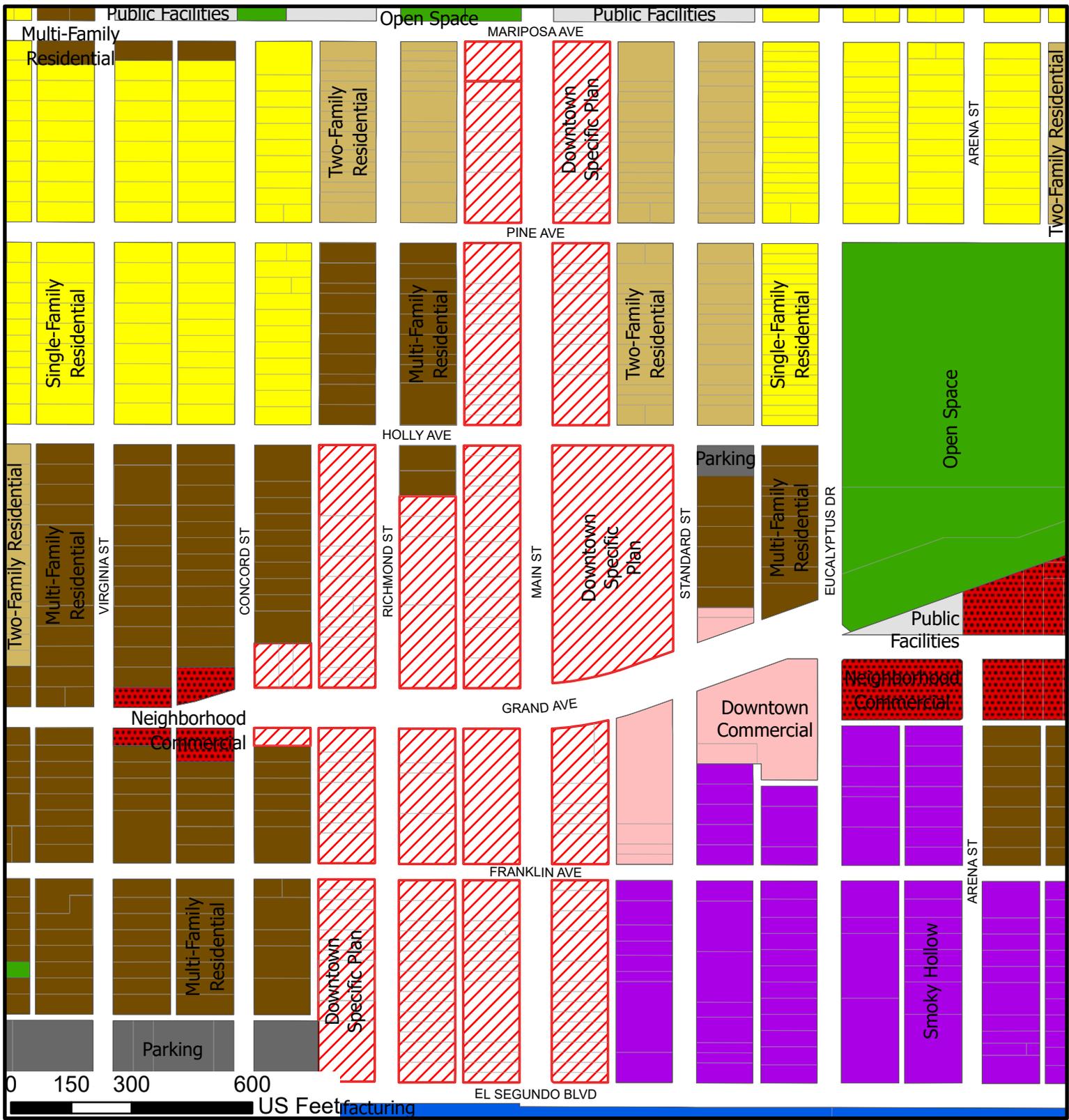
1992 General Plan Summary of Existing Trends Buildout			
Land Use Category	Acres	Dwelling Units	Square Footage
Single-Family Residential	357.2	2,858	-
Two-Family Residential	57.4	934	-
540 East Imperial Avenue Specific Plan	-	-	-
Multi-Family Residential	5.65	58	-
Pacific Coast Commons Specific Plan	119.7	3,531	-
Mixed-Use Overlay ³²	6.38	263	293,650
Housing Overlay ³²	-	335	-
Neighborhood Commercial	-	195	-
Downtown Commercial	6.6	85 ¹	89,110
General Commercial	8.8	18 ⁺	383,328
Corporate Office	32.62	-	1,421,093
Commercial Center	213.62	-	12,461,324
Smoky Hollow Specific Plan	85.8	-	850,000
Urban Mixed-Use North	94.3	126	2,973,010
Urban Mixed-Use South	232.5	-	13,166,010
124 th Street Specific Plan	70.6	-	3,997,936
Aviation Specific Plan	3.9	1	73,530
Downtown Specific Plan	5.4	-	66,000
Corporate Campus Specific Plan	26.3	232 ⁺	1,145,628
199 North Continental Boulevard Specific Plan	35.1	383	1,534,970
222 Kansas Street Specific Plan	46.5	-	2,550,000
888 No. Sepulveda Boulevard Specific Plan	-	-	-
El Segundo South Campus Specific Plan	1.75	-	70,132
Parking	4.65	-	121,532
Light Industrial	2.98	-	206,710
Heavy Industrial	-	-	-
Public Facilities	142.28	-	4,231,547
Federal Government	9.95	-	-
Open Space	213.82	-	16,190,266
Parks	1001	-	- ²¹
Street and Railroad R.O.W	87.9	-	-
Totals	90.6	-	-
Population Projection	77.0	-	-
	50	-	-
	442.6	-	-
	3,497	8,617	60,290,806
		8,768	60,296,820

~~1 Existing construction and recently constructed, renovated commercial centers and legal non-conforming residential uses at densities that are currently higher than allowed by the land use designations in this plan will not realistically be converted to mixed commercial/residential uses and these buildings are expected to remain for the life of the Plan.~~

~~2~~ **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.

~~3~~ **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.

Downtown El Segundo EXHIBIT "E"



City of El Segundo

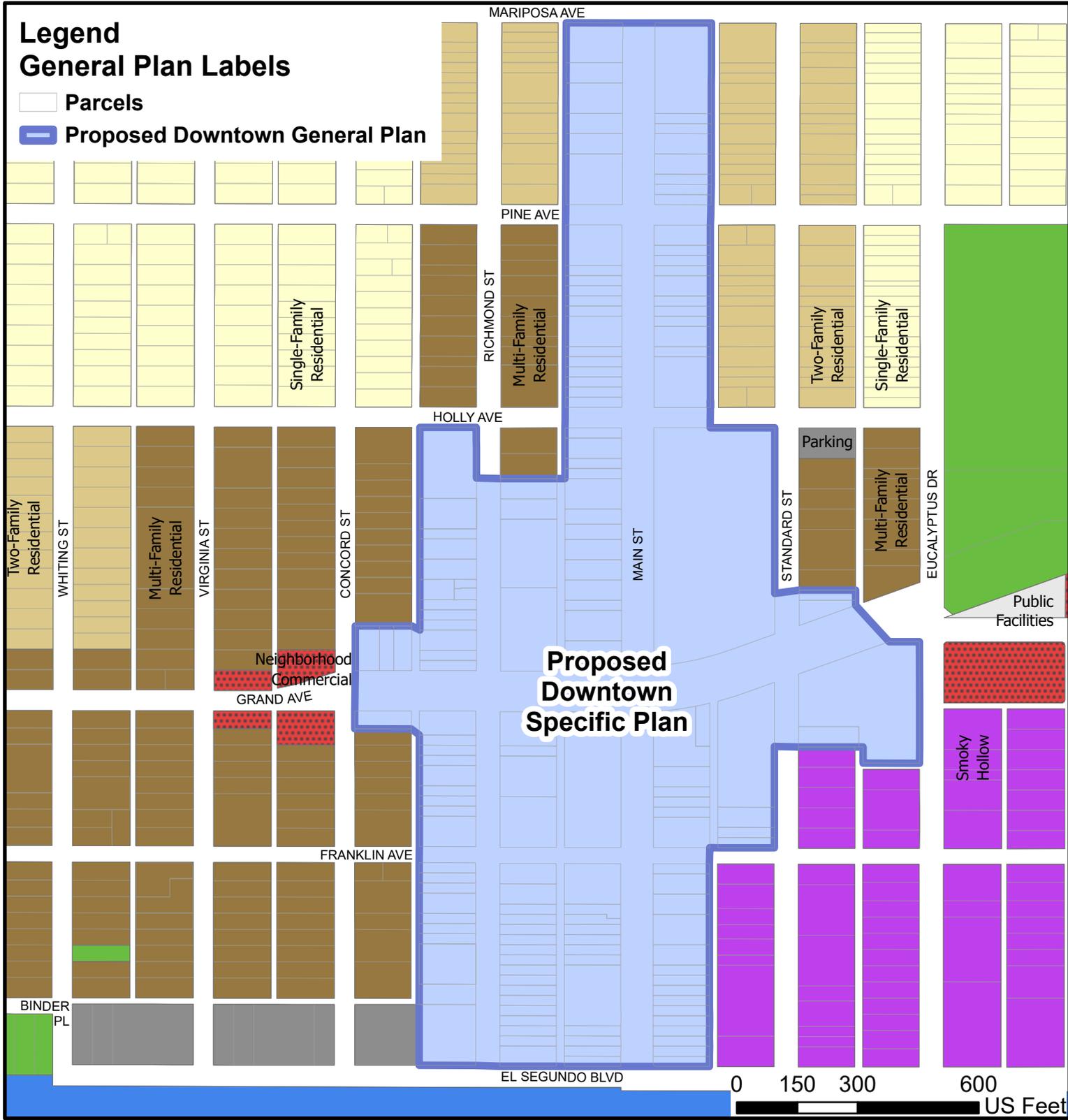
Current General Plan



Downtown El Segundo

Legend General Plan Labels

-  Parcels
-  Proposed Downtown General Plan



City of El Segundo

Proposed General Plan



**PLANNING COMMISSION RESOLUTION NO. 2950
EXHIBIT “F”**

ORDINANCE NO. _____

AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT NO. 21-01, ZONE CHANGE NO. ZC 21-01, AND ZONE TEXT AMENDMENT NO. ZTA 21-07 IMPLEMENTING THE DOWNTOWN SPECIFIC PLAN UPDATE PROEJCT

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

SECTION 1: The Council finds and declares as follows:

- A. On August 1, 2000, the City Council adopted the Downtown Specific Plan;
- B. On August 16, 2021, the City initiated the process to update the Downtown Specific Plan with the goals of helping its businesses, providing more housing, and finding parking solutions, while maintaining its general feel and character;
- C. On May 25, 2023, the City and consultant team completed a draft of the Downtown Specific Plan Draft Specific Plan and released it for public review;
- D. The City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”);
- E. An Environmental Impact Report (EIR) was prepared pursuant to the requirements of CEQA and the CEQA Guidelines;
- F. On April 25, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the proposed ordinance, including, without limitation, information provided to the Planning Commission by City staff and public testimony;
- G. After the close of the public hearing, the Planning Commission adopted Resolution No. 2950 recommending and the City Council approved the Downtown Specific Plan Update project including, without limitation, adopting this Ordinance;
- H. On April 25, 2024, notice of a public hearing on the proposed Downtown Specific Plan Update project was published in the *El Segundo Herald* and

mailed to all property owners within 300 feet and all occupants within 150 feet of the proposed Downtown Specific Plan;

- I. On May 7, 2024, the City Council held a public hearing and considered the information provided by City staff and public testimony regarding the proposed Downtown Specific Plan Update project and 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 May 7, 2024 hearing and the staff report submitted by the Community Development Department.

SECTION 2: *Environmental Assessment.* Prior to adopting this Ordinance, the City Council adopted Resolution No. ____ certifying a Final Environmental Impact Report (FEIR) and adopting a mitigation monitoring and reporting program (MMRP) for this Project which, among other things, properly assesses the environmental impact of this Ordinance, and the Project, in accordance with CEQA. This Ordinance incorporates by reference the environmental findings and analysis set forth in Resolution No. ____.

SECTION 3: *General Plan Amendment.* Prior to adopting this Ordinance, the City Council adopted Resolution No. ____ approving General Plan Amendment No. GPA 21-01 to:

- A. Change the land use map designation for three sites (including seven parcels) totaling 8.8 acres from Downtown Commercial to Downtown Specific Plan;
- B. Update the Downtown Specific Plan land use designation description;
- C. Remove the Downtown Commercial land use designation description;
- D. Update the description of the City's northwest quadrant in the land use plan; and
- E. Update the Downtown Specific Plan area and city build-out projections.

SECTION 4: *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. On November 15, 2022, the City adopted its General Plan 2021-2029 Housing Element;
- E. Program 6 (Provision of Adequate Sites) of the 2021-2029 Housing Element calls for specific rezoning actions, including completing a comprehensive Downtown Specific Plan update, to help the City meet its RHNA allocation goal;
- F. The proposed Specific Plan will expand by approximately 8.8 acres and move the east boundary of the Specific Plan to Eucalyptus Drive. This expansion will include several parcels that currently have a General Plan Land Use designation of Downtown Commercial and are zoned Downtown Commercial (C-RS);
- G. The proposed General Plan amendment will:
 - 1. Change the land use map designation for three sites totaling 8.8 acres from Downtown Commercial to Downtown Specific Plan;
 - 2. Update the Downtown Specific Plan land use designation description;
 - 3. Remove the Downtown Commercial land use designation description;
 - 4. Update the description of the City's northwest quadrant in the land use plan; and
 - 5. Update the Downtown Specific Plan area and city build-out projections.
- H. The proposed Specific Plan update increases the permitted density and building height and reduces parking requirements to incentivize new development within the Specific Plan area. It is anticipated that the Specific Plan update will potentially result in new development, including up to 300 residential units, 200,000 square feet of office uses, 130,000 square feet of retail and restaurant uses, and 24,000 of medical office uses. In addition, for the conversion of existing buildings from one permitted use to another, there will be no additional parking requirement. The reduced parking and conversion exemption for commercial uses will reduce construction cost,

incentivize new development, and help attract new businesses to the Downtown.

- I. The proposed amendment will increase the permitted density and height only on properties in the proposed Downtown Specific Plan, thereby preserving the medium density and low building profile on the vast majority of properties in the northwest quadrant of the City;
- J. 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 designation of any existing Single-Family Residential properties; it affects only properties designated as Downtown Commercial or Downtown Specific Plan;
- K. The proposed roadway improvements on Main Street, Grand Avenue, and Richmond Street have been evaluated and can accommodate the circulation needs, and the Specific Plan area will continue to provide emergency vehicle access;
- L. The proposed Specific Plan includes street improvements to maintain acceptable levels of service, transit improvements to increase ridership, and parking improvements and programs to address future parking demand. It proposes enhancements to alternative transportation, including widened sidewalks, pedestrian and bicycle facilities, and other streetscape infrastructure, which will further enhance the pedestrian environment and alternative transportation activity;
- M. The Plan provides design guidelines for the development of open space areas such as plazas and courtyards that activate the Downtown, increase the use of landscaping, and designates habitat areas for the El Segundo Blue Butterfly;
- N. The proposed Zone Text Amendment will:
 - 1. Amend ESMC Section 15-3-1 (Designation of Zone Names) to delete the Downtown Commercial (C-RS) zone;
 - 2. Amend ESMC Section 15-3-2 (Specific Plan Zones) to amend the Downtown Specific Plan zoning district names;
 - 3. Delete ESMC Article 15-5B (Downtown Commercial (C-RS) Zone);
 - 4. Amend ESMC Chapter 15-33 (Parking In-lieu Fees) to update the Downtown Specific Plan and Smoky Hollow Specific Plan parking in-lieu fee area maps.

SECTION 5: Specific Plan Amendment Findings. As required under ESMC § 15-27-3 and based on the findings set forth in Sections 2, 3, and 4 the City Council finds:

A. *That the amendment is consistent with the General Plan.*

The proposed specific plan amendment is consistent with General Plan Land Use Element Goal LU1: Maintenance of El Segundo's "Small Town" Atmosphere and provide an attractive place to live and work 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 properties in the proposed Downtown Specific Plan area, thereby preserving the medium density and low building profile on the vast majority of properties in the northwest quadrant of the City. In addition, the stated vision of the proposed Downtown Specific Plan is to expand the existing neighborhood serving commercial and residential uses, while maintaining the "small-town" atmosphere. Further, the Specific Plan contains design standards for buildings on private property and outdoor dining areas, and improvements to public sidewalks, open spaces and landscaping that aim to make the Downtown area an attractive place for residents, employees, and visitors.

The proposed specific plan amendment is also consistent with General Plan Land Use Goal LU2: Preservation and Enhancement of El Segundo's Cultural and Historic Resources, and Objective LU2-2 which encourages preservation and enhancement of the Downtown's cultural and historical resources. Chapters 2 and 4 of the proposed Downtown Specific Plan include goals and development standards that encourage the preservation and enhancement of potential historical buildings in this area, and ensure new development and improvements are compatible with the historic character of Downtown. In addition, Specific Plan Chapter 7 (Administration) requires a discretionary demolition permit for properties identified as potential historic resources or contributing to a potential historic district to ensure that any demolition does not cause a substantial adverse change in the significance of a historical resource.

The proposed specific plan amendment is also consistent with General Plan Land Use Element Goal LU3: Proper Distribution of Residential Land Uses, in that it preserves and protects existing Single-Family Residential uses. The proposed amendment does not alter the designation of any existing Single-Family Residential properties; it affects only properties designated as Commercial or Downtown Specific Plan. In addition, the proposed specific plan amendment includes development, design, and open space standards that help maintain a medium density character in most of the Downtown area. Furthermore, the proposed specific plan amendment includes standards that improve design quality of multi-family residential

developments.

The proposed specific plan amendment is consistent with Land Use Element Goal LU 4: Provision of a Stable Tax Base for El Segundo Through Commercial Uses. The proposed Downtown Specific Plan provides an opportunity to enhance and further stabilize the existing Downtown tax base within a mixed-use environment. In addition, the proposed specific plan amendment establishes a vision to create an economically prosperous Downtown with an appropriate balance of uses to reach its optimal potential. The proposed Specific Plan also addresses provisions for adequate parking, pedestrian-oriented architecture, and evaluation and mitigation of traffic impacts. Furthermore, the proposed Specific Plan includes permitted uses and development standards that will encourage the potential development of an additional 130,000 square feet of retail and restaurant uses, 200,000 square feet of professional office uses, 24,000 square feet of medical office uses, and 300 residential units, which will increase the City's tax base within a mixed-use environment.

The proposed specific plan amendment is consistent with Land Use Element Goal LU 5 to maintain and upgrade the existing excellent parks, recreation, and open space facilities. The proposed Downtown Specific Plan Chapter 4 (Public Realm – Placemaking and Beautification) contains design guidelines for improving all the public spaces in the Downtown and developing the Civic Center Plaza as a focal recreational point for the community with activities for all ages.

The proposed specific plan amendment is consistent with General Plan Land Use Element Goal LU7: Provision of Quality Infrastructure by providing for quality infrastructure, including improved sidewalks, streets, street lighting, and other streetscape infrastructure improvements. The proposed Downtown Specific Plan Chapters 3 (Public Realm – Multimodal Mobility) and 4 (Public Realm – Placemaking and Beautification) include design guidelines and improvement recommendations for the public right-of-way, including the sidewalks, streets, and alleys, and for all Downtown public open spaces and parking areas.

The proposed specific plan amendment is consistent with the Economic Development Element Goal ED3 to preserve and improve the business environment and image of Downtown El Segundo, in that the proposed Specific Plan strives to preserve and improve the business environment, stabilize the economic viability of the Downtown, improve the appearance of Downtown, improve vehicular circulation, parking, and streetscape, and enhance the pedestrian environment while providing the opportunity for a mix of commercial services. In addition, the proposed Specific Plan permitted uses include a range of commercial and entertainment uses and the proposed development standards include more relaxed limits on density

and height, as well as reduced parking compared to current standards, which, in combination, will stimulate new development, business activity, and pedestrian traffic in the Downtown. Furthermore, the Specific Plan contains design standards for private property and design guidelines for the public right-of-way and public open spaces to improve the appearance of private and public spaces in the Downtown.

The proposed specific plan amendment is consistent with General Plan Circulation Element Goal C1: Provision for a Safe, Convenient and Cost-Effective Circulation System in that the proposed Specific Plan provides for a circulation system in the Downtown area that is safe, convenient, and cost-effective. The sidewalk, cycling, transit and roadway improvements planned for Main Street, Grand Avenue, and Richmond Street have been evaluated and can accommodate the circulation needs, and the Specific Plan area will continue to provide emergency vehicle access.

The proposed specific plan amendment is consistent with General Plan Circulation Goal C2: Provision for Alternative Modes of Transportation in that the Specific Plan enhances the pedestrian-oriented environment through widened sidewalks, pedestrian crosswalk improvements, alley improvements; expands bicycle facilities through provision of dedicated Class II Bike Lanes and related bicycle amenities; and improves the transit system access through improvements to physical infrastructure, such as bus shelters, benches, and bus stop zones.

The proposed specific plan amendment is consistent with General Plan Housing Element Goal HE3: 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 by increasing the permitted residential density and establishing other standards that are estimated to result in 300 additional residential units within the Plan area.

The proposed specific plan amendment is consistent with the objectives and policies in the Open Space and Recreational Element in that the proposed Downtown Specific Plan Chapter No. 4 provides for the development of open space areas such as plazas and courtyards that activate the Downtown.

The proposed specific plan amendment is consistent with Conservation Element Goal CN4: El Segundo Blue Butterfly, in that the Downtown Specific Plan Chapters 2 and 4 contain policies to protect and enhance the quality of the urban landscape of the Downtown and designate habitat areas for the El Segundo Blue Butterfly.

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

The proposed specific plan 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 land use regulations for a 35.1-acre Downtown Specific Plan area including permitted uses, development and design standards, as well as public improvements for the purpose of creating an economically prosperous Downtown while serving the public health, safety, and general welfare.

The proposed specific plan amendment increases the permitted maximum density for residential developments only in the City's Downtown mixed-use environment, thereby preserving those areas throughout the City with a Single-Family Residential Land Use designation.

The proposed specific plan amendment will substantially increase the permitted density for residential uses in the Specific Plan area and, thus directly facilitate and increase the opportunities for 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.

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 amendment will have less than significant impacts with mitigation as analyzed in the Environmental Impact Report (EIR) for the Downtown Specific Plan update project.

SECTION 6: Zone Change Findings. As required under ESMC § 15-27-3 and based on the findings set forth in Sections 2, 3, 4 the City Council finds:

A. The amendment is consistent with the General Plan.

The proposed amendment is consistent with General Plan Land Use Element Goal LU1: Maintenance of El Segundo's "Small Town" Atmosphere and provide an attractive place to live and work 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 properties in the proposed Downtown Specific Plan area, thereby preserving the medium density and low building profile on the vast majority of properties in the northwest quadrant of the City. In addition, the stated vision of the proposed Downtown Specific Plan is to expand the existing

neighborhood serving commercial and residential uses, while maintaining the “small-town” atmosphere. The Specific Plan contains design standards for buildings on private property and outdoor dining areas, and improvements to public sidewalks, open spaces and landscaping that aim to make the Downtown area an attractive place for residents, employees, and visitors.

The proposed amendment is also consistent with General Plan Land Use Goal LU2: Preservation and Enhancement of El Segundo’s Cultural and Historic Resources, and Objective LU2-2 which encourages preservation and enhancement of the Downtown’s cultural and historical resources. Chapters 2 and 4 of the Specific Plan include goals and development standards that encourage the preservation and enhancement of potential historical buildings in this area, and ensure new development and improvements are compatible with the historic character of Downtown. In addition, Chapter 7 (Administration) requires a discretionary demolition permit for properties identified as potential historic resources or contributing to a potential historic district to ensure that any demolition does not cause a substantial adverse change in the significance of a historical resource.

The proposed amendment is also consistent with General Plan Land Use Element Goal LU3: Proper Distribution of Residential Land Uses, in that it preserves and protects existing Single-Family Residential uses. The proposed amendment does not alter the designation of any existing Single-Family Residential properties; it affects only properties designated as Commercial or Downtown Specific Plan. In addition, the proposed Downtown Specific Plan includes development, design, and open space standards that help maintain a medium density character in most of the Downtown area, and includes standards that improve design quality of multi-family residential developments.

The proposed amendment is consistent with Land Use Element Goal LU 4: Provision of a Stable Tax Base for El Segundo Through Commercial Uses. The Specific Plan provides the opportunity to enhance and further stabilize the existing Downtown tax base within a mixed-use environment. The Plan strives to create Downtown as the focal point of the community, enhancing the aesthetic environment and upgrading public spaces for Downtown activities. The Specific Plan addresses provisions for adequate parking, pedestrian-oriented architecture, and evaluation and mitigation of traffic impacts. Furthermore, the Specific Plan includes permitted uses and development standards that will encourage the potential development of an additional 130,000 square feet of retail and restaurant uses, 200,000 square feet of professional office uses, 24,000 square feet of medical office uses, and 300 residential units, which will increase the City’s tax base within a mixed-use environment.

The proposed amendment is consistent with Land Use Element Goal LU 5 to maintain and upgrade the existing excellent parks, recreation, and open space facilities. The proposed Downtown Specific Plan Chapter 4 (Public Realm – Placemaking and Beautification) contains design guidelines for improving all the public spaces in the Downtown and developing the Civic Center Plaza as a focal recreational point for the community with activities for all ages.

The proposed amendment is consistent with General Plan Land Use Element Goal LU7: Provision of Quality Infrastructure by providing for quality infrastructure, including improved sidewalks, streets, street lighting, and other streetscape infrastructure improvements. The proposed Downtown Specific Plan Chapters 3 (Public Realm – Multimodal Mobility) and 4 (Public Realm – Placemaking and Beautification) include design guidelines and improvement recommendations for the public right-of-way, including the sidewalks, streets, and alleys, and for all Downtown public open spaces and parking areas.

The proposed general plan amendment is consistent with the Economic Development Element Goal ED3 to preserve and improve the business environment and image of Downtown El Segundo, in that the proposed Specific Plan strives to preserve and improve the business environment, stabilize the economic viability of the Downtown, improve the appearance of Downtown, improve vehicular circulation, parking, and streetscape, and enhance the pedestrian environment while providing the opportunity for a mix of commercial services. In addition, the proposed Specific Plan permitted uses include a range of commercial and entertainment uses and the proposed development standards include more relaxed limits on density and height, as well as reduced parking compared to current standards, which, in combination, will stimulate new development, business activity, and pedestrian traffic in the Downtown. Furthermore, the Specific Plan contains design standards for private property and design guidelines for the public right-of-way and public open spaces to improve the appearance of private and public spaces in the Downtown.

The proposed general plan amendment is consistent with General Plan Circulation Element Goal C1: Provision for a Safe, Convenient and Cost-Effective Circulation System in that the proposed Specific Plan provides for a circulation system in the Downtown area that is safe, convenient, and cost-effective. The sidewalk, cycling, transit and roadway improvements planned for Main Street, Grand Avenue, and Richmond Street have been evaluated and can accommodate the circulation needs, and the Specific Plan area will continue to provide emergency vehicle access.

The proposed general plan amendment is consistent with General Plan Circulation Goal C2: Provision for Alternative Modes of Transportation in

that the Specific Plan enhances the pedestrian-oriented environment through widened sidewalks, pedestrian crosswalk improvements, alley improvements; expands bicycle facilities through provision of dedicated Class II Bike Lanes and related bicycle amenities; and improves the transit system access through improvements to physical infrastructure, such as bus shelters, benches, and bus stop zones.

The proposed general plan amendment is consistent with General Plan Housing Element Goal HE3: 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 Downtown Specific Plan update, which increases the permitted residential density and establishes other standards that are estimated to result in 300 additional residential units within the Plan area.

The proposed amendment is consistent with the objectives and policies in the Open Space and Recreational Element in that the Plan provides for the development of open space areas such as plazas and courtyards that activate the Downtown.

The proposed amendment is consistent with Conservation Element Goal CN4: El Segundo Blue Butterfly, in that the Plan protects and enhances the quality of the urban landscape of the Downtown and designates habitat areas for the El Segundo Blue Butterfly.

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 changes the Land Use Designation of three sites from Downtown Commercial to Downtown Specific Plan to ensure consistency with the proposed Downtown Specific Plan's land use regulations.

In addition, the proposed amendment will increase the permitted maximum density for residential developments, which helps focus the increased density in the City's Downtown mixed-use environment and preserves those areas with a Single-Family Residential Land Use designation.

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.

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 amendment will have less than significant impacts with mitigation as analyzed in the Environmental Impact Report (EIR) for the Downtown Specific Plan update.

- 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 three sites totaling approximately 8.8 acres and currently zoned Downtown Commercial (C-RS) to the proposed Downtown Specific Plan. 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 Regional Housing Needs Assessment (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 units under existing zoning and determined that it would 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 higher 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 rezoning of three sites totaling approximately 8.8 acres from Downtown Commercial (C-RS) to the proposed Downtown Specific Plan provides 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 rezoning 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 a Department of Housing and Community Development (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 the California Environmental Quality Act (CEQA). It was determined that the proposed amendment will have less than significant impacts with mitigation as analyzed in the Environmental Impact Report (EIR) for the Downtown Specific Plan update.

SECTION 7: Zone Text Amendment Findings. As required under ESMC § 15-27-3 and based on the findings set forth in Section 2, 3, and 4 the City Council finds:

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

The proposed zone text amendment is consistent with General Plan Land Use Element Land Use Designation descriptions in that it eliminates ESMC provisions related to the Downtown Commercial Land Use Designation, which is proposed to be eliminated by the Downtown Specific Plan Update project.

In addition, the proposed amendment changes the Downtown Specific Plan zoning district names in the ESMC to ensure consistency with the proposed Downtown Specific Plan update.

Further, the proposed amendment creates a new parking in-lieu fee area in ESMC Chapter 15-27 to ensure consistency with the parking provisions of the proposed Downtown Specific Plan and enable the implementation of a parking in-lieu fee program in the proposed Downtown Specific Plan.

- 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 changes the Land Use Designation of three sites from Downtown Commercial to Downtown Specific Plan to ensure consistency with the proposed Downtown Specific Plan’s land use regulations.

In addition, the proposed amendment is necessary ensure consistency between ESMC Title 15 (Zoning Code) and the proposed changes to the City’s Zoning Map.

Further, the proposed amendment will establish a parking in-lieu fee area for the Downtown Specific Plan area in ESMC Chapter 15-27, which is necessary to implement the parking in-lieu fee program, a component of the overall parking and mobility strategy in the proposed Downtown Specific Plan.

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 amendment will have less than significant impacts with mitigation as analyzed in the Environmental Impact Report (EIR) for the Downtown Specific Plan update.

SECTION 8: ESMC Section 15-3-1 (Designation of Zone Names) is amended 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
MU-O	Mixed-Use Overlay
H-O	Housing Overlay
O-S	Open Space Zone
P	Automobile Parking Zone
P-F	Public Facilities Zone

SECTION 9: ESMC Section 15-3-2 (Specific Plan Zones) is amended to read as follows:

15-3-2: SPECIFIC PLAN ZONES:

A. 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 City has adopted the following specific plan areas which function as the Zoning Code for specific areas:

1. Smoky Hollow Specific Plan: There are four (4) classes of use zones intended to be used within the boundaries of the Smoky Hollow specific plan. These zones include:

- SH-W - Smoky Hollow West Zoning District
- SH-E - Smoky Hollow East Zoning District
- P-F - Public Facilities Zoning District
- P - Automobile Parking Zoning District

2. 124th Street Specific Plan: There is one zone intended to be used within the boundaries of the 124th Street specific plan. This zone is:

- 124th Street SP - 124th Street Specific Plan

3. Aviation Specific Plan: There is one use zone intended to be used within the boundaries of the aviation specific plan. This zone is:

- ASP - Aviation Specific Plan Zone

4. Downtown Specific Plan: There are ~~six (6)~~**four** classes of use districts intended to be used within the boundaries of the downtown specific plan. These districts include:

- ~~MSD – Main Street District~~
- ~~MSTD – Main Street Transitional District~~
- ~~NRSD – North Richmond Street District~~
- ~~RSD – Richmond Street District~~
- ~~GAD – Grand Avenue District~~
- ~~WGATD – West Grand Avenue Transitional District~~

- MSD – Main Street District**
- RSD – Richmond Street District**

GAD – Grand Avenue District
CCD – Civic Center District

5. Corporate Campus Specific Plan: There is one use zone intended to be used within the boundaries of the corporate campus specific plan. This zone is:
CCSP - Corporate Campus Specific Plan Zone

6. 199 North Continental Boulevard Specific Plan: There is one zone intended to be used within the boundaries of the 199 North Continental Boulevard specific plan. This zone is:
NCBSP - 199 North Continental Boulevard Specific Plan

7. 540 East Imperial Avenue Specific Plan: There is one zone intended to be used within the boundaries of the 540 East Imperial Avenue specific plan. The zone is:
EIASP - East Imperial Avenue Specific Plan

8. 222 Kansas Street Specific Plan: There is one zone intended to be used within the boundaries of the 222 Kansas Street specific plan:
222 KSSP - 222 Kansas Street Specific Plan

9. 888 North Sepulveda Boulevard Specific Plan: There is one zone intended to be used within the boundaries of the 888 North Sepulveda Boulevard specific plan. The zone is:
888 NSBSP - 888 North Sepulveda Boulevard Specific Plan

10. El Segundo South Campus Specific Plan: There is one zone intended to be used within the boundaries of the El Segundo south campus specific plan. The zone is:
ESSCSP - El Segundo South Campus Specific Plan

11. The Lakes Specific Plan: There is one zone intended to be used within the boundaries of the Lake Specific Plan. The zone is:
TLSP - The Lakes Specific Plan
Further, the Lakes Specific Plan area is comprised of two subareas identified as PR/OS (Public Recreation/Open Space) and CR/OS (Commercial Recreation/Open Space).

C. The foregoing zones are separate zones and cannot be deemed to be more restrictive or less restrictive than any other zone, but are limited to the uses permitted in the specified zone.

~~D. Amendments to the downtown specific plan cannot occur more than once every two (2) years beginning November 15, 2005.~~

SECTION 10: ESMC Article 15-5A (Permitted Uses in Commercial Zones) is amended as follows:

ARTICLE A: PERMITTED USES IN COMMERCIAL ZONES

SECTION:

15-5A-1 Permitted Uses

15-5A-1: PERMITTED USES:

Table No. 1 below contains the uses permitted in the ~~CR-S~~, C-2, C-3, C-4, CO, MU-N, ~~AND~~and MU-S zones, including uses permitted by right, accessory uses, uses subject to an administrative use permit, and uses subject to a conditional use permit.

Table No. 1 – Permitted uses in commercial zones

Uses	Zones ¹						
	CR-S	C-2	C-3	C-4	CO	MU-N	MU-S
Eating and drinking establishments							
Alcohol - Off-site sale at retail establishments.	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Alcohol - On site sale and consumption at bars.	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Alcohol On-site sale and consumption at restaurants and hotels	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Cafés	A	A	A	A	A	A	A
Drive-through restaurants			CUP ²		CUP ²	CUP ²	CUP ²
Micro-brewery with tasting room and/or dining				CUP		CUP	CUP
Outdoor dining areas, per ESMC Chapter 15-2	A	A	A	A	A	A	A
Restaurants, delicatessens, and cafés	P	P	P	P	P	P	P
General Commercial uses							
Adult-oriented businesses per ESMC Chapter 15-13							P
Animal hospitals (and veterinary services)		P	P	P			
Billiard/pool rooms and bowling alleys	P	P	P	P			
Business and consumer support services	P		P			P	P
Car rental agencies		CUP	CUP				
Catering services and flight kitchens						CUP	CUP
Farmers' market				P			
Financial institutions	P			P		P	P
Fitness centers		P	P	P ³	P	P	P
General offices	P	P	P ⁴	P	P	P	P
Indoor sale of automobiles, motorcycles, and motor scooters				P			
Massage establishments, per ESMC Chapter 4-10				CUP			CUP
Medical-dental offices	P	P	P	P	P	P	P
Medical-dental laboratories	A	A	P	A	A	P	P
Motion picture/television production facilities (indoor) ⁸						P	P
Motion picture/television production facilities (outdoor) ⁸						CUP	CUP
Multi-media offices			P	P	P	P	P

Uses	Zones ¹						
	CR-S	C-2	C-3	C-4	CO	MU-N	MU-S
Office worker-oriented services, not located on Pacific Coast Highway or El Segundo Boulevard					P		
Personal services	P	P	P	P		P	P
Retail sales	P	P	P	P		P	P
Service stations	CUP ⁶		CUP ⁶		CUP ⁶	CUP ⁶	CUP ⁶
Group care and hospitality uses							
Bed and breakfast inns		CUP					
Daycare centers	P	P	P	P	P	P	P
Hospitals						CUP	CUP
Hotels and motels			P		CUP ⁵	P	P
Industrial							
Freight forwarding	N	N	N	N	N	N	N
Light industrial uses						AUP	AUP
Research and development uses					P ⁷	P ⁷	P ⁷
Waste material transfer and storage	N	N	N	N	N	N	N
Wholesale uses						P	P
Institutional							
Government buildings/public uses	P	P	P		P		
Museums					CUP		
Schools	P						
Miscellaneous uses							
Any use customarily incidental to a permitted use	A	A	A	A	A	A	A
Assembly halls	CUP			P		CUP	CUP
Data centers						P	P
Drive-through or walk-up services, excluding drive-through restaurants	A	A	A	A	A	A	A
Employee recreational facilities and play areas	A	A	A	A	A	A	A
Helicopter landing facilities per ESMC Section 15-2-13			CUP		CUP	CUP	CUP

Uses	Zones ¹						
	CR-S	C-2	C-3	C-4	CO	MU-N	MU-S
Open storage of commodities sold or utilized on the premises	A	A	A	A	A	A	A
Commercial Parking facilities, including park and ride lots						CUP	CUP
Parking structures and surface parking lots	A	A	A	A	A	A	A
Permitted uses conducted in a trailer, shipping container or similar structure				AUP			
Recreational facilities (public and private)		P	P	P	P	CUP	CUP
Residential uses	A	A					
Shared mobility parking facilities	A	A	A	A	A	A	A
Solar energy systems - Small and medium-scale ground-mounted	A	A	A	A	A	A	A
Solar energy systems - Roof-mounted	A	A	A	A	A	A	A
Other similar uses approved by the Director, per ESMC Chapter 15-22	P, A, AUP, CUP						

Notes:

1. P = Permitted use, A = Accessory use, AUP = Use subject to an administrative use permit (Per ESMC Chapters 22 and 23), CUP = Use subject to a conditional use permit (per ESMC Chapters 24 and 28), N = prohibited
2. Drive-through restaurants are permitted with a CUP only east of Pacific Coast Highway.
3. Fitness centers in the C-4 zone are only permitted indoors
4. General offices in the C-3 zone are limited to a maximum gross area of 5,000 square feet
5. Hotels in the CO zone are not permitted west of Pacific Coast highway
6. Service stations are permitted with a CUP only when located at least 500 feet from any residential zoned property. This distance restriction does not apply to properties east of Pacific Coast Highway
7. Research and development uses in commercial zones are permitted only east of Pacific Coast Highway
8. See ESMC Article 15-7B regarding the Multimedia Overlay (MMO) District and its permitted uses

SECTION 11: ESMC Article 15-5B (Downtown Commercial (C-RS) zone) is deleted.

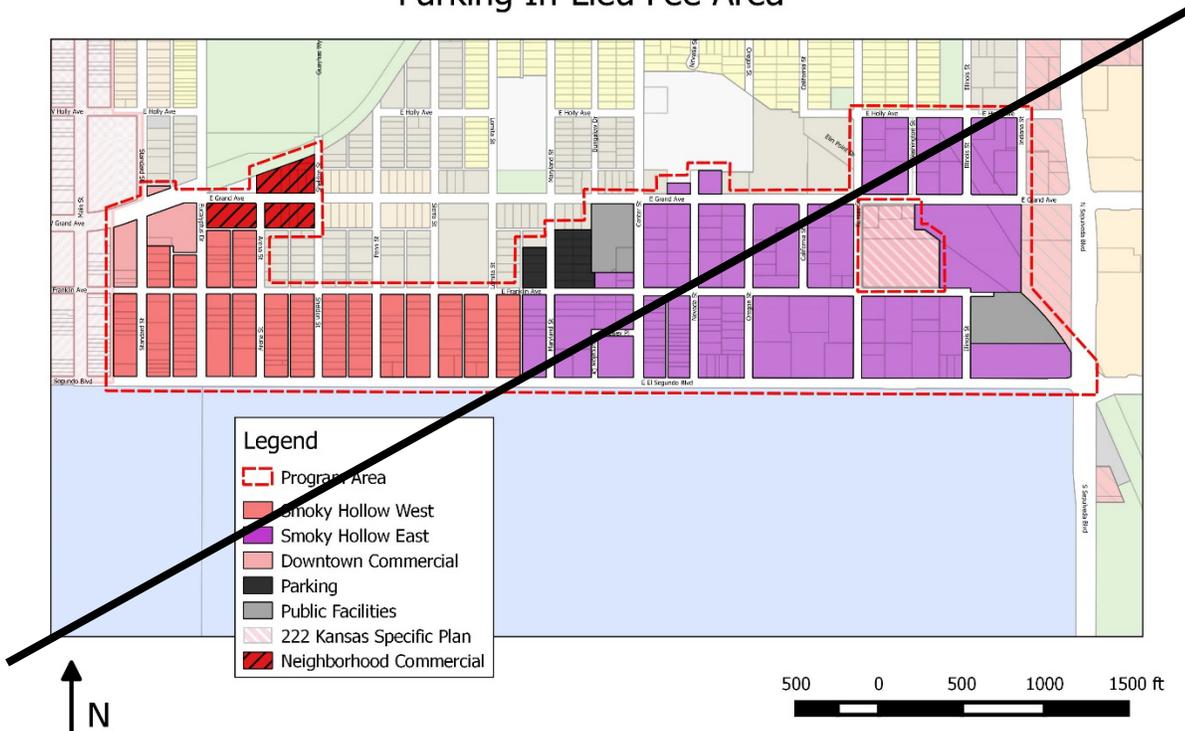
SECTION 12: ESMC Section 15-33-2 (Parking In-lieu Fee Areas) is amended as follows:

15-33-2: PARKING IN-LIEU FEE AREAS:

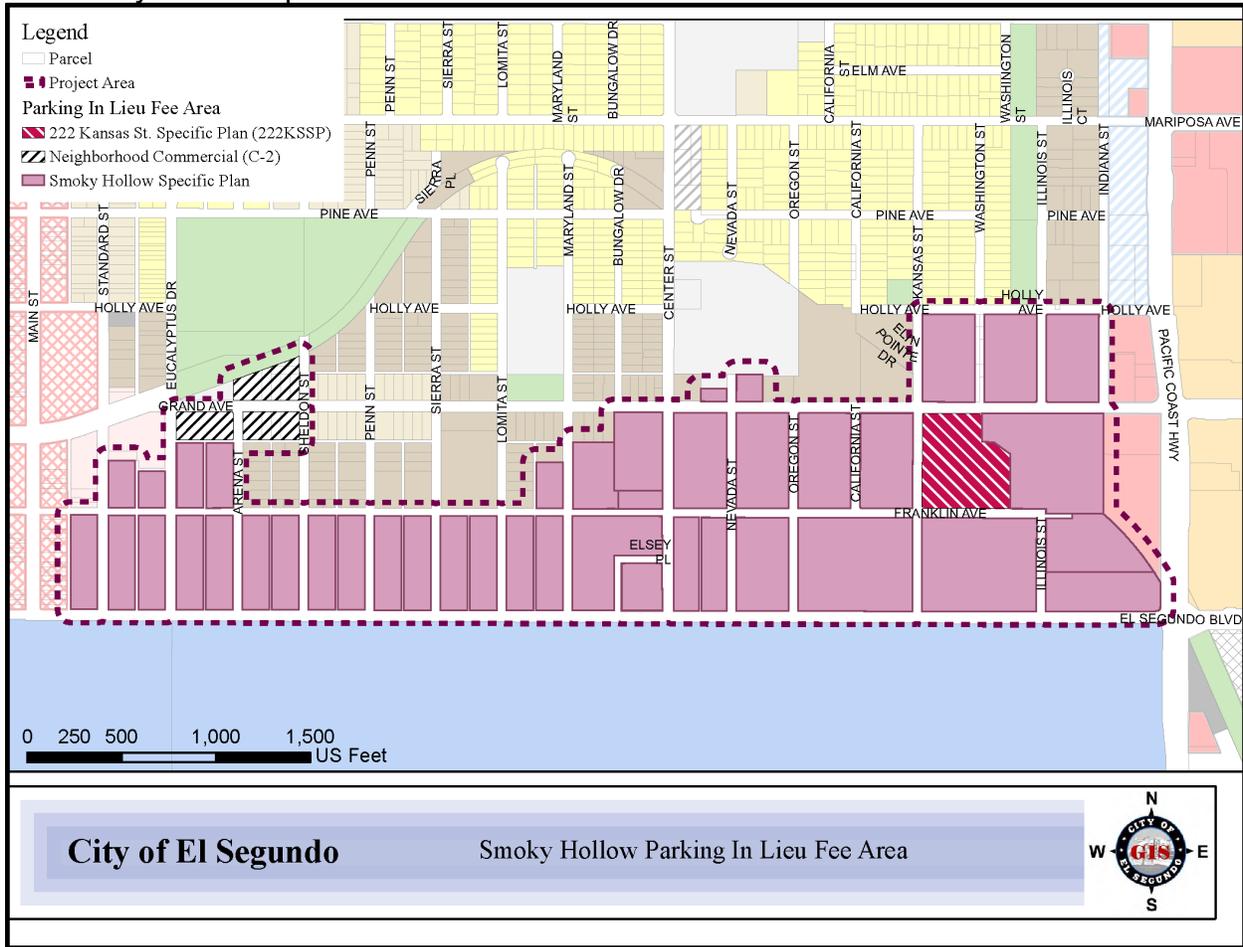
Any property owner of a property located within the area enclosed by a bold dashed line on the parking in-lieu fee area map a parking in-lieu fee area identified below may pay parking in-lieu fees as established by the City Council, in lieu of providing required on-site parking spaces as outlined in section 15-15-6 of this title or applicable specific plans.

PARKING IN-LIEU FEE AREAS

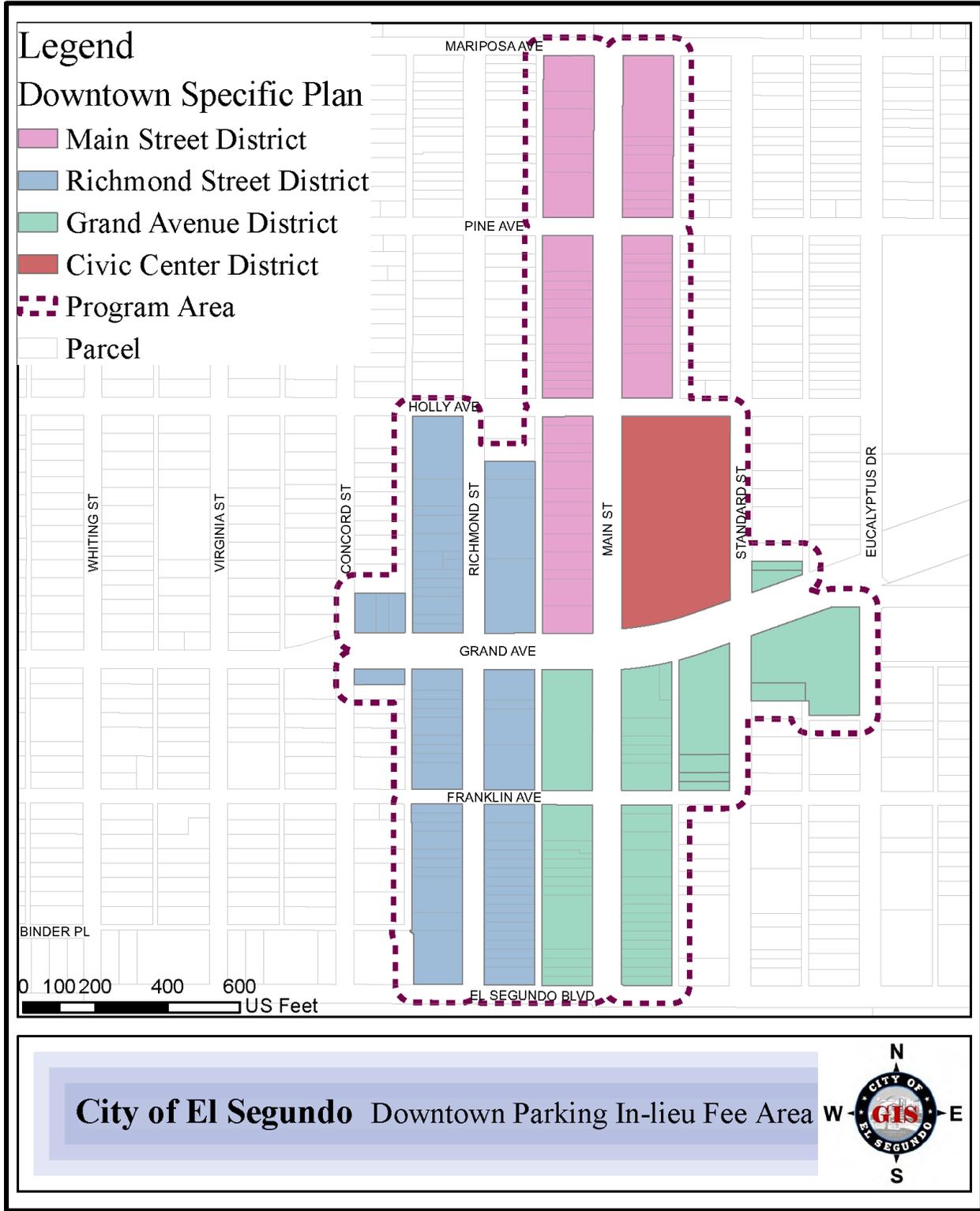
— Parking In-Lieu Fee Area —



1. Smoky Hollow Specific Plan area



2. Downtown Specific Plan area



SECTION 13: ESMC Section 15-33-5 (Director Approval Required) is amended to read as follows:

15-33-5: DIRECTOR APPROVAL REQUIRED:

Requests to pay parking in-lieu fees for more than ~~fifty~~**50** percent (~~50%~~) of the required parking spaces for a property or project as outlined in section 15-15-6 of this title or applicable specific plans must be approved by the Director at his or her discretion. The Director must consider potential impacts to the surrounding area when deciding whether to approve such a request. The Director's decision may be appealed to the Planning Commission pursuant to section ~~15-25-2~~**15-29-2** of this title.

SECTION 14: *Actions.*

- A. The City Council approves Zone Change No. ZC 21-01 as set forth in Exhibit "A," which is incorporated into this Ordinance by reference.
- B. The City Council approves Specific Plan Amendment No. SPA 21-01 and adopts the updated Downtown Specific Plan as set forth in Exhibit "B," which is incorporated into this Ordinance by reference.

SECTION 15: *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 16: *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 17: *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 18: *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 19: 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 20: This Ordinance shall take effect 30 days after its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2024.

Drew Boyles, Mayor

APPROVED AS TO FORM:

By: _____
Mark D. Hensley, City Attorney

ATTEST:

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. _____ was duly introduced by said City Council at a regular meeting held on the ___ day of _____ 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 ___ day of _____, 2024, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

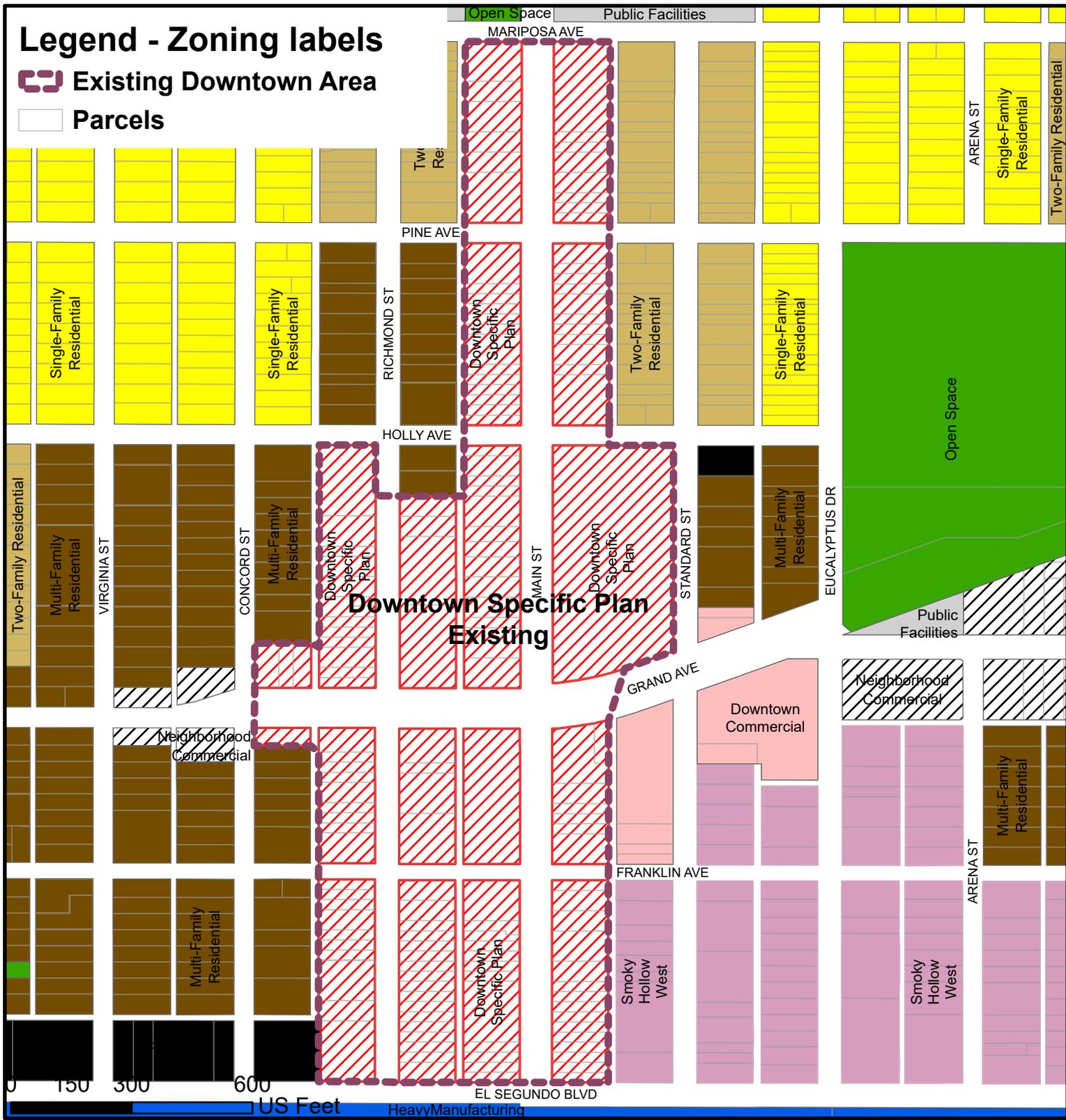
ABSTAIN:

Tracy Weaver, City Clerk

Legend - Zoning labels

 Existing Downtown Area

 Parcels



City of El Segundo

Existing Zoning



Downtown El Segundo

Legend - Zoning Labels

 Proposed Downtown Specific Plan

 Parcel

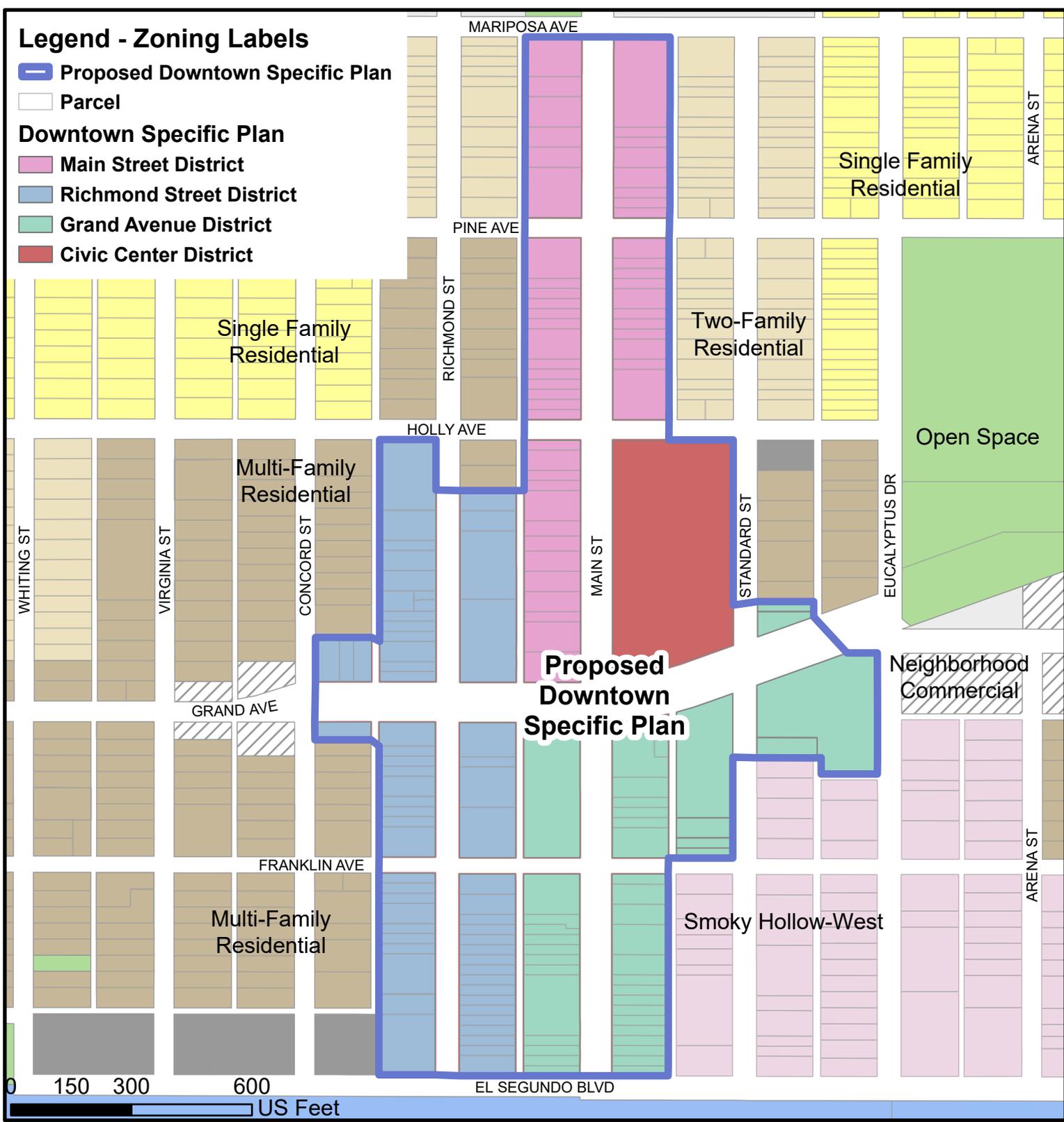
Downtown Specific Plan

 Main Street District

 Richmond Street District

 Grand Avenue District

 Civic Center District



**Proposed
Downtown
Specific Plan**

City of El Segundo

Proposed Zoning



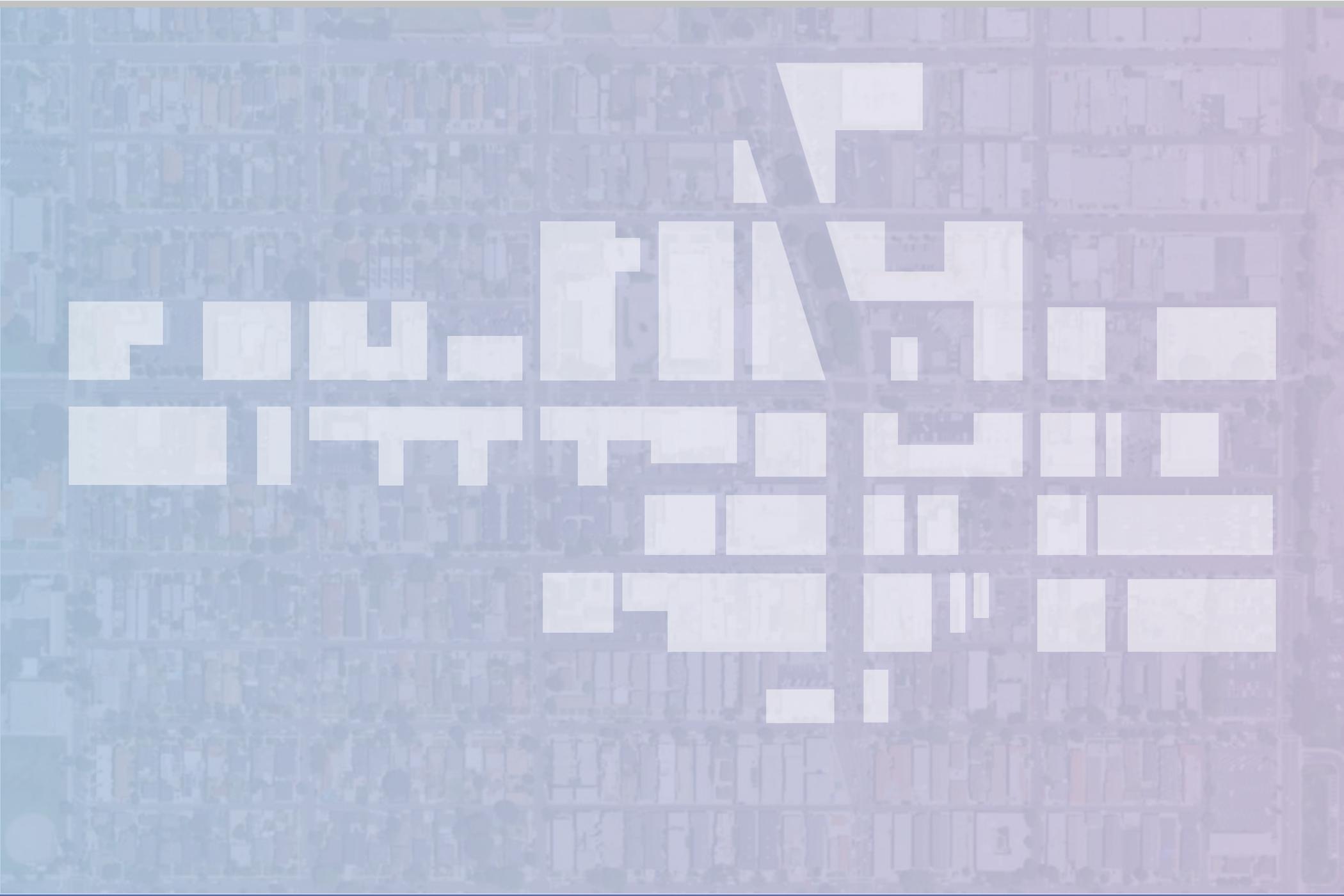


EL SEGUNDO

Downtown Specific Plan



November 2023
Public Review Draft



Acknowledgments

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Introduction and Vision



CHAPTER 1: INTRODUCTION AND VISION

A. Introduction

1. Purpose and Intent

The purpose of the Specific Plan is to establish a vision for future development and revitalization, beautification, improved mobility, streetscape, and pedestrian improvements to better serve residents and visitors alike. It envisions the continuation and expansion of the existing neighborhood serving commercial and residential uses, in an enhanced environment, while maintaining the “small-town” atmosphere. The Specific Plan carries forward the community’s goals and vision for Downtown El Segundo.



The Specific Plan envisions enhancements and beautification improvements that will revitalize the streetscape, public plazas, and pedestrian environment while maintaining the existing “small-town” charm and atmosphere.

a. What is a Specific Plan?

In the State of California, a specific plan is one of the many tools for implementing the goals and of a General Plan. Specific plans implement a city or county's general plan through the development of policies, programs, and regulations for a localized area and in greater detail. Specific plans are put in place to regulate distinct character areas that cannot be regulated through general ordinance or city-wide zoning. A specific plan establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area within the City.

The Downtown Specific Plan is a document designed to implement the goals and policies of the El Segundo General Plan to implement the City's long-term vision for the Downtown. As its primary purpose, a Specific Plan provides mechanisms to target implementation measures toward a specific planning area while preserving and enhancing areas of historical or architectural significance. A Specific Plan provides a customized regulatory framework that contains detailed development standards and regulations, distribution of land uses, infrastructure requirements, and implementation measures for the development of a specific geographic area. Civic-oriented, pedestrian-oriented, and mixed-use development (housing over commercial) may be included as part of a Specific Plan.

The Specific Plan is similar in nature to the Municipal Code because it deals with implementation using development regulations. Unlike the citywide Municipal Code, Specific Plans are targeted to specific planning areas. This allows for both greater flexibility and more specificity to focus regulations and standards to achieve specific strategies and Specific Plans take precedence over the Municipal Code regulations. The Specific Plan provisions provide a greater level of assurance to prospective developers and the development community relative to the City's long-term goals for a specific geographic area. Where a provision in this Specific Plan does not address a specific condition or situation that arises, the provisions set forth in the Municipal Code shall apply. In the event of a conflict between these provisions and the provisions of the Municipal Code, the provisions set forth in the Downtown Specific Plan shall govern.

This Specific Plan governs all land within the plan boundary. Private property is governed by land use requirements and developments standards contained within Chapter 2 and the public realm and infrastructure improvements are regulated by other chapters. The land uses, development standards and regulations are important aspects of a Specific Plan since they implement the goals and policies of the General Plan. Actual development proposals, building placement, and design will come through private investment following the adoption of the Specific Plan.

b. Specific Plan Area Overview

Location

The Specific Plan area is approximately 43.8 acres in size and is in the northwest quadrant of the City of El Segundo, which is approximately 20 miles southwest from downtown Los Angeles (see Figure 1.1 Regional Setting). Downtown El Segundo is located southwest of the interchange of the Interstate 405 Freeway (I-405) and State Route 90 (Imperial Highway), west of Pacific Coast Highway and north of El Segundo Boulevard. The Interstate 105 Freeway (I-105) is north of the Specific Plan area, immediately north of the Imperial Highway. It is bounded by Mariposa Avenue to the north and El Segundo Boulevard to the south. The Los Angeles International Airport (LAX) is located to the north; the Los Angeles County community of Del Aire and the City of Hawthorne are located to the east; the City of Manhattan Beach is located to the south; and the Hyperion Sewage Treatment Plant, Dockweiler Beach, and Pacific Ocean are located to the west.



Figure 1.1 Regional Setting

Existing Characteristics and Context

The Downtown remains a small, distinct area within El Segundo and most of the Specific Plan area includes a range of neighborhood service commercial uses including retail, restaurants, offices, and banks; and there are some existing civic uses and residential units. Existing development within the Specific Plan area ranges from one- to three-story buildings, with many buildings located along or near the front property line at one to two-story heights and a few three-story buildings. The Specific Plan area is generally gently sloping with some steeper topography along portions Main Street and the Marketplace Alley.

The Specific Plan area is divided by two principal streets running in a north-south orientation, Main Street and Richmond Street, and contains portions of lesser traveled Standard Street and Concord Street (see Figure 1.2 Project Location). Two major streets cross in an east-west orientation, Grand Avenue and El Segundo Boulevard, as do sections of four smaller streets: Franklin Avenue, Holly Avenue, Pine Avenue, and Mariposa Avenue. Main Street, Grand Avenue, and El Segundo Boulevard each connect to major, regional arterials or freeways. Main Street runs between El Segundo Boulevard and Imperial Highway, which borders Los Angeles International Airport. El Segundo Boulevard, on the southern boundary of the Specific Plan area, connects to the I-405 Freeway and to Pacific Coast Highway. Grand Avenue links to Pacific Coast Highway to the east and the coastline to the west.

Surrounding Land Uses

The land uses surrounding the Specific Plan area are generally residential in nature, ranging from one to three stories in height in a fully developed urban environment.

North

The El Segundo High School campus, El Segundo Public Library, and Library Park are located just north of the Specific Plan area on Main Street. The neighborhoods surrounding these civic uses are comprised mainly of single-family dwellings, duplexes, and apartment complexes.

West

An area zoned Neighborhood Commercial (C-2) is located just west of the Specific Plan area. Less than a mile from the western edge of the Specific Plan is the Pacific Ocean coastline. Both Dockweiler Beach and El Segundo Beach are primarily accessed via Grand Avenue, which runs east-west through the city. The neighborhoods between Downtown El Segundo and the coast are comprised mainly of single-family dwellings, duplexes, and apartment complexes.

South

South of El Segundo Boulevard is the Chevron Refinery, which is zoned Heavy Industrial (M-2) and covers over 1,000 acres of land.

East

The neighborhoods to the east of the Specific Plan area are comprised of a mix of single-family dwellings, duplexes, and apartment complexes. The areas south and east of the Specific Plan area contain the Smoky Hollow Specific Plan which are developed with light industrial, and office uses. El Segundo Recreation Park, located along Pine Avenue and Eucalyptus Drive, provides recreational facilities for a range of sports, including softball, roller hockey, tennis, and basketball.

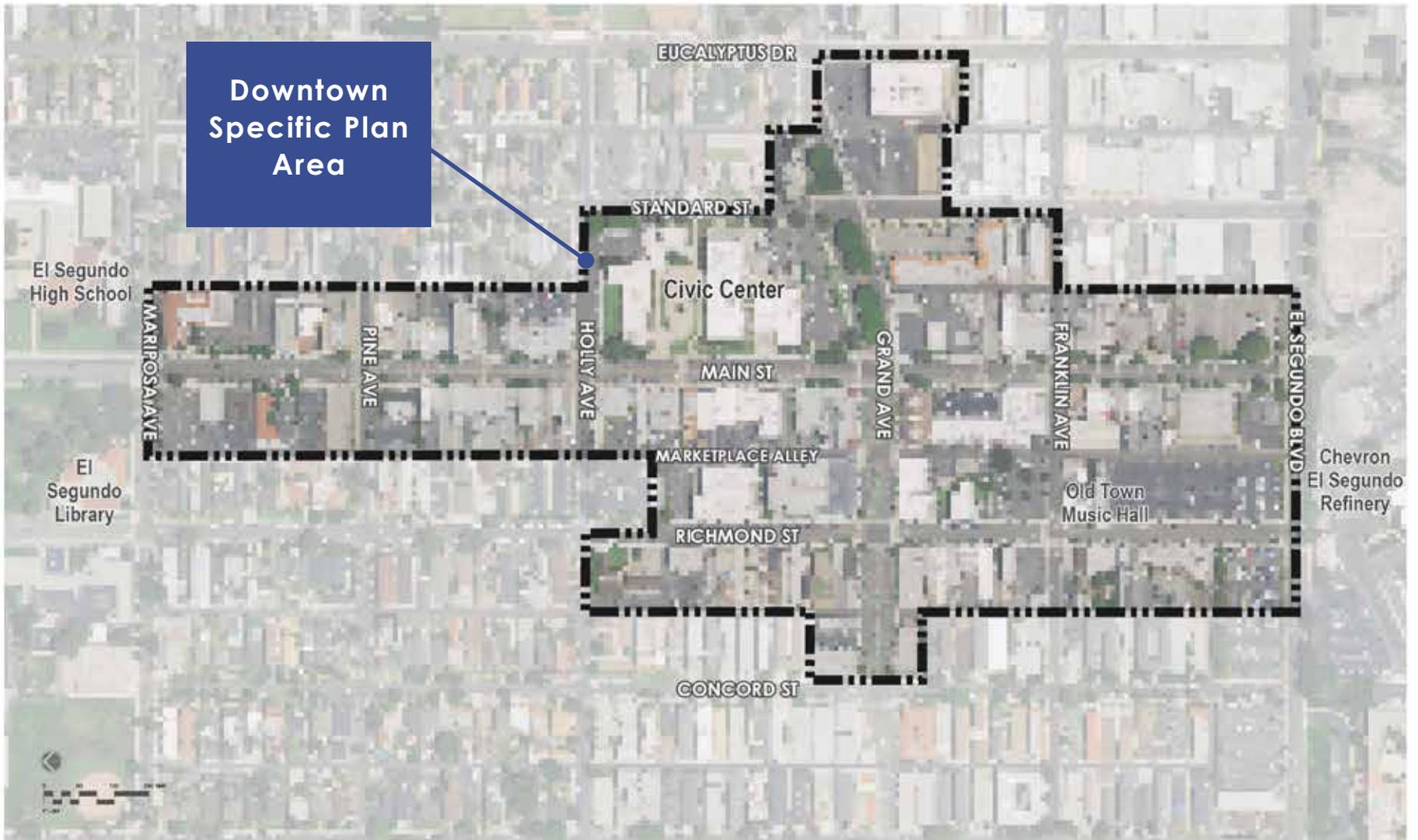


Figure 1.2 **Project Location**

B. Relationship to Other Planning Documents

This section briefly discusses key documents and policies considered in the formulation of the Specific Plan.

El Segundo Downtown Specific Plan (2000)

This Specific Plan is an update to the Downtown Specific Plan which was adopted in 2000 with a 10-year vision. 20 years have passed, and the City is looking to confirm and enhance the vision for Downtown El Segundo. The City of El Segundo identified the need to update the current Specific Plan to create a desired balance of uses within the Downtown to reach its optimal potential while enhancing the small-town charm and quality environment that the residents currently enjoy.

The district boundaries within the 2000 Specific Plan were analyzed and refined based upon existing community values, expected market demand, and shared characteristics, including the vision of range of allowable uses and development standards to support the desired future condition of the districts. The 2000 Specific Plan area was previously divided into six districts and this Specific Plan has adjusted the Specific Plan area into four distinct districts. This Specific Plan updates the goals and objectives of the existing Plan and is based on an approximate 20-year outlook for development and growth in Downtown El Segundo.

El Segundo General Plan

The General Plan is the City's guiding document for decision making and it outlines the City's visions and policies. The Downtown Specific Plan is generally consistent with the General Plan and provides for more precise implementation of goals, objectives, and policies outlined within the General Plan. Highlights of how the Specific Plan furthers General Plan goals are provided below. Please refer to Appendix A for additional information.

- **Economic Development Element:** The Specific Plan strives to preserve and improve the business environment, stabilize the economic viability of the Downtown, enhance the appearance of Downtown, and enhance the pedestrian environment while providing the opportunity for a mix of commercial services.
- **Land Use Element:** The Specific Plan provides for a range of uses that will maintain the "small town" atmosphere, complement the Downtown's historic context, create a sense of place, and encourage landscaping and entry statements.
- **Circulation Element:** The Specific Plan proposes streetscape beautification elements and an improved circulation system in the Downtown which are safe, convenient, and cost effective and can effectively accommodate the mobility needs of bicycles, vehicles, and pedestrians.

- **Housing Element:** The Specific Plan allows for a variety of housing types and uses and establishes standards and policies for residential development.
- **Open Space and Recreation Element:** The Specific Plan addresses the Open Space and Recreation Element objectives and policies related to the development of open space and gathering space and landscaping policies. The Specific Plan provides for the development of open space areas such as plazas and courtyards that activate the Downtown.
- **Conservation Element:** The Specific Plan enhances the quality of the urban landscape of the Downtown, particularly the characteristics and qualities identified by the community as being valued and designates landscaping features for the El Segundo Blue Butterfly.
- **Noise Element:** The Specific Plan requires that the current noise regulations of the Municipal Code be adhered to which address and mitigate potential noise conflicts.

El Segundo Municipal Code

The City of El Segundo's Municipal Code is the main regulatory document that provides specific development regulations that are applicable to individual neighborhoods, districts, and corridors to ensure they are consistent with the General Plan.



The Specific Plan provides for plazas and courtyards that will energize and activate Downtown El Segundo

C. Document Organization

This Specific Plan is organized into seven chapters that discuss public improvements and streetscape guidelines, private urban form criteria, permitted land uses, development standards, mobility and infrastructure improvements, an implementation plan, and administration processes. The following describes the contents in more detail:

Chapter 1: Introduction and Vision

The introduction discusses the purpose and organization of this document and the Specific Plan area boundary. This section describes the community's vision for the Specific Plan area, informed by the community engagement process and public hearings. In addition, the Specific Plan's relationship to the City's General Plan and other pertinent City documents and policies are discussed in this chapter.

Chapter 2: Private Realm – Land Use and Development Standards

The Specific Plan uses a district-based approach to govern land uses and development standards. This chapter sets forth general provisions for development within the Specific Plan area and details the permitted land uses and development standards which are customized for each district. The regulations within this chapter will guide growth and development in the Specific Plan area to accommodate a desired mix of uses with guidelines and standards included to create a development form and composition that supports a vibrant, active Downtown shopping district and neighborhood.

Chapter 3: Public Realm – Multimodal Mobility

This chapter provides direction for public mobility improvements for the entire Specific Plan area. Topics include mobility improvements for all modes of travel to promote an efficient and clear path of travel providing connectivity to and within the Specific Plan area and includes recommendations for parking improvements.

Chapter 4: Public Realm – Placemaking and Beautification

This chapter provides direction for public placemaking and beautification improvements for the entire Specific Plan area. Topics include public plazas and gathering areas, street furnishings, landscape concepts, and gateway signage.

Chapter 5: Infrastructure and Public Facilities

This chapter addresses essential infrastructure requirements for future development within the Specific Plan area, including water, sewer, stormwater, solid waste, dry utilities, schools, police, fire, parks, and other public services.

Chapter 6: Implementation

This chapter provides implementation strategies and direction for achieving the goals set forth within the Specific Plan. It identifies key future implementation programs and improvements, as well as priority, phasing, and primary responsible parties for each.

Chapter 7: Administration

This section describes the authority of the Specific Plan, project review procedures, and the administrative procedures required for amendments and/or modifications to the Specific Plan.

D. Vision

Community engagement and analysis of Specific Plan area informed the development of key planning principles and provided the foundation for the Specific Plan.

1. Community Engagement Process

The Specific Plan community outreach effort to discuss goals and objectives, the vision, opportunities and constraints, and important issues in the Downtown and included meetings with citizens, business owners, Rotary Club members, and interested stakeholders.

- **Social Pinpoint:** A Social Pinpoint website was created to obtain community input about the Specific Plan area and was open for comments from June 1 to July 18, 2022. The site included an interactive mapping activity which received 237 comments, and a written questionnaire which received 130 responses. The mapping activity allowed the community to “like” or “dislike” a comment to inform consensus.
- **Community Workshop:** A Community Workshop was held on June 28, 2022, to provide an overview of the Specific Plan project and process to date and presented a summary of the existing conditions within the Specific Plan area. The workshop included an interactive Slido polling feature that allowed the community to immediately see the voting results on the screen, and optional breakout rooms were provided for additional discussion.



A word cloud from the Social PinPoint mapping activity. The larger the word is shown, the more times it was listed by the community.

DOWNTOWN
SPECIFIC PLAN UPDATE

Shopping Living Working Playing
EL SEGUNDO
Downtown Specific Plan Update

PLANNING COMMISSION STUDY SESSION

Join us to learn about and provide feedback on the Downtown Specific Plan Update at the Planning Commission meeting!

Over the summer, we have heard from the community and have developed some preliminary concepts regarding future land uses, streetscape beautification, improved mobility, and other enhancements for Downtown El Segundo.
We want to continue to hear from you!

WHEN & WHERE:

NOVEMBER 10 FROM 5:30 - 7:00 PM
In-Person at: City Council Chambers
(350 Main Street)
Virtually via Zoom: Visit the project website for a Zoom link closer to the meeting date

FOR MORE INFO:

VISIT OUR PROJECT WEBSITE!
www.elsegundo.org/downtownupdate
Questions?
Contact: Paul Samaras at
PSamaras@elsegundo.org

CITY OF
EL SEGUNDO

Flyer from the Planning Commission Study Session

- **Planning Commission Study Session:** A public Planning Commission Study Session was held on November 10, 2022 to discuss Specific Plan progress and key concepts. RRM Design Group presented the community outreach results, market demand highlights, proposed Specific Plan districts, Downtown gateway signage concepts, existing parking analysis, parking management strategies and potential future parking structure locations, and the reviewed the Opportunities Map. To receive early decision-maker input, two alternatives were presented for the Civic Center District, and streetscape enhancements were reviewed with road section options for Grand Avenue, Main Street and Richmond Street.

The progress was well received, and the meeting concluded without any recommendations for refinements to the proposed Specific Plan districts or gateway signage concepts. There was a preference for the Central Green option at the Civic Center District and requests to include habitat areas for the El Segundo Blue Butterfly. Chapter 2, Section G, Civic Center District reflects these recommendations.

There was support for reducing travel lanes and providing traffic calming and wider sidewalks for outdoor dining in the Downtown. The Planning Commission asked to consider narrower bike lanes to allow for more pedestrian spaces and requested that parking not be adversely affected by the bike alternatives. The roadway sections shown in Chapter 3, Section E, Vehicular Circulation, reflect these recommendations. The Planning Commission recommended a phased implementation of the Downtown Specific Plan improvements. Chapter 6, Implementation discusses the potential funding sources/mechanisms for implementation.

2. Vision and Planning Principles

The following Downtown Specific Plan vision and planning principles were formulated through extensive community engagement, review of City policies, and analysis of established conditions. The planning principles, policies and standards included in this Specific Plan will collectively implement this shared vision.

VISION

Downtown is the heart of El Segundo, and its vibrant energy will continue to provide an attractive and accessible destination for families of all ages and incomes to stay, play, and relax. The vision of this Specific Plan is to create an economically prosperous Downtown with a mix of uses and entertainment options and cohesive elements that tie the community together. The Specific Plan's goal is to create a balance of uses within the Downtown to reach its optimal potential and will provide direction for streetscape beautification, outdoor gathering spaces, improved mobility, and other enhancements that will establish a unique and inviting environment that highlights its historical and cultural roots to enrich this community destination.



The Specific Plan will provide direction for outdoor gathering spaces and streetscape beautification and will establish a unique and inviting Downtown environment

PLANNING PRINCIPLES

Crafted from community input, the following planning principles shape the guidelines and standards contained in the Specific Plan.

Private Realm - Land Use and Development Standards (refer to Chapter 2)

- **Heart of El Segundo** - Embrace the unique small-town “village” character, pedestrian friendly environment, and historic charm of Downtown and enhance its identity to reflect local interests.
- **Economic Revitalization** - Attract investment and increase the economic vitality of Downtown to foster an active center serving residents, visitors, and local workers.
- **Outdoor Dining** - Create aesthetically pleasing and functional outdoor dining opportunities.
- **Residential Opportunities** - Promote a range of housing options with opportunities for all incomes.

Public Realm - Multimodal Mobility (refer to Chapter 3)

- **Expanded Mobility** - Support enhanced and efficient mobility opportunities for walking, driving, bicycling, and transit.
- **Pedestrians and Bicycles** - Improve walkability and the pedestrian environment and encourage bicycle use with additional bicycle improvements and amenities.
- **Improved Public Parking** - Develop a comprehensive parking plan with increased parking wayfinding signage and facilitate innovative methods for parking such as shared parking agreements.

Public Realm - Placemaking and Beautification (refer to Chapter 4)

- **Designate the Core** - Enhance the entrances and gateways into Downtown and develop the Civic Center Plaza as a focal point for the community with activities for all ages.
- **Entertainment and Arts** - Provide attractive multi-use public spaces enhanced with public art for events, entertainment, socializing, and playing.
- **Streetscape Beautification** - Ensure an enjoyable, comfortable, and beautified public realm with high-quality amenities and additional shaded seating and gathering areas.



2

Private Realm - Land Use and Development Standards



CHAPTER 2: PRIVATE REALM - LAND USE AND DEVELOPMENT STANDARDS

A. Introduction

The private realm includes all privately owned property in the Downtown Specific Plan area. This chapter provides direction for development through regulatory tools and guidelines established to shape the design character envisioned by the community. Permitted land uses and development standards are regulatory tools that guide new development as well as the re-use of existing buildings. They apply to building additions, exterior remodels, relocations, or new construction requiring a building permit within the Downtown Specific Plan area.

The land use and development standards presented in this chapter will help guide change toward achieving the overall Downtown vision and will provide direction for the types of uses that should occur, and how these uses will be allowed to develop in each area of the Downtown. They are also designed to reinforce the Planning Principles established within Chapter 1 of this document.

Planning Principles Related to Private Realm - Land Use and Development Standards:

- Heart of El Segundo** - Embrace the unique small-town “village” character, pedestrian friendly environment, and historic charm of Downtown and enhance its identity to reflect local interests.
- Economic Revitalization** - Attract investment and increase the economic vitality of Downtown to foster an active center serving residents, visitors, and local workers.
- Outdoor Dining** - Create aesthetically pleasing and functional outdoor dining opportunities.
- Residential Opportunities** - Promote a range of housing options with opportunities for all incomes.

B. District Based Approach

This Specific Plan utilized a mixed-use zoning approach to re-invigorate the Downtown as a focal point of activity, as advocated by the General Plan, and to meet the goals envisioned by the community to develop an inviting and pedestrian-friendly realm. In contrast to the single-use zoning based on land use type, this Specific Plan is based on geographic areas called planning districts and each district has a distinctive vision and a customized range of uses and development standards that support the preferred future vision for the Downtown. The district-based approach allows a “mixed-use” zoning approach where the desired activities and building forms dictate what happens where and what development looks like.

C. Using This Chapter

Before new development occurs, this chapter must be reviewed to determine which district the property is located within and whether the proposed land use is allowed. Once it is determined that a land use is allowed, refer to the specific district development standards based upon your property location. Projects within the Downtown Specific Plan must also comply with the applicable requirements of the ESMC.

1. El Segundo Downtown Districts

The District boundaries were determined based upon shared characteristics including land use commonalities, parcel size, proximity to community-wide destinations, and redevelopment potential. A hybrid approach to zoning is used which combines form-based development standards with a selection of compatible uses that have been tailored for each Specific Plan District (see Figure 2.1, Downtown Specific Plan District Map).

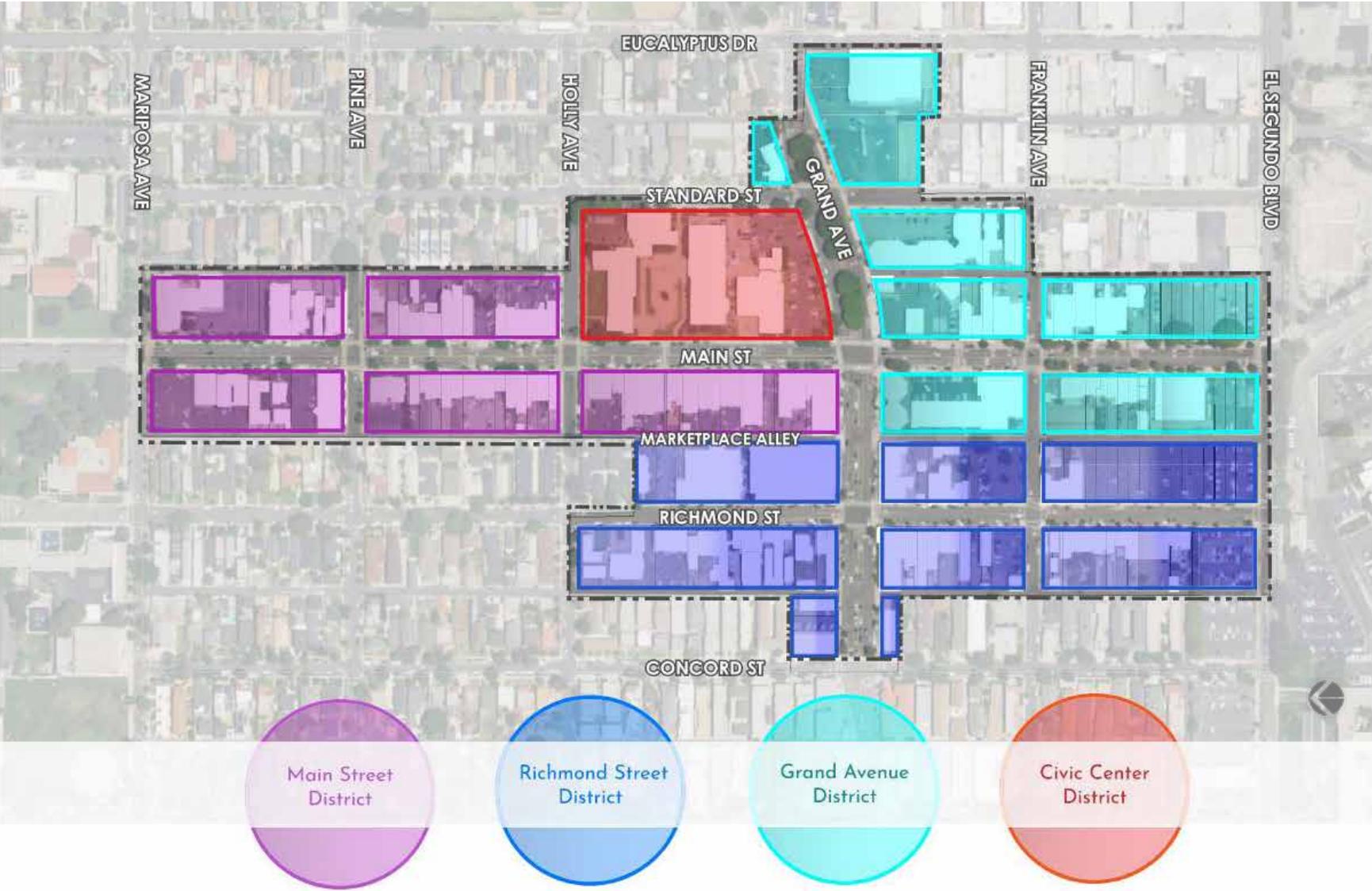


Figure 2.1 *Downtown Specific Plan District Map*

2. Land Use Regulations

Land Uses are selected to encourage reinvestment and revitalization of each Downtown District consistent with its vision and in support of the planning principles that guide Specific Plan. Each District contains a list of Permitted Uses as well as others that may be subject to special conditions regarding the location, operation, design, or special permitting requirements. Following an application submittal, the Director of Community Development or his or her designee shall make a determination as to whether the proposed use is permitted, conditionally permitted, prohibited, or allowed as a temporary or accessory use to a permitted use. Any use not specifically listed in Table 2-1, Permitted Land Use Table, shall be interpreted as not allowed in the Downtown Specific Plan area, except where deemed permissible per Chapter 7, Section D.4, Allowable Land Uses. Refer to Chapter 7 for a list of projects that might require Design Review approval.

- *A Permitted Use (P)* is allowed without discretionary approval and subject to all applicable provisions of this Specific Plan.
- *An Administrative Use Permit (AUP)* requires discretionary approval authorized by the Director of Community Development and subject to the requirements outlined in ESMC Chapter 22, Section 15-22-3.
- **A Conditional Permitted Use (CUP)** requires discretionary approval in the form of a Conditional Use Permit authorized by the Planning Commission and subject to the requirements outlined in ESMC Chapter 23, Section 15-23-2.
- *An Accessory Use (A)* refers to a use that is incidental and subordinate to a primary use of the land or building and located on the same lot with the primary use or building, as outlined in ESMC Chapter 23, Section 15-10-3.
- *Prohibited Uses (–)* are specifically not allowed in a particular zoning district.
- *Uses only permitted above or behind primary street ground floor uses* are allowed in these areas.
- Primary uses not listed in Table 2-1 are not permitted unless determined to be substantially similar to a listed use by the Director. Where a proposed land use is not listed, but is largely similar to one of the listed uses, the process set forth in the ESMC Chapter 15-22 shall apply.
- All existing nonconforming uses that are listed as prohibited in this chapter shall be subject to the provisions outlined in ESMC Chapter 15-21.
- Use definitions are contained within ESMC Section 15-1-6 and Appendix B of this Specific Plan.

Table 2-1: Permitted Use Table

P= Permitted Use
 A= Accessory Use
 AUP = Administrative Use Permit
 CUP = Conditional Use Permit
 (--)= Prohibited Use
 (1) = Uses only permitted above or behind primary street ground floor uses

LAND USES	DISTRICTS			
	Main Street District	Richmond Street District	Grand Avenue District	Civic Center District
Alcohol Sales, Off-Site	AUP	AUP	AUP	AUP
Alcohol Sales, On-Site without Food Service (Bars)	AUP	AUP	AUP	AUP
Alcohol Sales, On-Site with Food Service	P	AUP	AUP	AUP
Artistic or Cultural Services	P	P	AUP	P
Assembly Halls	--	CUP	--	P
Bed and Breakfast Inn	P	P	--	--
Brewery and Alcohol Production (including on-site consumption or restaurant)	--	AUP	AUP	--
Commercial, Financial Institutions	P (1)	P	P	--
Commercial, Retail Sales	P	P	P	P
Commercial, Retail Services	P	P	P	P
Daycare Centers	P (1)	P (1)	CUP	CUP
Dwelling, Multiple-Family	P (1)	P	P	--
Dwelling, Senior Citizen Housing	--	P	P	--
Entertainment (Live)^a	A	A	A	A

a. Entertainment Facilities are subject to an Entertainment Permit pursuant to ESMC Chapter 4-8.

(Continued on next page)

Table 2-1: Permitted Use Table (Continued)

P= Permitted Use
 A= Accessory Use
 AUP = Administrative Use Permit
 CUP = Conditional Use Permit
 (--)= Prohibited Use
 (1) = Uses only permitted above or behind primary street ground floor uses

LAND USES	DISTRICTS			
	Main Street District	Richmond Street District	Grand Avenue District	Civic Center District
Fitness Center^b	P	P (1)	P	--
Hotel	--	--	P	--
Live/ Work	P (1)	P	P	--
Movie Theater and Entertainment Facilities^a	P	P	--	--
Museum	--	P	--	P
Nightclubs	--	--	--	--
Offices, General	P (1)	P	P	--
Office, Medical-Dental	P (1)	P (1)	P	--
Outdoor Dining (Subject to design review and compliance with Chapter 2, Section H.8 of this Specific Plan and El Segundo Municipal Code §15-2-15, Outdoor Dining Areas)	P	P	P	P

Note: General Offices, Medical-Dental Offices, and other uses permitted elsewhere in the Downtown Specific Plan may be allowed as primary street ground floor uses subject to approval of an Administrative Use Permit (AUP) pursuant to Chapter 7, Section D (Allowable Land Uses) of this Specific Plan.

(Continued on next page)

a. Entertainment Facilities are subject to an Entertainment Permit pursuant to ESMC Chapter 4-8.

b. Fitness Centers may not exceed 5,000 s.f. of gross floor area.

Table 2-1: Permitted Use Table (Continued)

P= Permitted Use
 A= Accessory Use
 AUP = Administrative Use Permit
 CUP = Conditional Use Permit
 (--)= Prohibited Use
 (1) = Uses only permitted above or behind primary street ground floor uses

LAND USES	DISTRICTS			
	Main Street District	Richmond Street District	Grand Avenue District	Civic Center District
Parklets^c	P	P	P	P
Public Facilities	--	--	--	P
Recreational Facilities (Indoor Only)^d	P	P	P	--
Restaurant, Food To Go	P	P	P	AUP
Restaurant, Full Service	P	P	P	P
Studio/Sound Stages and Support Facilities	--	P (1)	--	--
Temporary Outdoor Retail Sales Events	P	P	P	P
Theater	P (1)	P	--	P
Underground Parking Facilities and Parking Structures	P (1)	P	P	P
OTHER				
Any use customarily incidental to a permitted use	A	A	A	A
Other similar uses approved by the Director of Community Development, as provided by Chapter 22 (Title 15 Zoning Regulations)	P, A, AUP, CUP	P, A, AUP, CUP	P, A, AUP, CUP	P, A, AUP, CUP

c. Parklets are permitted, subject to an adopted El Segundo Parklet's Program. Refer to Chapter 6 for additional information.

d. Recreational Facilities may not exceed 5,000 s.f. of gross floor area.



Development standards provide site planning and building requirements such as building placement, maximum heights, setbacks, and the relationship to street and sidewalk

3. Development Standards

Development standards constitute the constraints for a project's building envelope in which new construction or a structural remodel is permitted. They provide site planning and building requirements such as building placement, maximum heights, setbacks, relationship to street and sidewalk and required parking to improve the overall aesthetic appearance and to serve as an incentive for private reinvestment in Downtown.

This document is a regulatory document adopted by ordinance. In any instance where the Specific Plan conflicts with the requirement of the ESMC, the Specific Plan provisions will take precedence. Where the Specific Plan is silent on a topic, the ESMC requirements remain in force. The following sections of the ESMC should be consulted, but is not a comprehensive list:

- 15-2-3 Exceptions to Building Heights
- 15-2-4 Height restrictions for walls and fences
- 15-2-9 Screening
- 15-2-10 Temporary Buildings
- Chapter 18: Signs

D. Main Street District

1. Introduction

The Main Street District is considered the Downtown core or “heart”. Its focus is to serve residents, local employees, and visitors within the most pedestrian oriented environment – narrow street width and wide sidewalks, high volume pedestrian-oriented uses at the ground floor, and building design that emulates a historic building pattern. The district runs north-south along Main Street (Main Street 300-500 blocks) between Grand Avenue and Mariposa Avenue and is bounded by the alleys to the east and west (see Figure 2.2, Main Street District Map). The district contains a wide variety of commercial uses and abuts Multi-Family Residential (R-2 and R-3) uses to the east and west across the adjacent alleyways.

The Main Street District will:

- Promote pedestrian-oriented enhanced streetscapes with buildings oriented toward the street with minimized pedestrian and vehicle conflicts, wide sidewalks to allow for outdoor dining, gathering areas, and additional pedestrian amenities.
- Site design standards minimize curb cuts along the street frontage and streetscape policies promote additional pedestrian-oriented enhancements such as street lighting and places to sit and rest while enjoying the shade from the lush tree canopy.
- Provide for a variety of uses including retail sales and restaurants at the street edge with office and residential units permitted above and behind the ground floor Main Street frontage.
- Incorporate standards that maintain and enhance the historic Downtown character with lower building heights along the Main Street frontage, additional building form and articulation criteria to emulate typical twenty-five foot lot widths, additional transparency requirements on the ground floor to enhance the pedestrian experience, and buildings located at the street edge with parking located behind the building and accessed from the alley.



Figure 2.2 **Main Street District Map**

2. Site Development Standards

Intentional site planning and design ensures a pedestrian oriented traditional downtown environment. The following standards support the vision for the Main Street District.



BUILDING PLACEMENT INTERPRETATION 2-2A:
Buildings shall be located and oriented toward Main Street



BUILDING SETBACK INTERPRETATION 2-2B:
Ten foot maximum setback is permitted for front/ street adjacent yards if pedestrian-oriented plazas or outdoor dining is provided in the setback

Table 2-2: Main Street Site Development Standards

Building Placement and Orientation (refer to Interpretation 2-2A)	<ol style="list-style-type: none"> 1. The building frontage must be oriented toward Main Street. 2. Required on-site parking shall not be located between the building and the Main Street property line.
Lot Area	5,000 square feet minimum.
Lot Width	Twenty-five feet minimum for new lots.
Setbacks	
Front/Street Adjacent Yard (refer to Interpretation 2-2B)	<ol style="list-style-type: none"> 1. Zero setback at ground floor maximum. 2. Ten feet maximum permitted for pedestrian-oriented plazas or outdoor dining, subject to design review.
Side Yard	None required.
Rear Yard	None required.
Density and FAR	No limit.
Minimum Unit Size	250 square feet.

(Continued on next page)

Table 2-2: Main Street Site Development Standards (Continued)

Parking Location	1. Alley access required. 2. Parking shall be provided in the rear of the site, or off-site via in-lieu fee or shared parking agreement per ESMC.
Parking Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines, Parking.
Residential Private Open Space Per Unit	Fifty square-feet.
Residential Common Open Space Per Unit	Twenty-five square-feet designed as an active or passive common space amenity. Rooftop decks may satisfy this requirement.
Residential Recreation Facility Per Unit	None required.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.



Common open space with active or passive pedestrian amenities shall be provided

3. Building Development Standards

Building form and massing support the desired character and use of an area. The pedestrian experience and aesthetic quality of a building is defined by these standards.

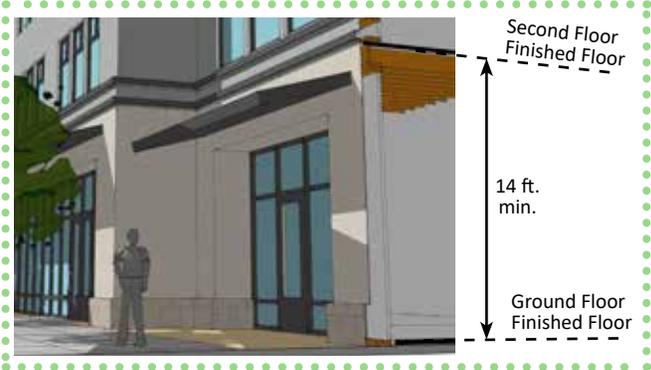


PLATE HEIGHT INTERPRETATION 2-3A:

Minimum plate height for ground floor commercial uses



Glazing shall be provided on the first-floor of buildings facing Main Street

Building Height	<ol style="list-style-type: none"> 1. Thirty feet maximum at front property line. 2. Forty-five feet maximum, ten feet from front property line. 3. Forty-five feet maximum at rear property line. 4. Height shall be calculated from existing grade at the adjacent property line. 5. See Section 15-2-3 of the ESMC for exceptions to building height.
Plate Height (refer to Interpretation 2-3A)	Fourteen feet minimum for ground floor commercial use.
First-Floor Glazing Facing Main Street	<ol style="list-style-type: none"> 1. Forty-five percent minimum transparency for first-floor front façade. 2. At least seventy-five percent of the façade between two and eight feet above the sidewalk shall be glazing. 3. Refer to Section H.2 Supplemental Area-Wide Standards and Guidelines for additional requirements.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.

E. Richmond Street District

1. Introduction

The Richmond Street District is generally located along Richmond Street (Richmond Street 100-300 blocks) and is situated one block west of and parallel to Main Street (see Figure 2.3, Richmond Street District Map). This district is similar in nature to the Main Street district, and it contains some of the oldest commercial buildings in the city, including the Old Town Music Hall. The district abuts Multi-Family Residential (R-3) uses to the west across the alley. It is an eclectic mixed-use environment of commercial and residential uses.

The Richmond Street District will:

- Celebrate the traditional “Old Town” character and entertainment uses within the area by encouraging restaurants with outdoor dining and art and culture related uses such as filming related uses, arts and entertainment, and design studios.
- Foster an eclectic mixed-use environment, allowing for more flexibility than the Main Street District with a broader mixture of commercial uses including breweries and tasting rooms, entertainment, professional, medical and dental offices.
- Provide professional office and stand-alone residential uses on the ground floor fronting Richmond Street.
- Include site design standards to minimize curb cuts along the street frontage and streetscape policies to promote additional pedestrian-oriented enhancements such as street lighting and places to sit and rest while enjoying the shade from the lush tree canopy.
- Incorporate standards that maintain and enhance the historic Downtown character with additional building form and articulation criteria to emulate typical twenty-five foot lot widths, additional transparency requirements on the ground floor to enhance the pedestrian experience, and buildings located at the street edge with parking located behind the building and accessed from the alley.

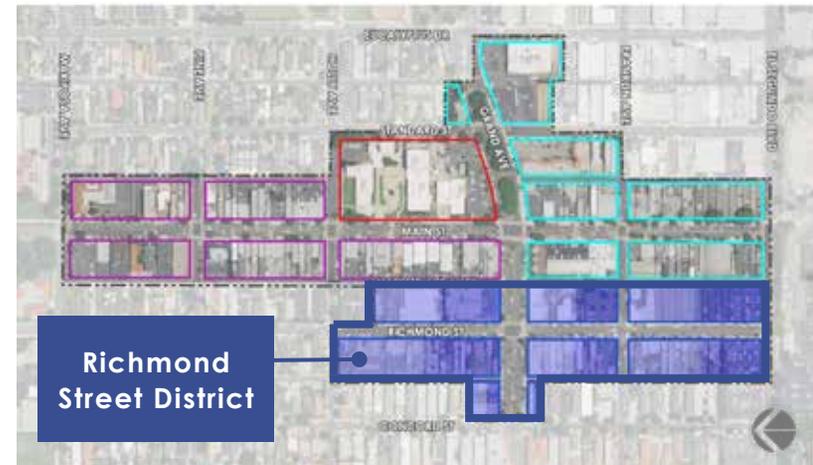


Figure 2.3 **Richmond Street District Map**

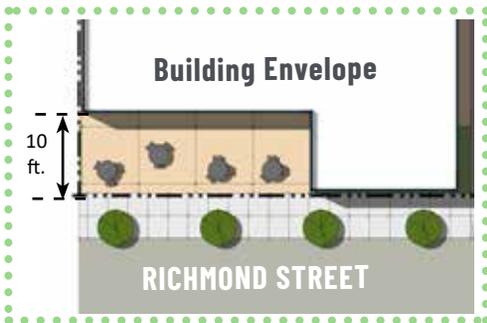
2. Site Development Standards

Intentional site planning and design ensures a pedestrian oriented traditional downtown environment. The following standards support the vision for the Richmond Street District.



BUILDING PLACEMENT INTERPRETATION 2-4A:

Buildings shall be oriented toward Richmond Street



BUILDING SETBACK INTERPRETATION 2-4B:

Ten foot maximum setback is permitted for front/street adjacent yards if pedestrian-oriented plazas, outdoor dining, or residential common open space is provided within the setback

Table 2-4: Richmond Street Site Development Standards

Building Placement and Orientation (refer to Interpretation 2-4A)	<ol style="list-style-type: none"> 1. Building shall be oriented toward Richmond Street. 2. Required on-site parking shall not be located between the building and the Richmond Street property line.
Lot Area	Five thousand square feet minimum.
Lot Width	Twenty-five feet minimum for new lots.
Setbacks	
Front/Street Adjacent Yard (refer to Interpretation 2-4B)	<ol style="list-style-type: none"> 1. Zero setback at ground floor maximum. 2. Ten feet maximum permitted for pedestrian-oriented plazas, outdoor dining, or residential common open space, subject to design review.
Side Yard	None required.
Rear Yard	None required.
Density and FAR	No limit.
Minimum Unit Size	Two hundred and fifty square feet.

(Continued on next page)

Table 2-4: Richmond Street Site Development Standards (Continued)	
Parking Location	<ol style="list-style-type: none"> 1. Alley access required. 2. Parking shall be provided in the rear of the site, or off-site via in-lieu fee or shared parking agreement per ESMC.
Parking Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines, Parking.
Open Space	<p>All required common open space must:</p> <ol style="list-style-type: none"> a. be physically or visually accessible to the residents, b. be a minimum of five feet in both length and width, and c. include a minimum of fifty percent of landscaping.
Residential Private Open Space Per Unit	Fifty square-feet.
Residential Common Open Space Per Unit	Twenty-five square-feet designed as an active or passive common space amenity. Rooftop decks may satisfy this requirement.
Residential Recreation Facility Per Unit	None required.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.



Residential units shall provide active or passive common open space

3. Building Development Standards

Building form and massing support the desired character and use of an area. The pedestrian experience and aesthetic quality of a building is defined by these standards.

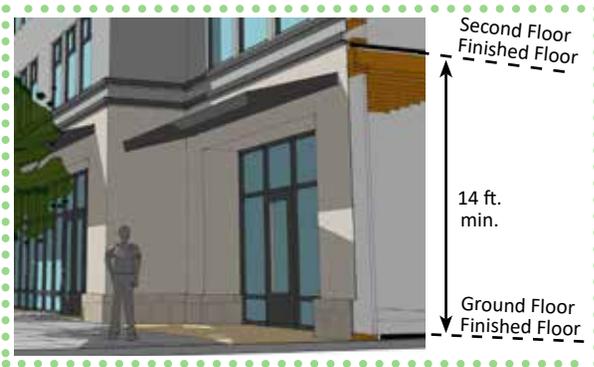


PLATE HEIGHT INTERPRETATION 2-5A:

Minimum plate height for ground floor commercial uses



FIRST-FLOOR GLAZING INTERPRETATION 2-5B:

Buildings facing Richmond Street shall have at least thirty percent transparency along first-floor front façade

Building Height	<ol style="list-style-type: none"> Forty-five feet maximum. Height shall be calculated from existing grade at the adjacent property line. See ESMC Section 15-2-3 for exceptions to building height.
Plate Height (refer to Interpretation 2-5A)	Fourteen feet minimum for ground floor commercial use.
First-Floor Glazing Facing Richmond Street (refer to Interpretation 2-5B)	<ol style="list-style-type: none"> Thirty percent minimum transparency for first-floor front façade. The bottom of first-floor window glazing shall not be higher than three feet above the adjacent sidewalk. Refer to Section H.2 Supplemental Area-Wide Standards and Guidelines for additional requirements.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.

F. Grand Avenue District

1. Introduction

The Grand Avenue District is generally located along the southern side of Grand Avenue from Marketplace Alley to Eucalyptus Drive and contains portions of Main Street and Standard Avenue (Main Street 100-200 blocks and portions of Standard Street 200-300 blocks). The Grand Avenue District serves as a gateway from the west entry of the City of El Segundo to the Downtown core. Several parcels are underutilized and larger than those located in other Districts thus providing the highest redevelopment opportunity within the Specific Plan area (see Figure 2.4, Grand Avenue District Map).

The Grand Avenue District will:

- Provide an opportunity to accommodate an increased demand for office and residential uses with the maximum building heights permitted.
- Support a vibrant Downtown with places for people to live, work, and play and provide community amenities such as publicly accessible open space and enhanced pedestrian access in and around an individual project site.
- Promote additional connectivity and Downtown character with enhanced and unified street scape amenities, pedestrian crossing areas, wayfinding and gateway signage and identity, buildings rather than parking located at the street edge, and ground floor design criteria to establish additional window and door transparency along Main Street and Grand Avenue.

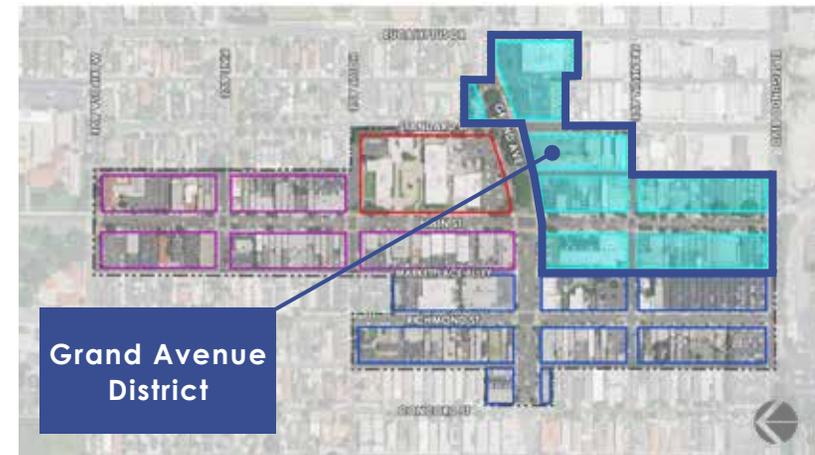


Figure 2.4 **Grand Avenue District Map**

2. Site Development Standards

Intentional site planning and design ensures a pedestrian oriented traditional downtown environment. The following standards support the vision for the Grand Avenue District.



Site planning and design ensures a pedestrian oriented Downtown environment

Table 2-6: Grand Avenue Site Development Standards

Building Placement and Orientation	1. Building shall be oriented toward Grand Avenue and/or Main Street.
Lot Area	Ten thousand square feet minimum.
Lot Width	1. One-hundred foot frontage minimum for new lots. 2. Individual lots less than one-hundred (100) feet of frontage, and under common ownership with a neighboring lot, shall submit a comprehensive development application including all parcels within the minimum lot width criteria.
Setbacks	
Front/Street Adjacent Yard	None required.
Side Yard	None required.
Rear Yard	None required.
Density and FAR	No limit.
Minimum Unit Size	Two hundred and fifty square feet.
Access	1. A maximum of one vehicle access point shall be provided from Grand Avenue. Additional access may be provided from alley or side streets. 2. Provide adequate access and facilities for various modes of transit, as required by the City’s Transportation Demand Management Program in ESMC Chapter 15-16. 3. Provide pedestrian access between buildings and transit facilities located on site and/or off site, if within adjoining public rights-of-way. If the building is part of a multi-building development project, then safe and convenient pedestrian access shall be provided between buildings.
Parking Location	1. Surface parking areas shall not be located adjacent to Grand Avenue or Main Street. Surface parking areas shall be located behind the building. 2. Parking structures shall incorporate first floor commercial or residential lobby when fronting Grand Avenue or Main Street. Access to parking structures is prohibited from Main Street.

Table 2-6: Grand Avenue Site Development Standards (Continued)

Parking Requirements	<ol style="list-style-type: none"> 1. A minimum of seventy-five percent of parking shall be required on-site. Any parking not provided on-site shall be satisfied via in-lieu fee or shared parking agreement per ESMC. 2. Refer to Section H. Supplemental Area-Wide Standards and Guidelines, Parking.
Open Space	<ol style="list-style-type: none"> 1. Shall not be achieved by the utilization of parking areas, driveways, service areas. 2. Interior side and rear setbacks may be considered as required open spaces and recreation facilities. 3. Up to fifty percent may be satisfied within a rooftop deck. 4. All required common open space shall: <ol style="list-style-type: none"> a. be physically or visually accessible to the residents, b. be a minimum of fifteen feet in both length and width, c. include a minimum of fifty percent of softscape landscaping, and d. include seating, as well as other pedestrian amenities, such as decorative lighting, planters, fountains or water features, distinctive paving, public art, landscaping, and bicycle racks.
Residential Private Open Space Per Unit	Fifty square-feet.
Residential Common Open Space Per Unit	One-hundred square-feet designed as an active or passive common space amenity.
Residential Recreation Facility Per Unit	Thirty square-feet.
Landscaping	<ol style="list-style-type: none"> 1. Ten percent minimum of the lot area. 2. Up to one-third of the required landscape area may be hardscape or plaza. Parking is not permitted within this area. 3. Ten percent of the required landscape area can be met through use of pervious paving, and may include parking in this area. This pervious paving is in addition to the hardscape or plaza area listed above. 4. Landscaping must be provided as required by ESMC Section 15-2-14 and Chapter 15-15A.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.

3. Building Development Standards

Building form and massing support the desired character and use of an area. The pedestrian experience and aesthetic quality of a building is defined by these standards.

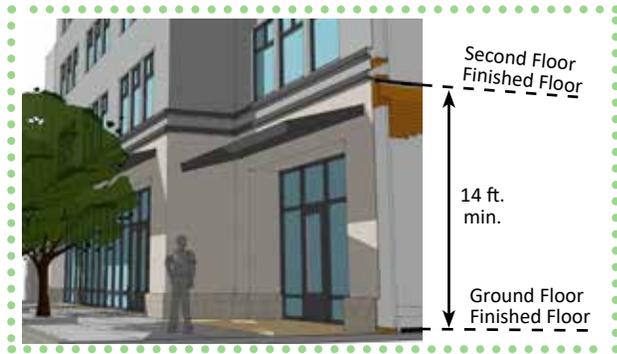


PLATE HEIGHT INTERPRETATION 2-7A:

Minimum plate height for ground floor commercial uses



STREET FACING GLAZING INTERPRETATION 2-7B:

Minimum percent transparency for first-floor front façades

Table 2-7: Grand Avenue Building Development Standards

<p>Building Height</p>	<ol style="list-style-type: none"> Sixty (60) feet maximum, with the exception of properties with frontage along Main Street. For properties fronting on Main Street height limit will be as follows: <ol style="list-style-type: none"> 30 feet maximum at front property line. 45 feet maximum, 10 feet from front property line. 45 feet maximum at rear property line. Height shall be calculated from existing grade at the adjacent property line. See ESMC Section 15-2-3 for exceptions to building height
<p>Plate Height (refer to Interpretation 2-7A)</p>	<p>Fourteen feet minimum for ground floor commercial use.</p>
<p>Street Facing First-Floor Glazing (refer to Interpretation 2-7B)</p>	<ol style="list-style-type: none"> Thirty percent minimum transparency for first-floor front façade. The bottom of first-floor window glazing shall not be higher than three feet above the adjacent sidewalk. Refer to Section H.2 Supplemental Area-Wide Standards and Guidelines for additional requirements.
<p>Additional Requirements</p>	<p>Refer to Section H. Supplemental Area-Wide Standards and Guidelines.</p>

G. Civic Center District

1. Introduction

Located centrally in the Specific Plan area, this district includes City Hall, the El Segundo Police Department, the El Segundo Fire Department, and existing public plaza and open spaces (see Figure 2.5, Civic Center District Map). The Farmer's Market is held every Thursday night on Main Street and vendors set up booths in the roadway. The existing plaza and open spaces at the Civic Center complex offer opportunities to activate and reinvigorate this area as a central public gathering hub and add vibrancy to the north end of Main Street. The underutilized surface parking areas along Grand Avenue provide an opportunity for a public parking structure that would allow for street parking to be reused for pedestrian seating and gathering spaces in key locations throughout the Downtown. Reduced travel lanes on Main Street will provide for increased pedestrian uses and streetscape improvements along the Main Street frontage. The Civic Center Plaza should serve as connecting hub between the south and north parts of Main Street.

The Civic Center District will:

- Expand and consolidate existing uses to include governmental offices and public safety facilities, recreational uses, outdoor entertainment and temporary events, outdoor retail uses, and a location for a future public parking structure.
- Allow for activities for all ages with enhanced and flexible multi-use outdoor gathering areas.
- Enhance opportunities for outdoor entertainment and temporary events and infuse outdoor retail uses such as newsstands, coffee carts, flower stands, vendors, and food trucks.



Figure 2.5 Civic Center District Map

2. Site Development Standards

Intentional site planning and design ensures a pedestrian oriented traditional Downtown environment. The following standards support the vision for the Civic Center District.



Site planning and design ensures a pedestrian oriented and active Downtown environment

Table 2-8: Civic Center Site Development Standards

Building Placement and Orientation	Building shall be oriented toward Grand Avenue and/or Main Street.
Lot Area	None required.
Lot Width	None required.
Setbacks	
Front/Street Adjacent Yard	None required.
Side Yard	None required.
Rear Yard	None required.
Density and FAR	No limit.
Access	<ol style="list-style-type: none"> 1. A maximum of one vehicle access point shall be provided from Grand Avenue and from Holly Avenue. 2. Vehicular access from Main Street is not permitted. 3. Access is permitted along Standard and not limited.
Parking Location	<ol style="list-style-type: none"> 1. Surface parking areas shall not be located adjacent to Grand Avenue or Main Street. Surface parking areas shall be located behind the building.
Parking Requirements	<ol style="list-style-type: none"> 1. All parking required shall be located on-site or in a designated City parking facility. 2. Refer to Section H. Supplemental Area-Wide Standards and Guidelines, Parking.

(Continued on next page)

Table 2-8: Civic Center Site Development Standards (Continued)

Open Space	Refer to Civic Center District Public Plaza Development Standards in Section G.4.
Landscaping	<ol style="list-style-type: none"> 1. Twenty-five percent minimum of the lot area. 2. Up to seventy-five percent of the required landscape area may be hardscape or plaza. Parking is not permitted within this area. 3. Ten percent of the required landscape area can be met through use of pervious paving, and may include parking in this area. This pervious paving is in addition to the hardscape or plaza area listed above. 4. Landscaping must be provided as required by Section 15-2-14 and Chapter 15-15A of this title.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.



Up to seventy-five percent of the required landscape area may be hardscape or plaza

3. Public Parking Recommendations

The Civic Center District includes two surface parking lots for City Staff and the public, and there is a portion of the parking lot on Standard Street by Grand Avenue which is gated and restricted to City vehicle parking.

A new public parking structure is recommended to replace a portion of the existing surface parking along Grand Avenue. The new parking structure should be open to the public and continue to provide City staff parking with restricted access to City vehicles. The first floor uses of the parking structure fronting Grand Avenue and Main Street should incorporate civic uses and public services, or provide public open space or courtyards. Additionally, a public plaza is suggested at the corner of Main Street and Grand Avenue to provide a new community gathering space and enhance this primary intersection. Refer to Section G.4, Public Plaza Development Standards, and Parking Strategies in Chapter 3 for additional information.



P Recommended Future Parking Structure **☀** Recommended Public Plaza

Figure 2.6 Civic Center Parking Lot Improvements

4. Building Development Standards

Building form and massing support the desired character and use of an area. The pedestrian experience and aesthetic quality of a building is defined by these standards.



Building development standards enhance the desired character and use of the Civic Center District

Table 2-9: Civic Center Building Development Standards

Building Height	<ol style="list-style-type: none"> 1. Sixty feet maximum. 2. Height shall be calculated from existing grade at the adjacent property line. 3. See ESMC Section 15-2-3 for exceptions to building height.
Plate Height	No minimum required.
Street Facing First-Floor Glazing	<ol style="list-style-type: none"> 1. All glazing facing Main Street and Grand Avenue shall be transparent glass which provides a minimum visibility of light transparency/transmittance level of fifty percent. 2. Refer to Section H.2 Supplemental Area-Wide Standards and Guidelines for additional requirements.
Additional Requirements	Refer to Section H. Supplemental Area-Wide Standards and Guidelines.

5. Public Plaza Development Standards

Three areas within the Civic Center District have the potential to be vibrant community plaza spaces that serve a variety of users with many interests. A redesign of these underutilized and dated spaces will provide opportunities for pedestrian gathering within a range of spaces designed to support activities such as outdoor seating, concerts and events, socializing, lounging, playing, and celebrating with friends and neighbors (see Figure 2.7, Civic Center Public Plaza Map). The Civic Center Plaza should serve as a connecting hub between the north and south parts of Main Street.

The redesign of the Civic Center public plazas shall:

1. Provide gathering spaces for outdoor entertainment and events and allow for activities for all ages with enhanced and flexible multi-use outdoor gathering areas.
2. Include *Erigonium parvifolium*, Sea Cliff Buckwheat to provide habitat areas for the El Segundo Blue Butterfly along with interpretive signage to educate the public about California native plants and the Blue Butterfly (refer to Chapter 4, Section E.2, Landscaping, for additional information).
3. Create a beautiful green space with shade trees, native and drought-tolerant plants.
4. Include shaded seating areas with gazebos, benches, and tables to entice visitors to take a walk or picnic and strategically locate focal points such as public art and accent planting.
5. Allow for passive and relaxing activities (such as chess and reading) and include more active uses (such as exercise equipment and/ or a children’s play area).
6. Include a “Downtown El Segundo” sign and a historical or cultural kiosk with information about the City and key Downtown destinations.

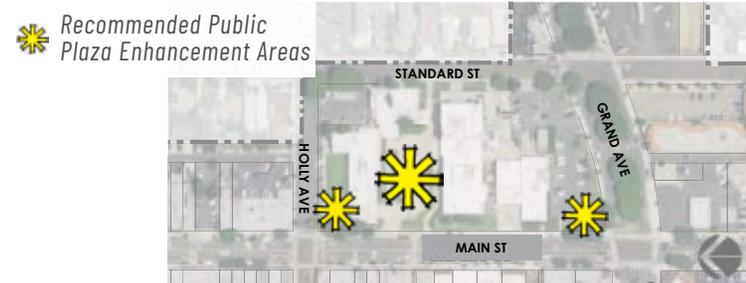


Figure 2.7 Civic Center Public Plaza Map



Provide gathering spaces for outdoor entertainment and events



Include interpretive signage to educate the public about native plants and the El Segundo Blue Butterfly



Provide an outdoor stage or amphitheater for music events or outdoor movies



Integrate an inclusive children's play area or feature



Provide seating in a variety of sizes and configurations

7. Provide an outdoor stage or amphitheater for music events and outdoor movies.
8. Consider focal points such as public art, fire pits, and/ or outdoor fireplaces.
9. Integrate an inclusive children's play area or feature, i.e. boulders or fountain.
10. Provide lighting for nighttime activities, security, and aesthetic interest. Up lighting of trees and/or string lights or other accent lighting elements are encouraged.
11. Be visually open and oriented towards the street. Provide pedestrian connections to any street and be designed to seamlessly integrate into the sidewalk on Main Street.
12. Incorporate trellises, pergola and other vertical element to draw users into the space.
13. Provide additional pedestrian amenities such as benches and bike racks facing the street to maximize social interaction.
14. Incorporate shade elements such as tree canopy, shade sails, or trellises.
15. Provide seating in varying sizes and configurations to allow for individual quiet reflection and larger group discussions. Elements may include informal seating options such as mounds of grass, steps, low seat walls, or raised planters to increase overall seating capacity.

H. Supplemental Area-Wide Standards and Guidelines

1. Introduction

This section contains standards that apply to all private property within the entire Specific Plan area. The future urban form of Downtown El Segundo will be established by providing opportunities for development that adheres to the following customized context-sensitive development standards in this chapter, along with the placemaking design guidelines and public realm enhancements in Chapters 3 and 4. Projects shall comply with the development standards contained within this chapter, and the intent of the guidelines.



Opportunities for development will be established to shape the future urban form of Downtown El Segundo

- **Standards.** Standards are specifications that the community considers essential to the creation and preservation of a high quality, sustainable and coherent city. Conformance with Standards is mandatory. Such provisions are indicated using the words “shall,” “must,” “is required,” and “is/is not permitted”. Applicants must review and incorporate all applicable standards. Reviewers shall ensure consistency between the project and the regulations/standards as applicable.
- **Guidelines.** Guidelines provide additional information to assist the designers with fulfilling the intent of the Specific Plan. Guidelines pertain to issues of visual character and aesthetics. Conformance with Guidelines is recommended, especially to ensure the swiftest possible approval. Although conformance with Guidelines is recommended, developers are permitted to propose alternative design solutions if they can show that such design solutions meet the overall objectives of the Specific Plan. Guidelines are indicated using the words “should,” “may,” or “is/are encouraged.”

2. Building Form and Articulation

Building form and massing support the desired character and use of an area. The pedestrian experience and aesthetic quality of a building is defined by these standards.

Building Wall Modulation - Front

1. Fifty feet maximum length without at least a five foot variation in wall plane offset for a minimum of ten feet in length (refer to Interpretation 2-A).
2. Building materials and articulation shall be applied to replicate traditional twenty-five foot building width, irrespective of the building's total width. New construction of infill buildings that are wider than this shall be broken down into a series of structural bays or components.

Building Wall Modulation - Side and Rear

1. Variation in massing, roof form, and wall planes, as well as articulation, shall be integrated into every wall surface. Blank wall shall be avoided.
2. Outdoor storage and equipment shall be enclosed and designed with the same materials as the primary building materials.

Roofline Variation

1. Fifty feet maximum length without a variation in roof eave, ridge, or parapet height.
2. Flat roofs shall include a parapet with a detail element such as cornice, cap, or similar detail. It shall convey a sense of permanence and the interior side, or any screened equipment shall not be visible from public view.



BUILDING WALL MODULATION INTERPRETATION 2-A:

Front building walls shall not exceed fifty feet in length without at least a five foot variation in wall plane offset for a minimum of ten feet in length

Primary Entrance

1. Buildings shall have a primary entrance door adjacent to the public sidewalk.
2. Building entrances and storefronts shall incorporate with one or more of the following design elements:
 - a. A change in wall plane – recessed or projecting.
 - b. Wall articulation/additional detail around the entry.
 - c. Projecting element above the entry.

Street Facing Glazing

1. All glazing shall be transparent glass which provides a minimum visibility of light transparency/transmittance level of fifty percent.
2. At least seventy-five percent of the glass area must be unobstructed by signage, including advertisement, screens, and window coverings.
3. Reflective glass is prohibited.
4. Metal garage doors, folding or exterior mounted security screens or other security features which detract from the street appearance are prohibited.
5. Awnings shall be individually mounted above the window or door.

3. Historic Resources

The Specific Plan area contains four individual properties that appear to be eligible as historical resources (see Figure 2.8, Potential Historic Resources):

- 105 W. Grand Avenue (built 1928)
- 140 W. Richmond Street (built 1921)
- 203 Richmond Street (built 1925)
- 218-220 Richmond Street (built 1915)

Additionally, there are twenty-seven properties on the 100 and 200 blocks of Richmond Street that appear to be collectively eligible as a potential historic district as shown on Figure 2.8, Potential Historic Resources. Refer to Historical Resource Technical Report, prepared by Teresa Grimes, dated May 2023 for additional information.

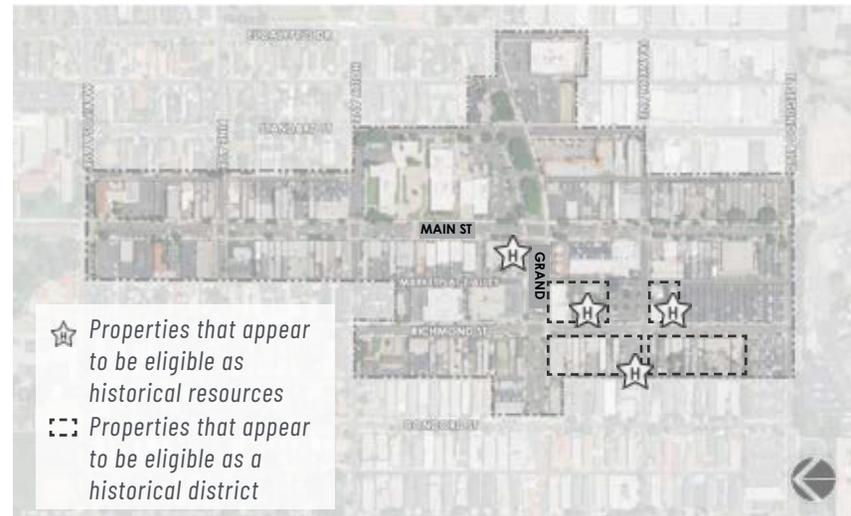


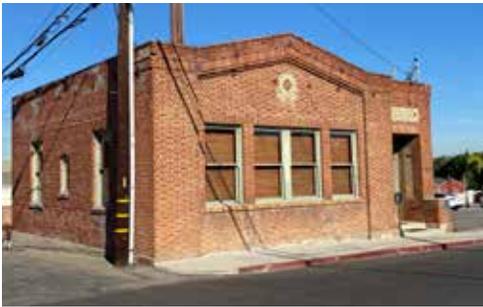
Figure 2.8 Potential Historic Resources



The Old Town Music Hall (140 W. Richmond Street) was built in 1921 and is a rare remaining example of a theater that was originally a live performance venue called the State Theater



105 W. Grand Avenue is prominently situated at the corner of Grand Avenue and Main Street and is an example of an existing mixed-use commercial building



203 Richmond Street was the former location of the first El Segundo City Hall and Library



218-220 Richmond Street is one of the few remaining examples of a mixed-use commercial building from the 1910s

The City values the historic resources and character of the Downtown area, and has policies and discretionary review requirements to ensure their preservation including:

1. ESMC Chapter 15-14 (Historic Preservation) establishes procedures for the designation of Historic Resources and for the review of alterations to designated historic resources citywide.
2. Chapter 7 of this Specific Plan (Administration) requires review and approval of a Discretionary Downtown Design Review (DDR) for all substantial alterations, additions, and new construction projects. For projects on or adjacent to properties identified individually as potential historic resources or contributing to a potential historic district, DDR review shall consider the existing neighborhood character, building scale, building material, and potential impacts to historic resources.
3. Chapter 7 of this Specific Plan (Administration) requires review and approval of a discretionary permit for demolition of structures on properties identified individually as potential historic resources or contributing to a potential historic district. The required discretionary review shall ensure that no substantial adverse change occurs in the significance of a historical resource.

The above policies and discretionary review requirements ensure that no significant impacts occur to potential historic resources in the Downtown Specific Plan area.

4. Mixed-Use

Mixed-use projects combine commercial, office, and/or residential uses into one single development. The uses can be combined in multiple ways, such as each use located on a separate floor or wing of a building or each use in separate buildings on the site. Both types of mixed-use development are encouraged.

Mixed-use projects can create unique design issues, such as the need to balance the requirements of residential uses with the needs of commercial uses. When designing mixed-use developments, it is important that commercial and office uses are sensitive to the residential uses of the project.

1. All buildings shall be sited to reduce odor, noise, light and glare, and visual and other conflicts between commercial and residential uses.
2. Noise-generating equipment, such as refrigeration units and air conditioning and exhaust fans shall be located away from residential uses.
3. Residential development shall have dedicated entries or lobby spaces and open space dedicated to privatized common tenant use.
4. Commercial uses with residential units either above or attached shall provide ventilation systems to prevent odors from adversely affecting residential units.



Mixed-Use buildings with commercial on the ground floor and residential units above

5. Parking

The purpose of this section is to provide for adequate parking standards, to assure that parking spaces shall be suitably maintained and available for the use of the occupants of the site and to mitigate potential associated on-street parking and traffic circulation problems throughout the Downtown and surrounding areas.

General Provisions

1. Minimum Requirements - No use or building shall be established, erected, enlarged or expanded unless parking facilities are provided and maintained as required by this Chapter and Table 2-10. Unless off-street parking reductions are permitted pursuant to provisions herein, the number of off-street parking spaces required by Table 2-10 shall be considered the minimum necessary for each standalone use. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the number of spaces shall be rounded up to the nearest whole number.
2. Renovation, Expansion, Use Changes
 - a. *Renovation (without expansion or use change)* - No additional parking is required.
 - b. *Expansion (without use change)* - Additional parking per Table 2-10 is required for the net new floor area.
 - c. *Existing Buildings (with permitted uses)* - Existing uses in an existing building with a maximum ten thousand square feet may change to any other use identified within the Table 2-10 without providing additional on-site parking spaces, provided that all existing on-site parking spaces provided in connection with the building or structure shall be continued and available for use with the subject building.
3. Refer to ESMC Sections 15-15-1 through 15-15-5 for parking standards not included within this chapter.
4. Unless stated otherwise, parking shall be based on net floor area defined in ESMC Section 15-1-6.
5. In the case of mixed uses in a building or on a site, the total requirements for parking facilities shall be the sum of the requirements for the various uses computed.
6. The number of parking spaces required by this chapter may be reduced by the payment of a parking in-lieu fee, per ESMC Section 15-15-6D for the Main Street, Grand Avenue, and Richmond Street Districts.
7. Tandem spaces shall have a maximum length of forty feet, provide for parking for two vehicles maximum, and may only be utilized in residential development or where a Parking Demand Study is provided. All tandem parking spaces, where allowed, shall be clearly outlined on the surface of the parking facility.
8. Parking facilities in all Districts shall be designed in such a manner that any vehicle on the property will be able to maneuver as necessary so that it may exit from the property traveling in a forward direction. However, cars may exit onto an alley traveling in a reverse direction. A vehicle shall not have to enter a street to move from one location to any other location within the same facility.
9. Any lights provided to illuminate any parking area shall be arranged so as to direct the light away from any residential dwelling unit.

Table 2-10: Parking Ratio Table

LAND USES	PARKING REQUIREMENT
Alcohol Sales, Off-Site	Refer to Commercial, Retail Sales
Alcohol Sales, On-Site without Food Service (Bars)	1.5 spaces/1,000 sf
Alcohol Sales, On-Site with Food Service	Refer to Restaurant, Full Service
Artistic or Cultural Seivces	0 spaces/1,000 sf
Assembly Halls	4 spaces/1,000 sf
Bed and Breakfast Inn	1 space/unit
Brewery and Alcohol Production (including on-site consumption or restaurant)	1.5 spaces/1,000 sf for seating/serving area
Commercial, Financial Institutions	2 space/1,000 sf
Commercial, Retail Sales	1.5 spaces/1,000 sf (under 10,000 gross sf) 2.5 spaces/1,000 sf (over 10,000 gross sf)
Commercial, Retail Services	1.5 spaces/1,000 sf
Daycare Centers	1 space/1,000 sf
Dwelling, Multiple-Family	Studio/1 Bedroom: 1 space/unit 2 Bedrooms or more: 1.5 spaces/unit
Dwelling, Senior Citizen Housing	0.25 space/unit
Entertainment (Live)	1 space/8 seats
Fitness Center	2 spaces/1,000 sf
Hotel	1 space/room
Live/ Work	1 space/1,000 sf plus Multiple-Family standards
Movie Theater and Entertainment Facilities	1 space/8 seats

(Continued on next page)

Table 2-10: Parking Ratio Table (Continued)

LAND USES	PARKING REQUIREMENT
Museum	0 space/1,000 sf
Offices, General	2 spaces/1,000 sf (under 10,000 gross sf) 3 spaces/1,000 sf (over 10,000 gross sf)
Office, Medical-Dental	2 spaces/1,000 sf
Outdoor Dining	0 spaces for the portion up to 500 sf 1 space/300 sf for the portion over 500 sf
Parklets	0 spaces for the portion up to 500 sf 1 space/300 sf for the portion over 500 sf
Public Facilities	0 spaces/1,000 sf
Recreational Facilities (Indoor Only)	2 spaces/1,000 sf
Restaurant, Food To Go	1.5 spaces/1,000 sf
Restaurant, Full Service	1.5 spaces/1,000 sf
Studio/Sound Stages and Support Facilities	1 space/1,000 sf
Temporary Outdoor Retail Sales Events	0 spaces/1,000 sf
Theater	1 space/8 seats

Sites with Transportation Systems Management (TSM) and Transportation Demand Management (TDM) Plans

The number of required parking spaces may be further modified subject to approval of a Transportation Systems Management or Transportation Demand Management Plan, pursuant to the procedures and requirements of Chapters 15-16 and 15-17 of the El Segundo Municipal Code.

Failure to Maintain Required Parking

In the event parking facilities required to be provided under this section or required pursuant to any application approved in accordance with this section are not maintained, the Director of Community Development may revoke and cancel the certificate of occupancy issued for such structure. Prior to such revocation, the Planning Commission shall hold a public hearing in accordance with the public hearing procedures provided in ESMC Chapter 15-28, Public Hearings. However, if it appears that failure to maintain such required parking was reasonably beyond the control of the person required to maintain the same, the certificate of occupancy shall not be revoked until the owner has had at least 90 days to reestablish the minimum required parking. In the event the certificate of occupancy is revoked, the premises covered thereby shall not be occupied or used for any purpose until a new certificate of occupancy has been issued.

Parking Reductions

1. *Parking Demand Study.* The Director of Community Development may modify the required number of parking spaces for fewer than ten spaces based on the submittal of a parking demand study. Reductions of ten or more spaces require Planning Commission approval. Additionally, for any use for which the number of parking spaces is not listed, the Director of Community Development or Planning Commission will specify the required number of spaces based on a parking demand study. A parking demand study must include, without limitation, information specifying the number of employees, customers, visitors, clients, residents and owner-occupancy of residence and business (for existing legal non-conforming residential uses), shifts, deliveries, parking spaces, or other criteria established by the Director of Community Development. The study may also include the use of valet or attendant parking.
2. *Joint Use and Off-Site Parking Facilities.* Unless otherwise prohibited by this Specific Plan or the ESMC, parking spaces may be joint use or located off-site on a different lot or lots, subject to approval of a parking demand study and a parking agreement. The agreement shall be recorded in the office of the County Recorder, prior to the issuance of a Building Permit. The agreement may include conditions as the Director of Community Development, or the Planning Commission, deems appropriate.

Parking Structure Design

Parking structures are usually larger buildings and as such can have a significant impact upon the streetscape. All proposed parking structures in the Downtown should adhere to specific standards to ensure a pedestrian-oriented environment on Downtown streets.



Parking structures should be articulated in similar character as surrounding uses and visually appealing on all frontages

1. Parking structures should be visually appealing on all frontages. Parking structure facades should be articulated in similar character as surrounding uses.
2. Where parking structures are planned, the street wall should be composed of active uses that screen podium parking, parking structures, and other uses that do not contribute to a vibrant pedestrian environment.
3. Structures located adjacent to Main Street, Richmond Street, or Grand Avenue shall minimize the visual impact by providing pedestrian activated uses and urban design and landscaping features.
4. Light fixtures within parking structures shall be designed to minimize off-site light spillover onto adjacent properties.
5. To give the structure proportions reflective of a regular building, the openings should resemble window openings rather than long, horizontal parking garage openings. The deck and railing pattern should not dominate the elevations.
6. Substantial massing should occur at the corner of the structures to anchor the building and give the structure proportions similar to a human occupied building. These panels should incorporate relief to create shadow patterns and add visual interest.
7. Height should be added to the parapet at key areas on the building structure to accent entries and reduce the long horizontal façade that is typical of parking structures.
8. Consider adding awnings or trellis structures at vehicular and pedestrian entrances to create a pedestrian scale.
9. Consider providing landscaping and vines on façades to help reduce the visual impact of the structure.
10. Structures should to the extent feasible incorporate design elements that facilitate conversion to other uses, including, but not limited to, higher floor to ceiling heights on ground levels, fast ramps, and flat parking plates/levels.

6. Service and Delivery

Service areas must be carefully designed in order to create an aesthetic street frontage in Downtown El Segundo.

1. Loading areas are required for buildings with gross building areas equal to or greater than fifty thousand square feet.
2. Loading/unloading, service areas, and trash and recycling enclosures shall not front onto Grand Avenue, Main Street, or Richmond Street (refer to Interpretation 6-A).
3. For lots adjoining an alley, loading areas shall adjoin or have access from the alley. Loading spaces may encroach into any required alley setback.
4. Loading docks and service bays shall be a minimum of twenty feet from any public street.
5. On-site loading areas shall be at least eighteen feet long and ten feet wide.
6. Loading or unloading of trucks is prohibited between ten PM and seven AM unless it can be demonstrated that such activities would not exceed the noise limits of the ESMC.
7. Refuse collection service shall be contracted with an approved local service provider. Refuse collection areas shall be screened per ESMC Section 15-2-8 D.
8. On lots adjoining an alley, refuse collection storage areas shall be oriented to and accessed from the alley.



LOADING AREA INTERPRETATION 6-A

Loading/unloading, service areas, and trash and recycling enclosures shall not front onto Grand Avenue, Main Street, or Richmond Street

7. Signage

Signs are significant features of shopping and entertainment districts as they serve as invitations for people to enter and patronize stores and restaurants. Unique, attractive signs signify quality establishments and products.



Unique and attractive signs enhance the charm and character of the Downtown

General Signage Provisions

1. All signs must comply with ESMC Chapter 15-18 and the following standards. In the event of a conflict, the standards in this Specific Plan shall take precedence.
2. Signage facing any public street within the Specific Plan area shall be limited to a combination of storefront, window and perpendicular/pedestrian signs.
 - a. Each property is allowed an area up to a maximum of one square foot per lineal foot of street frontage.
 - b. If adjacent lots are aggregated into one, then a formula of one and one-half square feet per lineal foot of street frontage is used to determine maximum allowable signage.
3. Multi-tenant developments of three or more commercial tenants require an approved Master Sign Program by the Director of Community Development or designee per ESMC Section 15-18-5.
4. Signs should be in scale with and in proportion to the primary building façade so that the signs do not dominate the appearance.
5. Sign colors, materials, and design should be compatible with that of the primary building façade.
6. Painted wood and metal are appropriate materials for signs.
7. Signs that reflect the type of business through design, shape, or graphic form are encouraged.
8. The method of attaching the sign to the building should be integrated into the overall sign design.
9. Signs on canopies and awnings are encouraged.
10. Signs should not cover up important architectural features.
11. Flush mounted signs should be positioned within architectural features such as the window panel above the storefront or flanking the doorway.

Storefront Signs

1. *Size.* Individual storefront signs may be no more than twenty square feet.
2. *Number.* One storefront sign is permitted per storefront.
3. *Lettering.* Freestanding lettered/iconic signage (without background area) is encouraged and allowed.
4. *Lighting.* Signage shall be lighted from an external source, such as gooseneck lamps.
5. *Temporary Signs.* Temporary signs are limited to no more than fifteen percent of the window or storefront area for a maximum of thirty days per year.
6. *Prohibited:*
 - a. Internally illuminated canister signs.
 - b. Pole or pylon signs.
 - c. Roof signs.

Window Signs

1. *Size.* Window signage may be no more than sixteen square feet.
2. *Lettering.* Lettering, such as painted script is encouraged, while signs with backgrounds are discouraged.
3. *Prohibited.* Advertisements placed in windows are not allowed.

Perpendicular/Pedestrian Signs

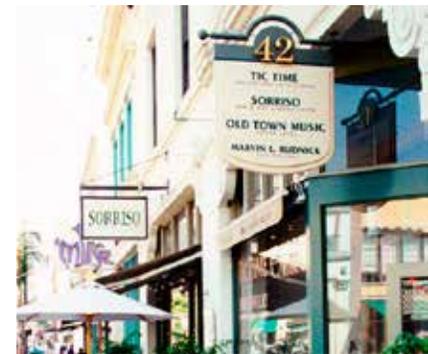
1. *Size.* Perpendicular/Pedestrian signs may be no more than nine square feet on each sign face (double sided signs are allowed).
2. *Number.* One Perpendicular/Pedestrian sign is permitted per storefront.
3. *Projection:*
 - a. Signs shall not project from the wall of the building or structure to which they are attached more than thirty inches and shall not exceed eight feet in height.
 - b. Projecting signs less than twelve feet above the grade are not allowed. Permitted projecting signs may project over public sidewalks.



Storefront sign with freestanding lettering accentuated with gooseneck lamps



Window signs with painted script



Perpendicular/ pedestrian signs may project over the public sidewalk

Non-Street Fronting Signs

1. *Size.* Signage abutting an alley or private property shall not exceed 0.6 square feet per lineal foot of alley frontage or interior property line length. All other standards shall apply.
2. *Additional Elements:*
 - a. In addition to allowed signage, a maximum of two square feet of lettered/logo and/or icon painted directly onto the entrance (without a background) is allowed.
 - b. In addition, a directory wall sign identifying non-street fronting businesses within a building is allowed on non-street fronting building elevations (including elevations fronting on alleys). The directory sign may not exceed twelve square feet.

A-Frame Signs

1. *Size:*
 - a. Width 24"-34"
 - b. Length 36"-48" (including frame, sign face, and any vertical supports)
2. *Number.* There shall be only one A-Frame sign per business.
3. *Graphics.* The sign face area shall not consist of text for more than two-thirds of the area. The balance of the sign face area should contain images, art, or graphics.
4. *Location on Sidewalk.* A-frame signs shall only be permitted on the public sidewalk in front of the business. The sign must be positioned to allow a minimum of five feet clear sidewalk area and not impede the main path of pedestrian travel. The sign must be placed within eighteen inches of the curb or adjacent to the corresponding outdoor dining area or business frontage. All applicable ADA standards must be met.

5. *Materials.* Exterior quality wood or metal (except as supplemented by material for changeable messages, see below). Handbills and/or similar paper attachments shall not be affixed to approved A-Frame signs
6. *Changeable Sign Area.* Changeable sign area must be screwed or bolted to the sign. The sign must not contain any glare producing surfaces or inappropriate lighting (blinking, fluorescent, neon lights, exposed power cords, etc). No more than one-half of each sign face may be reserved for changeable messages, chalk board messages, or 'wipe down' board messages.
7. *Finish.* Fully painted and/or sealed; color must be in keeping with the colors for the business establishment. In general, fluorescent or other strikingly bright or vivid colors will not be approved unless part of a discernible theme other than simply to gain attention.
8. *Construction and Support.* The name of the establishment must be clearly printed on each sign face in a color and style consistent with the establishment's primary signage.

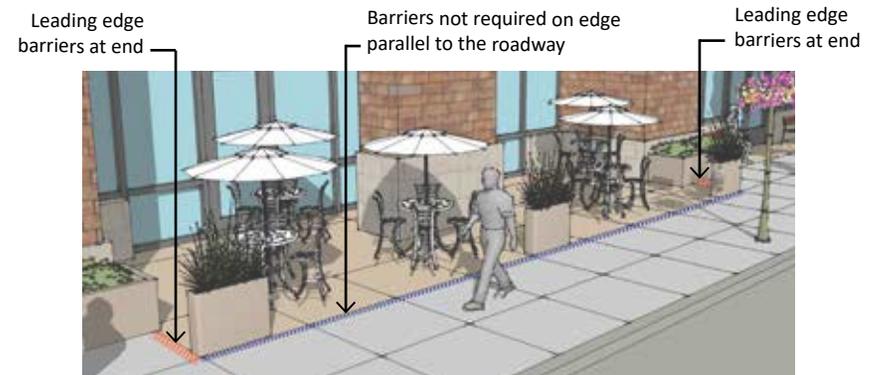


A-frame sign example

8. Outdoor Dining

Sidewalks, excess parking spaces, and other exterior paved areas may be used for the placement of tables, chairs, benches, planters, umbrellas, and related items to enliven the overall pedestrian experience and support day and nighttime activity. Wide, pedestrian-friendly sidewalks should activate the Downtown by providing spaces for outdoor dining and informal gathering. All new and substantially remodeled outdoor dining areas, as determined by the Director, are subject to design review and the standards in this section. Any existing outdoor dining area that doesn't conform with these standards will be considered legal nonconforming.

1. *Dining Area.* Outdoor Dining Area (Area) shall be directly associated with an existing or proposed eating establishment.
 - a. Dining area may be covered or uncovered.
2. *Barriers:*
 - a. *Visibility.* Fences or other perimeter barriers/enclosures with a height between thirty-six inches and fifty inches must be at least fifty percent open (see-through) in order to maintain visibility of street level activity. Any enclosure with a height over fifty inches must be at least eighty percent open (see-through).
 - b. *Appearance.* Dining area barriers (fences, gates, ropes, planters, etc.) must be both visually appealing and functional. All barrier material must be maintained in a good visual appearance, without visible fading, dents, tears, rust, corrosion, or chipped or peeling paint.
 - c. *Freestanding.* All barriers must be freestanding, without any (or minimal) permanent or temporary attachments to buildings, sidewalks, and other infrastructure. Sectional fencing (generally defined as rigid fence segments that can be placed together to create a unified fencing appearance) is an acceptable solution for outdoor seating areas using barriers. Such fencing is portable, but cannot be easily shifted by patrons or pedestrians, as can less rigid forms of enclosures. Sectional fencing must be of metal (aluminum, steel, iron, or similar) or of wood construction and must be of a dark color (either painted or stained). Vinyl and/or plastic material is prohibited.
 - d. *Height.* Stanchions, end posts, and other corner supports must measure thirty-six inches to fifty inches in maximum height. Planning Commission approval is required for any component greater than fifty inches in height from the sidewalk surface.
 - e. *Maximum Distance from the Ground.* All barriers must be detectable to visually impaired pedestrians who employ a cane for guidance; therefore, the bottom of barriers must be no greater than twenty-seven inches above the sidewalk surface.
 - f. *Leading Edge Barrier.* All outdoor dining areas that extend more than three feet into the public right-of-way must have a detectable barrier at the leading edges to ensure that visually impaired pedestrians using canes can detect the dining area safely.



Example of leading edge detectable barriers at an outdoor dining area extending more than three feet into the right-of-way

- g. *Rope or Chains.* Barrier rope or chains must have a diameter of at least one inch to maintain detectability by the visually impaired. Plastic chains are discouraged.
- h. *Planters.* Planters are a friendlier and more attractive way to delineate an outdoor dining area and may be used in addition to, or in place of, other barrier designs. Planters must not exceed a height of fifty inches above the level of the sidewalk. All planters must have live plants within them. Artificial plants, empty planters, or planters with only bare dirt, mulch, straw, wood chips, or similar material are not permitted. Planters must be cleaned of all trash at least daily.
- i. *Signage.* Barriers must not contain signage for the restaurant or any other entity.



Outdoor chairs shall be all-weather, and each dining area should contain chairs that are similar to each other

- j. *Prohibited.* Fabric inserts (natural or synthetic) are not permitted to be used as part of a barrier. Chain link, cyclone fencing, chicken wire, or similar materials are not permitted to be used as part of a barrier.
3. *Furniture and Fixtures:*
- a. *Freestanding.* Furniture and fixtures must not be secured to trees, lamp posts, street signs, hydrants, or any other street infrastructure by means of ropes, chains, or any other such devices.
 - b. *All-Weather.* Furniture and fixtures used in outdoor dining must be specifically made for outdoor use.
 - c. *Storage.* All moveable furniture and fixtures must be removed and stored inside after business hours.
 - d. *Signage.* Furniture and fixtures must not contain signage for the restaurant or for any other entity in the form of wording, logos, drawings, pictorial or photographic representations, or any other likewise identifying characteristic.
 - e. *Chairs.* Chairs, like other outdoor dining elements, must contribute to the overall atmosphere of Downtown, and (if applicable) to any historic building or historic overlay district, and must be complementary in both appearance and quality.
 - *Consistency.* All chairs used within an establishment's outdoor seating area should match each other by being of visually similar design, construction, and color.
 - *Colors.* Chairs may be colored or of a natural unpainted material (e.g., all-weather metal, wood, wicker, etc.). Chairs are not permitted to be white plastic. In general, fluorescent or other strikingly bright or vivid colors will not be approved unless part of a discernible theme other than simply to gain attention.

- *Upholstery.* Upholstered chairs are permitted as are upholstered cushions for chairs. In general, fluorescent or other strikingly bright or vivid colors will not be approved unless part of a discernible theme other than simply to gain attention. Outdoor and water-resistant materials are required. Cushions must be attached in some manner to the chair itself.
- f. *Tables.* Tables need to be functional, not only for patrons, but also for pedestrians, given the limited space available for outdoor dining on many sidewalks. Outdoor dining furniture must also contribute to the overall atmosphere of Downtown and, if applicable, to any historic property or district, and be complementary in both appearance and quality.
 - *Colors.* Tables may be painted, anodized, colored or of a natural unpainted material (e.g., all-weather wood, metal, wicker, etc.). Tables are not permitted to be white plastic. In general, fluorescent or other strikingly bright or vivid colors will not be approved unless part of a discernible theme other than simply to gain attention.
 - *Size and Shape.* The size and shape of tables strongly affects the functionality of an outdoor dining area. Due to many of the narrow sidewalks, restaurants should strive for space efficient seating layouts and furniture configuration. Square or rectangular tables are strongly recommended as such tables may fit flush against a building's wall and can permit more usable surface area for patrons while at the same time leaving more space available for pedestrians.
 - *Durability.* All tables and chairs shall be of sturdy construction and made of quality materials.
- g. *Heaters and Fans.* Heaters and Fans are permitted provided that they do not impede pedestrian circulation within the outdoor dining area. Heaters and fans incorporated into approved awnings projecting from the building are preferred.
- h. *Prohibited.* Any furniture and fixtures other than tables, chairs, lighting, and umbrellas are prohibited. This includes, but is not limited to: serving stations, bar counters, shelves, racks, sofas, televisions, trash receptacles, and torches. Furniture that is lightweight and thus subject to being blown around during wind and sudden storm events is prohibited; as such, most plastic furniture is unacceptable.



Outdoor tables shall contribute to the overall atmosphere of the Downtown



Umbrella colors shall blend with the surrounding built environment

4. *Shade Structures and Umbrellas.* Umbrellas can add a welcoming feel to outdoor dining areas, and provide shelter from the elements; making their use desirable for outdoor dining applications. Appropriately designed and sized umbrellas are permitted. Pop-up tents and freestanding canopies are not permitted. All umbrellas must comply with the following conditions:

a. *Contained within the Outdoor Seating Area.* To ensure effective pedestrian flow, all parts of any umbrella (including the fabric and supporting ribs) must be contained entirely within the outdoor seating area.

- b. *Height.* The lowest dimension of an extended umbrella must be at least seven feet above the sidewalk surface. In order to avoid causing an undue visual obstruction of other businesses, umbrellas must not exceed a height of ten feet above the level of the sidewalk. These measurements must include not only the umbrella frame and panels, but also any decorative borders such as fringes, tassels, or other such ornamentation.
- c. *Colors.* Umbrellas must blend appropriately with the surrounding built environment. Umbrellas must be of one solid color. In general, fluorescent or other strikingly bright or vivid colors will not be approved unless part of a discernible theme other than simply to gain attention. Signage and wording are not permitted.
- d. *Size and Shape.* The size and shape of an umbrella strongly affects its functionality within a constrained space such as an outdoor dining area. Due to the narrow measurements of most restaurants' outdoor dining areas, restaurants using umbrellas should strive for space-efficient umbrella designs.
- e. *Market-Style Umbrellas.* Market style umbrellas (those designed specifically for patio or outdoor dining use, and which vent breezes) are preferred.
- f. *Material.* Umbrella fabric must be of a material suitable for outdoor use, and must be canvas-type. No plastic fabrics, plastic/vinyl-laminated fabrics, or any type of rigid materials are permitted for use as umbrellas within an outdoor dining area.
- g. *Removable.* Umbrellas must be able to be removed each night or during strong storms and stored inside, for the safety of pedestrians and surrounding business.
- h. *Awnings.* Awnings are allowed subject to the same color and material requirements as umbrellas.

5. *Lighting:*

- a. *All-Weather.* Lighting used within an outdoor dining area must be specifically made for outdoor use, and must have a hardwired electrical connection.
- b. *Matching.* All lighting used within an outdoor dining area should match each other by being of visually similar design, construction, and color.
- c. *Height.* The lowest dimension of lighting must be at least seven feet above the sidewalk surface. In order to avoid causing an undue visual obstruction of other businesses, lighting must not exceed a height of ten feet.
- d. *Color Temperature and Brightness of Lighting.* Lighting should be of a color temperature between 2,500 Kelvin and 3,000 Kelvin; 2,700 Kelvin is ideal. All lighting must be dimmable, and must not exceed the brightness of public street lighting as determined by the Director.
- e. *Maintenance.* Lighting must be kept in proper working order at all times. Burnt out lighting must be replaced promptly (within one working day).
- f. *Lighting Source.* The light must not contain any glare producing surfaces or inappropriate lighting (blinking, fluorescent, neon lights, etc).
- g. *Support.* Lighting must not be secure to trees, lamp posts, street signs, hydrants, or any other street infrastructure by means of ropes, chains, or any other such devices.
- h. *Signage or Wording.* Lighting must not contain signage for the restaurant or for any other entity in the form of wording, logos, drawings, pictorial or photographic representations, or any other likewise identifying characteristic.
- i. *Power Cords.* Lighting must be hardwired in an electrical conduit. Power cords and similar methods of power are not allowed.

6. *Accessibility.* The outdoor dining area must meet the minimum applicable requirements under the Americans with Disabilities Act (ADA) and the California Building Code (CBC).
7. *Fire Safety.* Area shall be designed and operated so that it is in compliance with regulations regarding access to building openings, fire lanes, use of combustible materials and other fire safety measures as identified in the ESMC and other applicable law.



Outdoor lighting is recommended to enhance the pedestrian atmosphere and create a sense of vibrancy in the Downtown



Wide, pedestrian-friendly sidewalks activate the Downtown by providing usable spaces for outdoor dining and informal pedestrian gathering areas

8. *Pedestrian Access:*
 - a. *Clear Passage Area.* Six foot minimum clear passage area is required for pedestrian access between outdoor dining area and the curb where the sidewalk is at least eight feet. A wider clear passage area may be required for any of the previous conditions at the discretion of the Director of Community Development or his/her designee.
 - No sidewalk less than eight feet in width may be allowed to have outdoor dining.
9. *Business Setback.* Restaurants need to be mindful of adjoining businesses when using outdoor dining areas, making sure that neighboring businesses remain visible to pedestrians and motorists. If tall elements are used as part of the design, an applicant may be required to adjust the outdoor dining area’s layout and/or distance from the adjoining property line (twenty-four inches or more) to ensure that this visibility is maintained.
10. *Dining Area Floor.* The floor of outdoor seating areas must be uncovered sidewalk as to provide continuity with the adjacent public right-of-way (does not apply to approved parklet configurations).

Parklets

Parklets are outdoor dining and gathering areas which are located adjacent to the public sidewalk and typically placed within an existing parking space adjacent to the roadway curb. Parklets are encouraged within the Downtown Specific Plan Area, but subject to a future Parklet’s Program. Refer to Chapter 6 for additional information regarding the Parklet Program implementation.



CHAPTER 3: PUBLIC REALM - MULTIMODAL MOBILITY

A. Introduction

This section of the Specific Plan Update discusses the opportunities for improvement of mobility that reflect the needs and goals of the Downtown El Segundo community. The Multimodal Mobility chapter includes improvement opportunities related to the pedestrian network, bicycle circulation, public transit, vehicular circulation, and parking. This section supports the Specific Plan Update objectives related to the improvement of walkability and the pedestrian environment, encouragement of bicycle use, support of enhanced and efficient mobility opportunities for walking, driving, bicycling, and transit, and the development of a comprehensive parking plan. They are also designed to reinforce the Planning Principles established within Chapter 1 of this document.

Planning Principles Related to Multimodal Mobility:

- Expanded Mobility** - Support enhanced and efficient mobility opportunities for walking, driving, bicycling, and transit.
- Pedestrians and Bicycles** - Improve walkability and the pedestrian environment and encourage bicycle use with additional bicycle improvements and amenities.
- Improved Public Parking** - Develop a comprehensive parking plan with increased parking wayfinding signage and facilitate innovative methods for parking such as shared parking agreements.

The opportunities presented within this Multimodal Mobility section can enhance the comfortability of walking, biking, and taking transit, to create a Downtown El Segundo in which community and atmosphere is emphasized in addition to vehicular mobility. This section also includes improvement opportunities for the Downtown corridors of Main Street, Grand Avenue, and Richmond Street that could enhance multimodal mobility. It is not the intent of this chapter to provide specific street geometric design standards rather, it is to suggest design-oriented treatments of the street environment. Refer to streetscape amenities and beautification recommendations in Chapter 4 for additional information and requirements.



Walking is an important mode of access within a vibrant Downtown



Figure 3.1 Pedestrian Circulation Map

B. Pedestrian Network

Opportunities for the improvement of the pedestrian network in this section focus on improving access and comfortability on both sidewalks and at roadway crossings. During the public engagement period for the Specific Plan Update, respondents showed strong support for walkability improvements within Downtown, with almost two-thirds of survey respondents listing enhanced walkability among their top three priorities. Additionally, walking is an important mode of access for Downtown El Segundo, as almost ninety percent of survey respondents listed walking as one of their typical mode of travel choice for getting to Downtown.

The Smoky Hollow Specific Plan has identified improvements along Franklin Avenue which include artistic crosswalks and potential future “woonerf” which are envisioned to transform the street into a pedestrian and bike-friendly connection between Smoky Hollow and the Downtown. See additional standards and requirements for Franklin Avenue within the Smoky Hollow Specific Plan.

1. Sidewalks and Pedestrian Streetscape

The pedestrian experience plays a very important part in the functionality and the economic health of the Downtown environment and sidewalks are a key component of the Downtown pedestrian circulation network. Sidewalks provide pedestrian access to virtually every activity and provide critical connections between other modes of travel, including the automobile, public transit, and bicycles. Wide sidewalks, street trees and landscaping, and consistent street furnishings all contribute to a desirable pedestrian street scene. Sidewalks must be wide enough to be comfortable, with smooth paving and special accent paving in select locations, and buffering provided from vehicular traffic. Crosswalk design, traffic control devices, and visual markers all are important in encouraging pedestrian use.

Currently, pedestrian facilities are provided throughout Downtown, including sidewalks on all streets. While sidewalks exist throughout Downtown, some existing mobility challenges were observed. In some locations, the sidewalk is obstructed or damaged by trees, which can affect the pedestrian experience. While sidewalk amenities, such as benches, promote visitor comfortability, they also result in narrowed walkways in some areas.

Vehicular ingress and egress throughout Downtown present comfortability challenges to pedestrians as well. Many driveways have limited visibility to the sidewalk in advance of the exit, which could make it difficult for drivers exiting the structure to see pedestrians. Additionally, in most locations where the sidewalk is interrupted by a driveway, the curb cuts do not feature ADA-compliant curb ramps, resulting in degraded comfortability and access for those using mobility devices.

The following general improvements should be implemented to provide a more comfortable pedestrian experience in Downtown El Segundo (see Figure 3.1, Pedestrian Circulation Map):

1. Sidewalk surface should be stable, firm, smooth, and slip resistant.
2. Sidewalks shall have a “through pedestrian zone” that is kept clear of any fixtures and/or obstructions. A minimum of four feet shall be reserved to allow for two people to walk comfortably side by side and in accordance with the Americans with Disabilities Act (ADA) requirements.
3. Potted plants, raised planters, streetscape elements and/or landscaped parkways should be used to define the sidewalk edge and provide a buffer between pedestrians and moving vehicles where feasible.
4. Integrate streetscape amenities and beautification recommendations established in Chapter 4 of this document.
5. Add mirrors to parking structure, driveway, and alleyway exits to increase the visibility of approaching pedestrians.
6. Remove sidewalk obstructions or re-route around obstructions, such as trees, to increase accessibility, especially for those using wheeled devices.
7. Upgrade curb cuts at driveways and alleyways to ADA-compliant curb ramps to improve accessibility for those using mobility devices.



Midblock crosswalk on Main Street between Holly Avenue and Pine Avenue

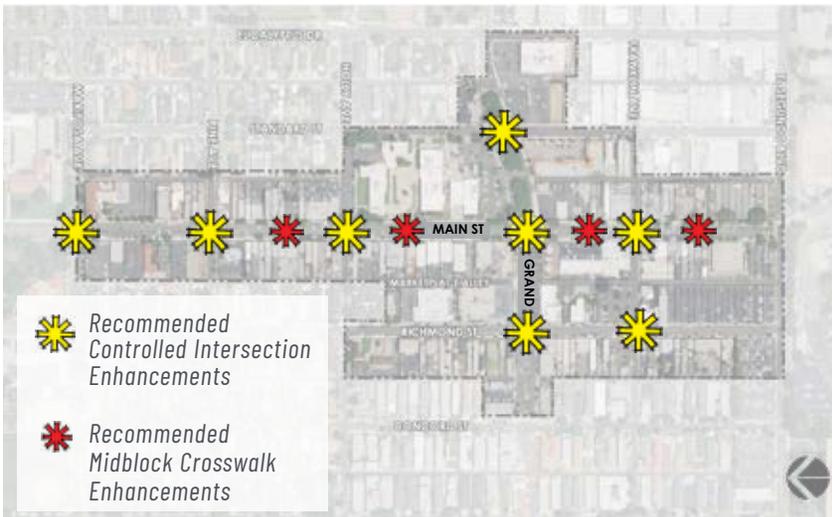


Figure 3.2 Pedestrian Crossing Map

2. Pedestrian Crossings

Pedestrian crossings are currently provided throughout Downtown, at both intersections and at some midblock locations. There are four midblock crosswalks, all located on Main Street, which feature pedestrian-activated in-road flashing lights, crosswalk signs, and yield paddles. These midblock crossings lack crosswalk lines, which reduces their visibility to drivers.

While some intersection pedestrian crossings in Downtown El Segundo feature ADA-compliant curb ramps with truncated domes, most lack these accessibility enhancements. Additionally, most crosswalks lack edge lines and striping. Both signalized intersections in Downtown do not provide pedestrian countdown on the signal heads.

Midblock Crosswalks

The following walkability enhancements should be considered at the four existing midblock crosswalks along Main Street (see Figure 3.2, Pedestrian Crossing Map):

1. Install pedestrian signals to better alert drivers to crossing pedestrians and encourage signal compliance.
2. Install raised crosswalks for better visibility and awareness of crossing pedestrians.
3. Crosswalks should provide decorative paving or continental-style striping to increase their visibility. At a minimum, the crosswalk edge-lines shall be striped to meet California Manual on Uniform Traffic Control Device (MUTCD) standards.
4. To better serve users with mobility challenges, upgrade ramps to meet ADA compliance by adding truncated domes, modifying pedestrian push button locations relative to the ramp, and providing audible push buttons.

Controlled Intersection Crosswalks

The following walkability enhancements should be considered at controlled intersections (see Figure 3.2, Pedestrian Crossing Map):

1. Upgrade curb ramps to meet ADA compliance by adding truncated domes and modifying pedestrian push buttons.
2. Crosswalks should provide decorative paving or continental-style striping to increase their visibility. At a minimum, the crosswalk edge-lines shall be striped to meet California Manual on Uniform Traffic Control Device (MUTCD) standards.
3. At signalized intersections, install pedestrian countdown heads to meet current standards and inform pedestrians of the remaining walk time available.
4. Ensure that pedestrian signals comply with current MUTCD pedestrian clearance time standards, with a standard walking speed of 3.5 feet per second.

3. Pedestrian Paseos

Paseos are pedestrian-only pathways that provide opportunities to create unique public spaces. Paseos provide internal connections between the roadways and alleyways and allow for pedestrian-friendly activities to occur. Paseos provide linkages between public parking areas and the alleyway and street environment and connections between residential and commercial areas.

The Specific Plan area has existing paseos at Handprint Alley, located between Main Street and Marketplace Alley, and Butterfly Lane Alley, located between Main Street and the alleyway west of Standard Street. These paseos should be enhanced with paseo improvements listed below where feasible, and accentuated with wayfinding signage, accent lighting, and decorative paving at the entry on Main Street to provide increased visibility.

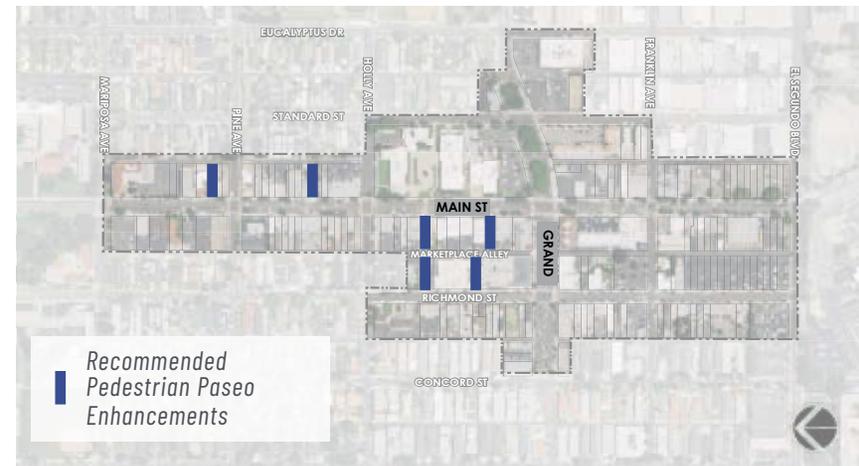


Figure 3.3 **Pedestrian Paseo Map**



Handprint Alley is an existing Downtown pedestrian paseo which integrates public art to make a narrow space more appealing

Additional paseos are recommended throughout the Specific Plan area to further enhance pedestrian access, promote walkability, and increase opportunities for community gathering. Paseos are suggested at existing parking lots, such as between Main Street and Richmond Street, to provide opportunities for pedestrian linkages to the roadways, alleyways, and existing public parking. Paseo improvements should also be utilized at the existing public walkways located between primary roadways and alleyways, such as the walkway west of the existing public parking structure at Grand Avenue and Richmond Street, to activate the use of these pedestrian linkages.



Paseos provide off-street linkages and allow for unique pedestrian spaces

The following enhancements should be considered at paseos (see Figure 3.3, Pedestrian Paseo Map):

1. The pedestrian entry to paseos should be highly visible from the public right-of-way. Consider the consistent use of vertical elements within the streetscape as wayfinding devices at paseo entries such as arched entry elements, trellises, banners and hanging plants on light poles, and/or large potted plants.
2. An intensive wayfinding program should be used in paseos to direct and orient pedestrians to key areas in the Downtown.
3. Paseos should include pedestrian amenities such as seating, landscaping, special paving treatment, and public art and be well lit utilizing pedestrian scale decorative lighting to create safe and usable spaces that are visually appealing at all hours.
4. Paseos shall be ADA accessible and accommodate emergency access as required.

C. Bicycle Circulation

Opportunities for the improvement of the bicycle network in this section focus on comfortability, connection to existing Citywide bicycle facilities, and convenience. During the public engagement period for the Specific Plan Update, almost half of survey respondents listed biking as one of their typical modes of travel for visiting Downtown El Segundo, suggesting the importance of enhanced bicycle mobility in Downtown's transportation future.

Bicycle Lanes

Currently, bicycle facilities in Downtown El Segundo consist of Class III bicycle routes with on-pavement shared lane markings, also known as "sharrows", on Main Street and Grand Avenue. West of Downtown, Class II bike lanes currently exist along Grand Avenue, between Loma Vista Street and Vista Del Mar, providing bicycle access to El Segundo Beach. The Specific Plan Update envisions the enhancement of east-west bicycle facilities through Downtown to connect to these Class II bike lanes, providing improved bicycle mobility between Downtown and other points of interest in the City, such as El Segundo Beach (see Figure 3.4, Bicycle Circulation Map, and Section E, Vehicular Circulation, for additional information).

The Class III bicycle route along Main Street connects El Segundo Boulevard in the south to Imperial Avenue in the north, providing direct access to City Hall, within Downtown El Segundo, and Library Park and El Segundo High School, north of the Specific Plan area. The Specific Plan Update envisions improved bicycle comfortability along this corridor, without compromising direct access to these points of interest.



A Class III bicycle route with "sharrow" lane marking



Figure 3.4 Bicycle Circulation Map



Existing bicycle wayfinding sign on Grand Avenue

Bicycle Accommodation and Wayfinding

The bicycle facilities in Downtown El Segundo are supported by route signage, wayfinding signage for area destinations, and decorative bicycle racks with a Downtown El Segundo themed-design.

While existing bicycle racks provide short-term parking and add an element of placemaking, a bicycle hub, consisting of a gated area with controlled access, could be installed in the parking structure for more secure and longer-term parking. The bicycle hub could also feature a repair station, with basic tools such as wrenches and pumps, to support the convenience of bicycle travel to and from Downtown.

Enhanced bicycle wayfinding signage, such as maps which show area bicycle routes and destinations, could be installed at Downtown gateway points and at the intersection of the two existing bike routes, at Main Street and Grand Avenue. This upgraded wayfinding can support bicycle navigation and comfortability throughout the Downtown. Refer to Chapter 4, Section B, Gateway and Wayfinding Signage for additional information.

D. Public Transit

Opportunities for the improvement of public transit in this section focus on efficiency of transit service and comfortability of transit stop amenities. During the public engagement for the Specific Plan Update, less than one percent of survey respondents listed public transit as one of their typical modes for visiting Downtown El Segundo. Envisioning a more efficient and comfortable transit environment in Downtown could help to increase ridership and improve access for those who rely on or choose to utilize public transit.

Transit Stakeholders Discussion

In May 2022, a virtual transit stakeholders meeting was held, in which representatives from transportation service providers in and around Downtown El Segundo shared their goals and discussed opportunities to be incorporated into the Specific Plan Update. Topics discussed included service-related items, such as coordination between the City and Beach Cities Transit about Main Street closure detours, as well as transit stop attributes such as shelters and bus zone lengths.

Transit Service

Downtown El Segundo is served by Beach Cities Transit and City of El Segundo Transportation. During temporary closures of Main Street between Holly Avenue and Grand Avenue, the bus lines operating on the corridor are re-routed. Below is a list of the bus routes that provide service to and around Downtown:

- *Beach Cities Transit Line 109* – Line 109 connects LAX and Torrance via El Segundo, Manhattan Beach, Hermosa Beach, and Redondo Beach. In Downtown El Segundo, this line runs along Main Street and Grand Avenue. This line has headways of 40-50 minutes during weekdays.
- *Lunchtime Shuttle* – Lunchtime Shuttle services were suspended during the COVID-19 pandemic and had not resumed as of Winter 2023. Previously, the City of El Segundo Transportation Lunchtime Shuttle operated on a continuous loop between Downtown El Segundo and the Smoky Hollow area to the east from 11:45 to 2pm on weekdays.
- *Beach Shuttle* – Following suspended service during the COVID-19 pandemic, the City partnered with Swoop, Inc. to resume Beach Shuttle service for the 2022 summer season. The Beach Shuttle operates between El Segundo and El Porto Beach during the El Segundo Unified School District summer break. There are several stops located near Downtown.
- *Dial-a-Ride* – The City currently operates Dial-a-Ride (DAR) service in partnership with Lyft. DAR primarily focuses on enhancing accessibility for seniors and disabled residents. The service operates on weekdays and serves the entirety of Downtown.

- The following improvements to transit service should be considered to enhance mobility to, from, and within Downtown El Segundo (see Figure 3.5, Transit Stop Map, and Chapter 4, Section 4, Bus Shelters and Transit Stops, for additional information):
1. Coordinate with Beach Cities Transit on their ongoing short-range transportation plan development to ensure that Line 109 continues to serve Downtown El Segundo and identify opportunities to increase service frequency or hours of service.
 2. Continue operating the Beach Shuttle each summer through public-private partnerships.
 3. Continue operating DAR through public-private partnerships with expanded service hours, including evenings and weekends.



Figure 3.5 Transit Stop Map

4. Investigate public-private partnership opportunities and/or otherwise resume operation of the Lunch Shuttle or similar service. Upon resumption, expand service hours to include early mornings and evenings to provide a First-and-Last-Mile commuting solution and enhance the dinner-time connections between Downtown El Segundo, Smoky Hollow, and the east part of the City.
5. Continue communication between City Hall, Beach Cities Transit, and the El Segundo Police Department to enhance public outreach regarding temporary closures of Main Street and subsequent transit service detours.
6. Conduct a public/mass transit study to increase ridership on BCT buses and the City's other transit services as well as ensure adequate service to the north portion of Main Street, near Pine and Mariposa Avenues

Transit Infrastructure

- Currently, the facilities featured at bus stops within Downtown vary by stop. Some include a bench and waste bin, while others provide no accommodations. There are two existing bus stops featuring shelters, one on Main Street within the temporary closure area, and one on Grand Avenue between Standard Street and Eucalyptus Drive. The following bus stop enhancements should be considered to improve transit mobility and rider comfortability in Downtown El Segundo:
1. Provide transit shelters at Downtown bus stops, where space allows. Transit shelters could be designed to reflect City or Downtown community aesthetic desires.
 2. At a minimum, include a bench and waste bin at each bus stop.
 3. Increase bus zone length by extending red curb at stops, to at least thirty-five feet where feasible.

E. Vehicular Circulation

Opportunities for the improvement of vehicular circulation in this section focus on multi-modal operations at intersections and placemaking considerations along roadway segments. During the public engagement period for the Specific Plan Update, just over two-thirds of survey respondents listed driving as one of their typical modes for visiting Downtown El Segundo, suggesting vehicular access to be an important value for the Downtown community.

During the development of the Specific Plan Update, a level of service (LOS) study was conducted to evaluate the state of vehicular circulation within Downtown. Current LOS was studied at the following three intersections, all of which were determined to operate acceptably:

- Main Street and Mariposa Avenue
- Main Street and Grand Avenue
- Main Street and El Segundo Boulevard

While it is important to recognize how people get to Downtown, it is equally important to understand why they come and what they expect once they get there. The livability and attraction of a successful Downtown is connected to the design of its streets. Large and walkable sidewalks, reduced travel lanes that are easy to cross, slower traffic, and amenities such as places to sit, pedestrian lighting, signage, and special paving all influence the user's experience.

The following section discusses the current, preferred, and alternate roadway configurations for Main Street, Grand Avenue, and Richmond Street. Main Street and Grand Avenue are the primary corridors for vehicular circulation within Downtown, and Richmond Street is notable for its change in vehicular access during the COVID-19 pandemic. This section proposes re-configuration opportunities on Main Street, Grand Avenue, and Richmond Street, which improve pedestrian mobility throughout Downtown and serve Specific Plan objectives.

Note: The Smoky Hollow Specific Plan has identified potential one-way traffic improvements along portions of Standard Street and Eucalyptus Drive to increase on-street parking. See additional standards and requirements for Franklin Avenue within the Smoky Hollow Specific Plan.

1. Main Street

Main Street is the primary north-south corridor in Downtown El Segundo. Main Street is a four-lane collector north of Grand Avenue and a four-lane secondary arterial south of Grand Avenue, as designated in the El Segundo General Plan Circulation Element. Within Downtown, Main Street provides parallel on-street parking and the speed limit on Main Street is twenty-five miles per hour (mph). Some stop-controlled intersections on Main Street are enhanced with light-emitting diode (LED) flashing stop signs, such as the intersection with Franklin Avenue. The typical existing roadway cross-section of Main Street in the Downtown is eighty feet, with four ten foot travel lanes (two in each direction) with bike “sharrows”, twelve foot wide sidewalks, and two eight foot parking lanes (see Figure 3.6, Main Street Existing Road Section).

The segment of Main Street from Grand Avenue to El Segundo Boulevard is designated as a Truck Route in the General Plan Circulation Element and is marked by signage. This segment is also a designated Class III bicycle route, marked with “sharrows”. The Preferred Roadway Concept for Main Street proposes a reduction in the number of travel lanes on Main Street from two lanes in each direction to one lane in each direction, which, depending on the purpose and use of this Truck Route, could increase the potential for truck-bicycle interactions.

A future truck route study is recommended to further investigate the purpose and use of the existing truck route. Refer to the Implementation Action Plan in Chapter 6 for additional information.

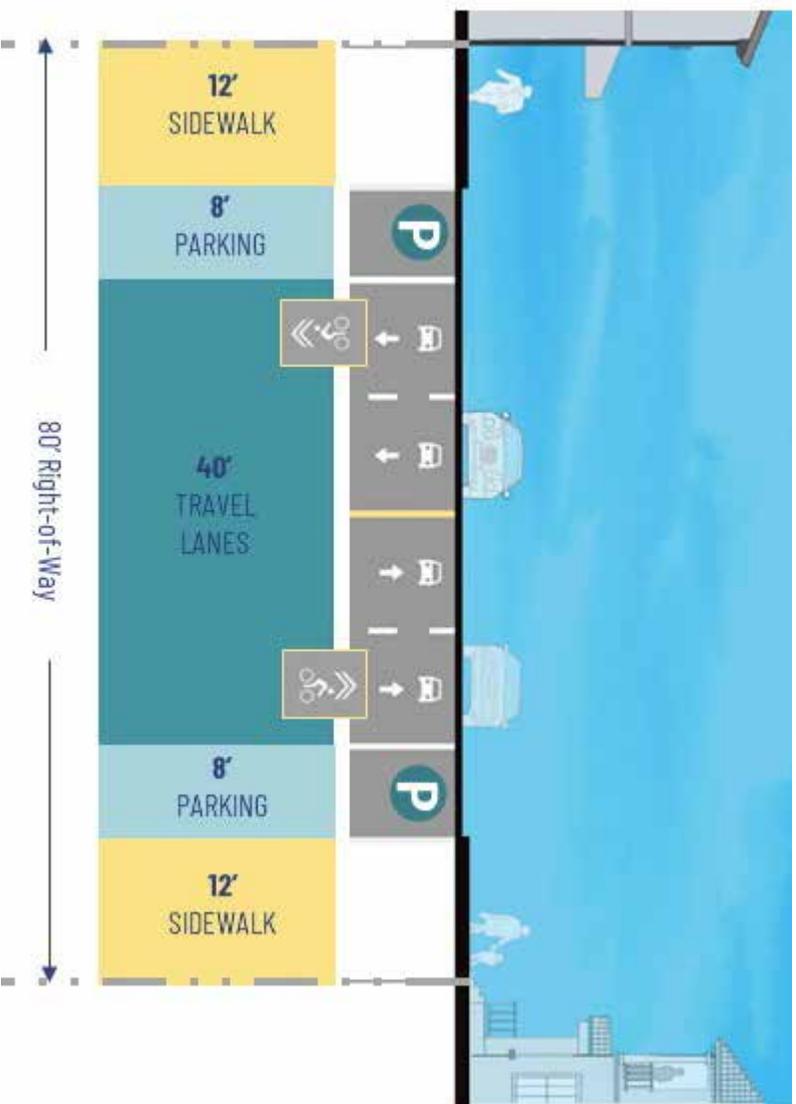


Figure 3.6 Main Street Existing Road Section

Preferred Concept

The proposed Pedestrian Mobility Emphasis concept for Main Street envisions enhanced pedestrian comfort and outdoor gathering opportunities, with wider sidewalks and outdoor dining, and new Class II bike lanes (see Figure 3.7, Main Street Preferred Road Section). The designated bike lanes provide greater horizontal separation between cyclists and vehicular traffic than the existing Class III “sharrow” bike routes and the reduced and narrowed travel lanes allow for widened sidewalks with expanded pedestrian uses and outdoor dining opportunities. The Pedestrian Mobility Emphasis concept maintains the existing parallel parking spaces on both sides of the street and is expected to maintain a similar parking supply along Main Street as exists today.

Main Street is anticipated to host occasional or periodic street closures for community events including the weekly Farmers Market which may be partial closures of any street blocks between El Segundo Boulevard and Mariposa Avenue. Additionally, a future traffic study is recommended to analyze the potential long-term closure of Main Street to vehicles. Refer to Chapter 6 for additional information.

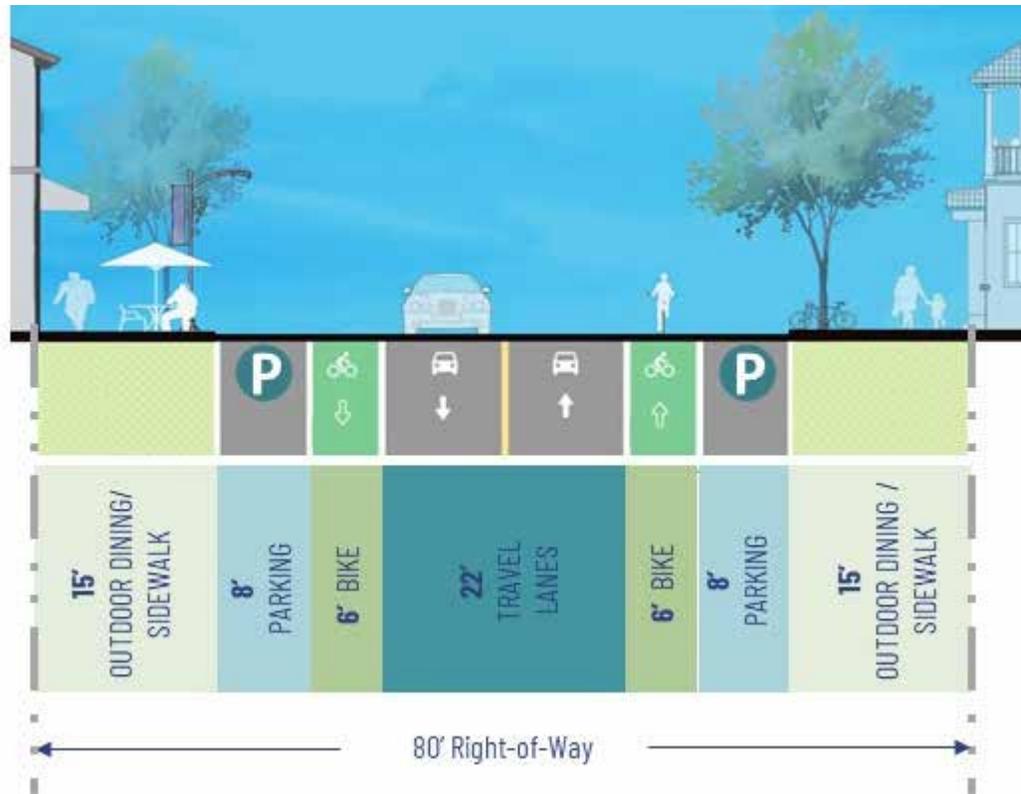


Figure 3.7 Main Street Preferred Road Section

Alternative Concept

The Bicycle Mobility Emphasis alternative concept for Main Street envisions enhanced cyclist comfort with Class II buffered bike lanes (see Figure 3.8, Main Street Alternative Road Section). Buffered bike lanes provide greater horizontal separation between cyclists and vehicular traffic than the existing Class III “sharrow” bike routes and can be enhanced with conflict-zone striping for increased visibility. The Bicycle Mobility Emphasis concept is expected to maintain a similar parking supply along Main Street as exists today, since parallel parking is maintained on both sides of the street.

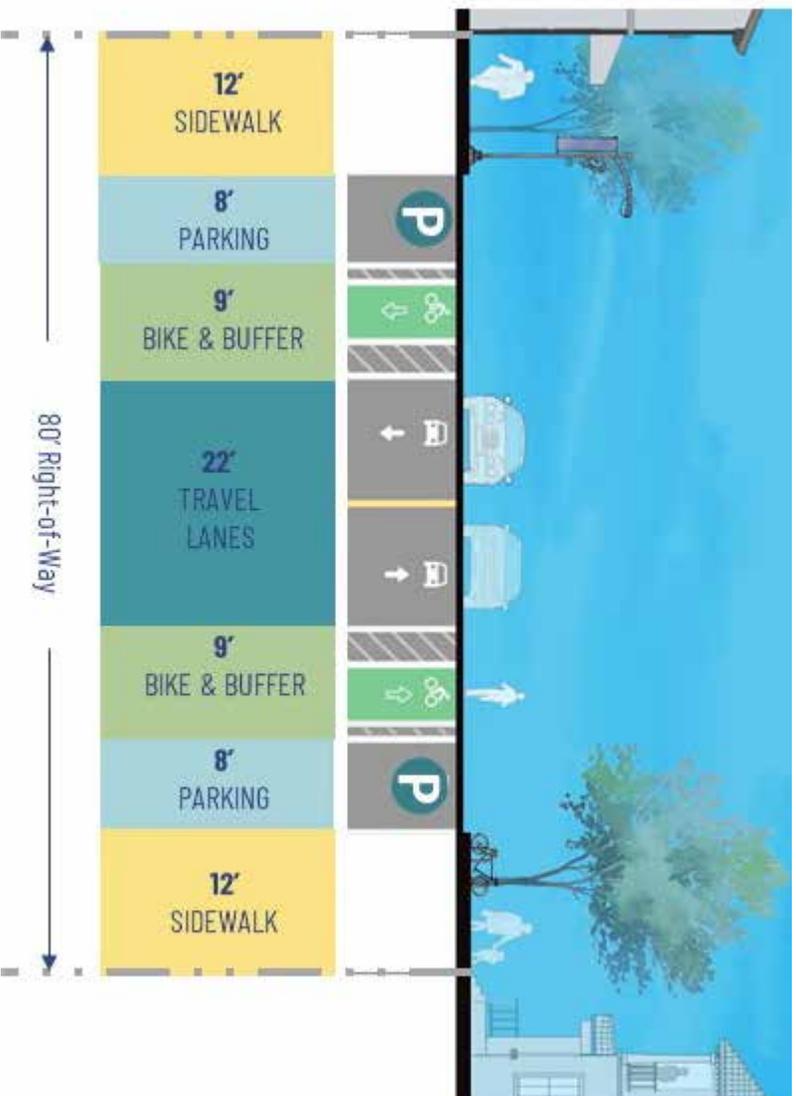


Figure 3.8 Main Street Alternative Road Section

2. Grand Avenue

Grand Avenue is a four lane east-west secondary arterial in Downtown El Segundo, with a raised center median. Grand Avenue provides parallel parking for the entire extent of Downtown on both sides of the street and includes median parking between Main Street and Concord Street. Grand Avenue is a dedicated bicycle route and truck route, and the speed limit is twenty-five mph.

The typical roadway cross section of Grand Avenue between Main Street and Concord Street is one hundred feet, with four eleven foot travel lanes (two travel lanes in each direction) with bike "sharrows", ten foot wide sidewalks, four eight foot parking lanes (including two along the median), and a four foot median (see Figure 3.9 Grand Avenue Existing Road Section). The cross section east of Main Street is similar, but it features a wider median that tapers off toward Eucalyptus Street.

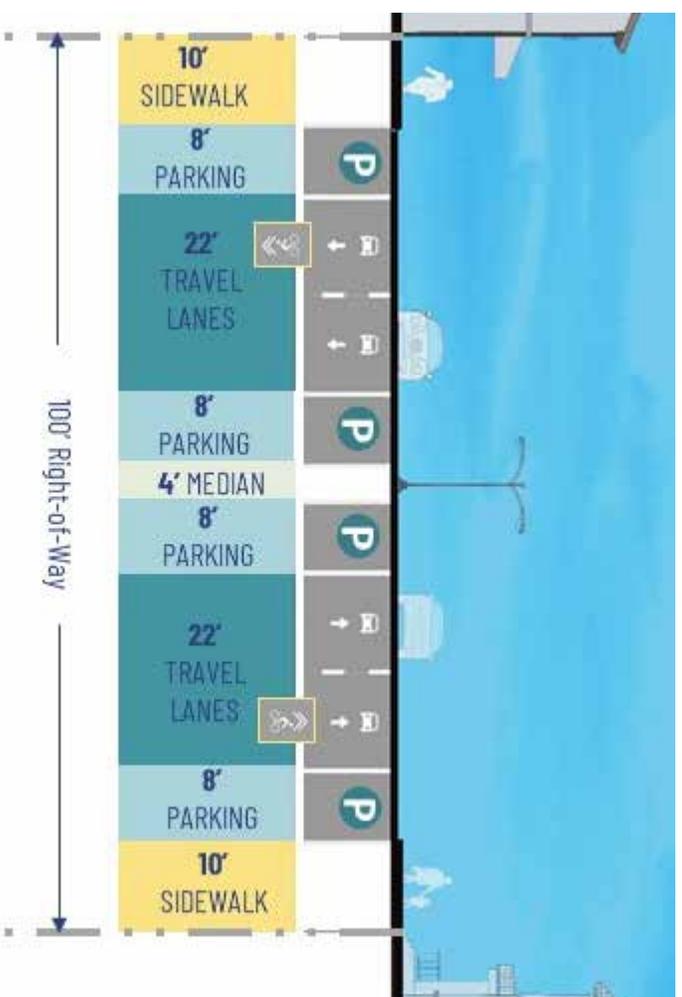


Figure 3.9 Grand Avenue Existing Road Section

Preferred Concept

The preferred Grand Avenue Pedestrian Mobility Emphasis concept envisions enhanced pedestrian comfort and outdoor gathering opportunities, with wider sidewalks and outdoor dining, while maintaining the existing Class III bike route “sharrows” (see Figure 3.10, Grand Avenue Preferred Road Section). This concept involves the conversion of parallel parking spaces on both sides of the street and along both sides of the median to angled parking to allow for wider sidewalks and outdoor dining and includes a widened central median. Though angled parking allows a higher parking space capacity over the same distance as compared to parallel parking, the removal of the median parking spaces would result in a net loss in current parking spaces along the corridor. Depending on final design, the net loss of parking on Grand Avenue under this concept could range from about ten percent to about twenty percent.

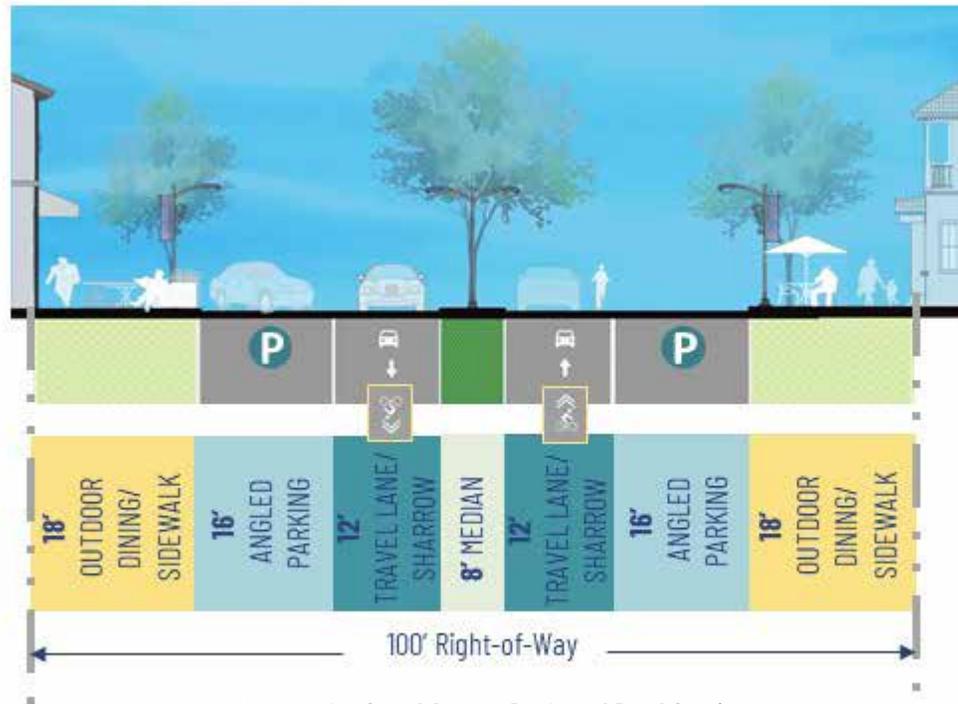


Figure 3.10 **Grand Avenue Preferred Road Section**

Alternative Concepts

There are two Bicycle Mobility Emphasis alternatives developed for Grand Avenue that provide enhanced cyclist comfort through the creation of dedicated bicycle facilities: Class II bike lanes and Class IV protected bikeway (Cycle-Track) which are illustrated in Figures 3.11 and 3.12.

- Class II Bike Lane Alternative:** The Class II concept envisions enhanced cyclist comfort with buffered bike lanes (see Figure 3.11, Grand Avenue Class II Alternative Road Section). Buffered bike lanes provide greater horizontal separation between cyclists and vehicular traffic than the existing Class III “sharrow” bike routes and can be enhanced with conflict-zone striping for increased visibility. As Class II bike lanes currently exist on Grand Avenue west of Downtown, these concepts would further connect El Segundo’s citywide bike lane network and increase mobility to, from, and through Downtown. The Bicycle Mobility Emphasis would provide about half the number of parking spaces as currently exists along Grand Avenue, as median parking would be removed, and curb lane parallel parking would be maintained.

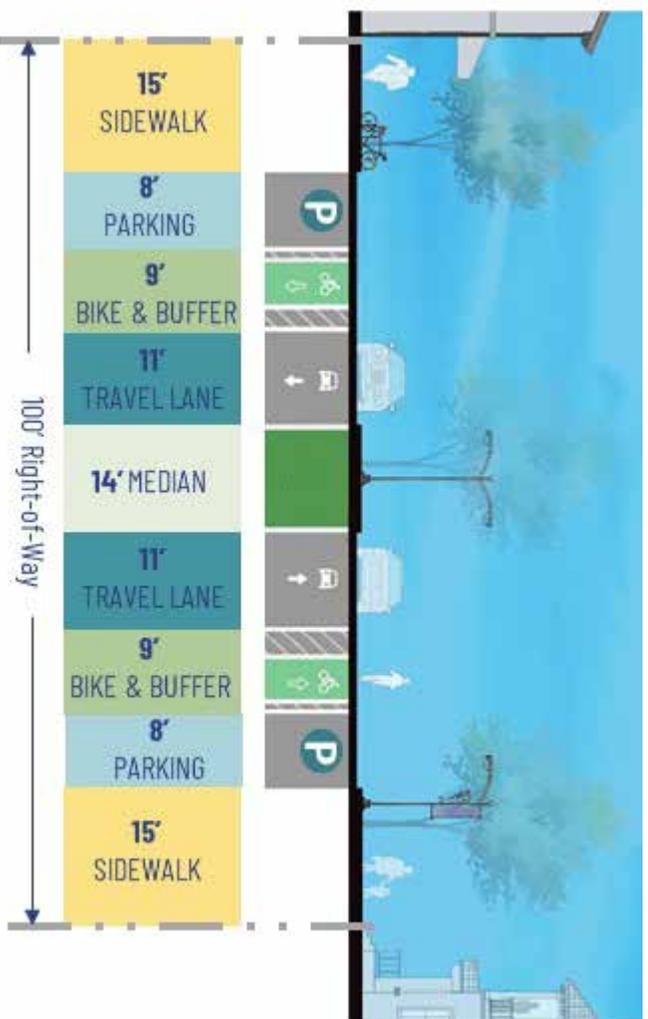


Figure 3.11 Grand Avenue Class II Alternative Road Section

- Cycle-Track Alternative:* The Cycle-Track concept includes a two-way Class IV protected bikeway on one side of the street (see Figure 3.12, Grand Avenue Cycle-Track Alternative Road Section). Class IV protected bikeways feature both horizontal and vertical (a lane of parked vehicles) separation between cyclists and vehicular traffic. The Buffered Bike Lanes concept provides greater horizontal separation between vehicle travel lanes and cyclists than the current Class III “sharrows” bike route, but not does provide protected facilities. However, vehicles wishing to ingress and egress the on-street parking must pass through the bike lanes and yield to cyclists, creating more potential conflicts than the Cycle-Track concept. The Cycle-Track concept would provide similar parking supply along the corridor to that of the Pedestrian Mobility Emphasis concept, with about a ten percent to twenty percent reduction in spaces.

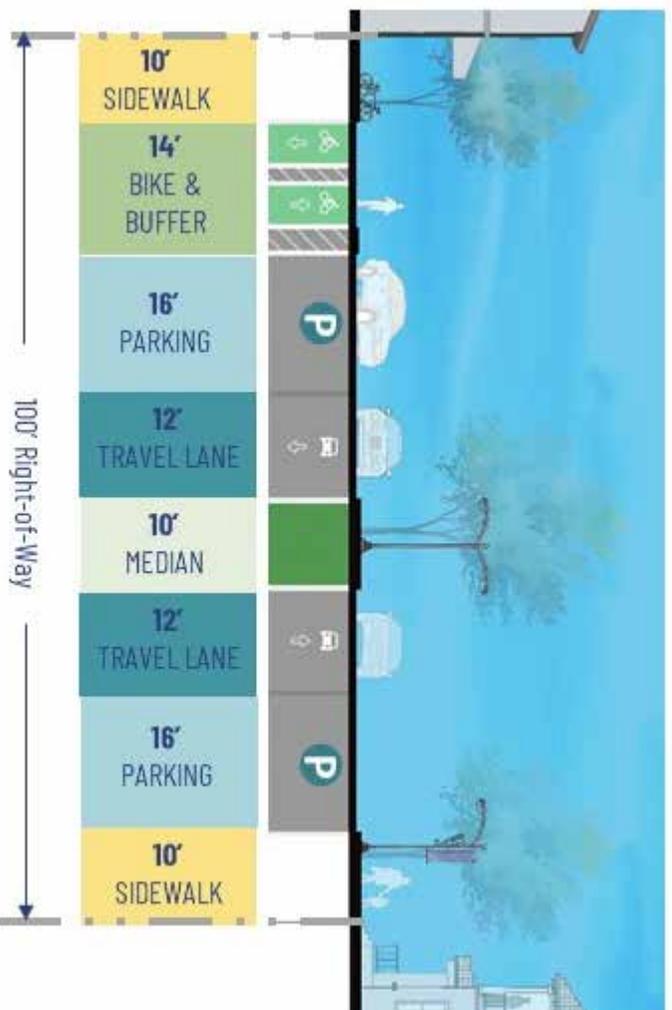


Figure 3.12 Grand Avenue Cycle-Track Alternative Road Section

3. Richmond Street

Richmond Street is a two lane north-south local street in Downtown El Segundo. Richmond Street provides on-street parking for the entire length of Downtown, and includes angled parking on the west side of the street between El Segundo Boulevard and the midblock crossing north of Grand Avenue. The speed limit on Richmond Street is twenty-five mph. Beginning during the COVID-19 pandemic, the half-block of Richmond Street south of Grand Avenue was temporarily closed to vehicular traffic to provide expanded outdoor dining opportunities. Additional options for flexible use of space for continued pedestrian comfort, outdoor dining, and events on Richmond Street are also discussed in Section E.5, Street Closure Placemaking. The typical roadway cross section of Richmond Street between Franklin Avenue and Grand Avenue is sixty feet and it consists of two eleven foot travel lanes (one in each direction), an eight foot wide sidewalk on the west side of the street, ten foot wide sidewalk on the east side, thirteen foot angled parking lane on the west side, and a seven foot parallel parking lane on the east side (see Figure 3.13, Richmond Street Existing Road Section).

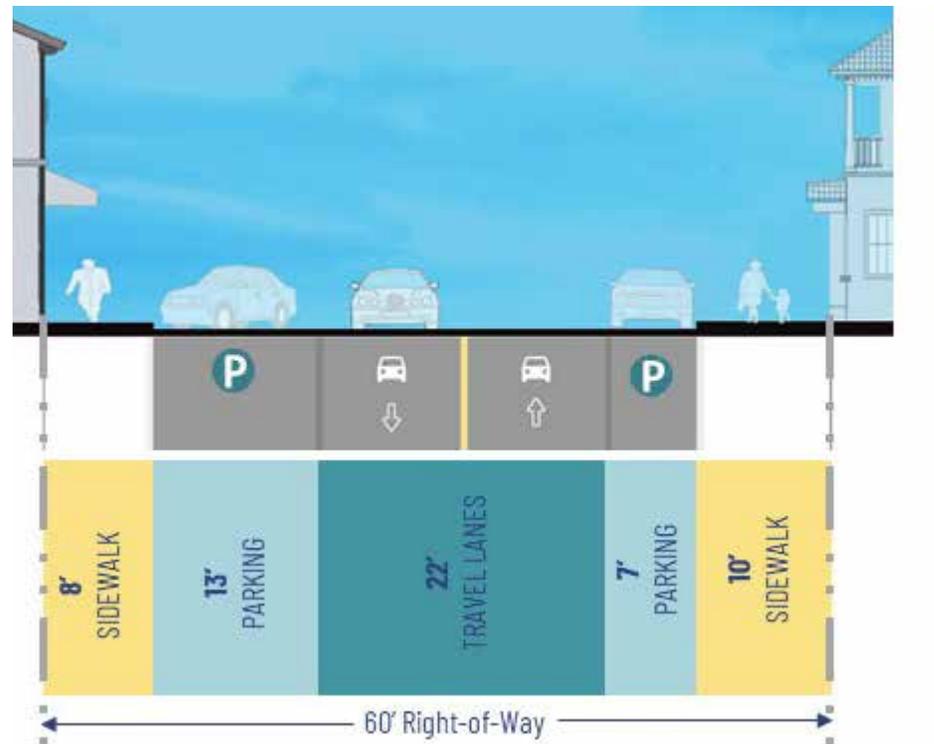


Figure 3.13 **Richmond Street Existing Road Section**

Preferred Concept

The preferred Richmond Street Sidewalk Dining concept for the area between Franklin Avenue and Grand Avenue envisions enhanced pedestrian comfort and expanded outdoor gathering opportunities with wider sidewalks and outdoor dining and the continuation of two travel lanes (see Figure 3.14, Richmond Street Preferred Road Section). This concept would result in the removal of all parking spaces on this portion of the street and assumes a future parking structure would be developed adjacent to Richmond Street. The Sidewalk Dining concept for Richmond Street would provide similar vehicular capacity to the existing road section.

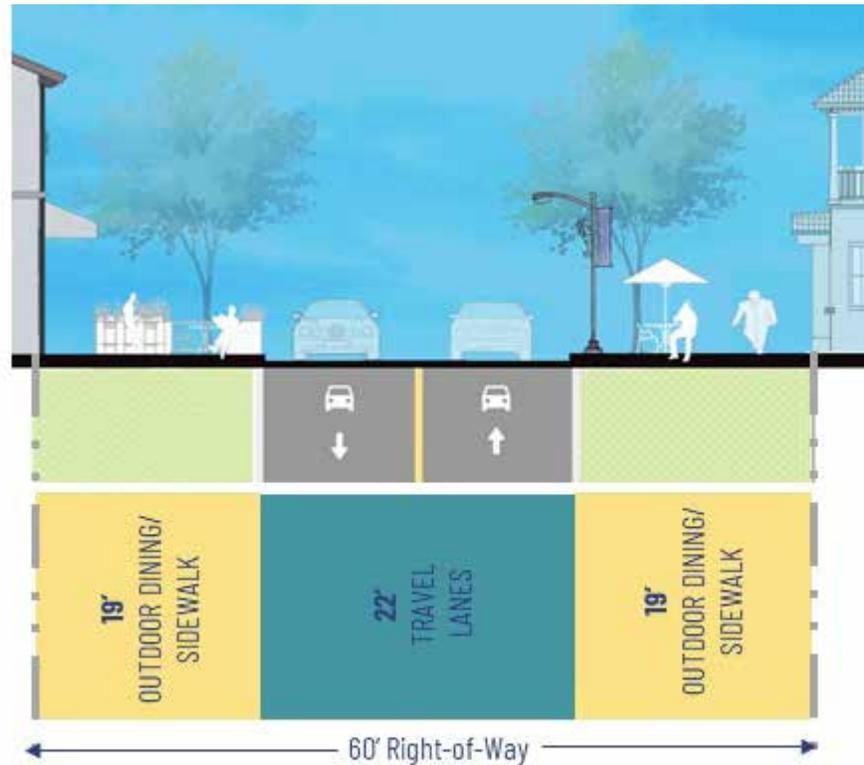


Figure 3.14 **Richmond Street Preferred Road Section**

Alternative Concept

The Pedestrian Mall concept between Franklin Avenue and Grand Avenue envisions enhanced pedestrian comfort and expanded outdoor gathering opportunities with wider sidewalks and the removal of vehicular travel lanes to allow for an expanded permanent outdoor dining area with increased gathering opportunities (see Figure 3.15, Richmond Street Alternative Road Section). The Pedestrian Mall concept would result in the removal of all parking spaces on this portion of the street and assumes a future parking structure would be developed adjacent to Richmond Street. The Pedestrian Mall concept for Richmond Street would permanently restrict vehicular traffic in this portion of the street, except for emergency vehicle access. Refer to Section E.5, Street Closure Placemaking, for additional information.



Figure 3.15 **Richmond Street Alternative Road Section**

4. Intersection Control

There are two signalized intersections in Downtown, at Main Street and Mariposa Avenue and at Main Street and Grand Avenue. All other intersections include one of the following control types:

- All-way stop control, in which vehicles on all approaches must stop.
- Side-street stop control, in which vehicles on side-street approaches must stop, while vehicles on major road approaches do not.

Downtown includes an extensive alleyway network, which provides access to off-street parking, business access, and truck circulation. Most intersections between alleyways and roadways are side-street stop-controlled, though many lack advance stop bars on the alley approach, which can increase right-of-way confusion and cause conflicts with cross-traffic pedestrians, bicyclists, or vehicles.

The following improvements should be considered to increase the multi-modal mobility of intersection control in Downtown:

1. Protected left turn phases could be added in all directions at the intersection of Main Street and Grand Avenue to reduce left turn conflicts with oncoming vehicles and pedestrians in the adjacent crosswalk.
2. All side-street stop-control intersections should include stop signs and stop bars on the controlled approaches to reduce right-of-way confusion.

5. Street Closure Placemaking

Street closures used for temporary or permanent public space add an opportunity for community gathering and establish a sense of community and provide locations for outdoor activities. These opportunities exist within many Downtown streets, but are currently implemented on portions of Main Street and Richmond Street.

Main Street

Main Street has in-road bollards that allow for temporary street closures for special events, such as the Farmer's Market. To continue serving Specific Plan Update objectives, including promoting a "village" character and a pedestrian friendly environment, this flexibility for temporary street closures should be maintained. Decorative paving is suggested in the travel lanes in this portion of Main Street to signify this special place. To enhance mobility throughout Downtown during closure events on Main Street, coordination and public outreach should be implemented as described in Section D, Public Transit.



Existing retractable in-road bollards on Main Street being used during Farmer's Market

Richmond Street

Beginning during the COVID-19 pandemic, the half-block of Richmond Street between Grand Avenue and Franklin Avenue was temporarily closed to vehicular traffic to provide expanded outdoor dining opportunities. This temporarily-closed area features dining tables and heat lamps to serve patrons of restaurants on the block.

During the public engagement period for the Specific Plan Update, one hundred and thirty stakeholders responded to the questions of “do you feel that Richmond Street between Grand Avenue and Franklin Avenue should be closed to vehicular traffic and redesigned as a pedestrian promenade?” Approximately eighty-four percent of respondents were in favor of this re-design, while another nine percent were in favor of occasional closure to vehicular traffic, similar to the current condition on Main Street.



Outdoor dining along Richmond Street during the temporary road closure



Pedestrian Malls provide Downtown placemaking opportunities and benefit the community with additional outdoor gathering areas

The temporary closure of the half-block of Richmond Street between Grand Avenue and Franklin Avenue should be expanded upon to provide ongoing placemaking opportunities and community gathering benefits to the Downtown, with one of the following options:

1. Permanently close the Pedestrian Mall segment using a combination of in-road bollards, similar to those on Main Street, and landscaping on both ends. The pavement could be resurfaced with pedestrian-scale material such as decorative concrete, pavers, or brick. This Pedestrian Mall is further discussed in Section E3.2, Richmond Street Alternative Concept.
2. Install in-road bollards or removable bollards at both ends of the Pedestrian Mall segment to allow ongoing temporary closures, while maintaining vehicle access during non-event periods.
 - a. In-road bollard receptacles could also be implemented to allow for temporary road closures for events for the existing road section of Richmond Street (shown in Figure 3.13), or in conjunction with the Preferred Sidewalk Dining concept (shown in Figure 3.14).

While providing ongoing outdoor dining and placemaking amenities, continued closure of this segment of Richmond Street would restrict vehicular access and result in the removal of approximately twenty on-street parking spaces.

F. Alley Enhancements

Alleys provide an opportunity to recapture underutilized public space for outdoor activity and can provide more engaging and welcoming public spaces, with enhanced pedestrian connectivity throughout the Downtown. Alleys are important because they provide for deliveries, services, and parking and they can allow for an alternative pedestrian route off the busy roadways and connects the public spaces proposed throughout the Specific Plan area. Alleyways in the Downtown are interconnected with paseos that link to key destinations and public parking areas. Two types of alley enhancements are proposed throughout the Specific Plan: Neighborhood Alleys and Service Alleys (see Figure 3.16, Alley Enhancement Map).

All alleyway enhancements should include:

1. Public art such as murals, paving insets, and sculpture
2. Street trees and landscape enhancements such as potted plants
3. Entry elements such as decorative paving and/or accent landscaping
4. Trash and recycling receptacle consolidation and concealment
5. Lighting and facade enhancements



Consolidated trash and recycling receptacles are concealed within elements that reflect the adjacent architecture

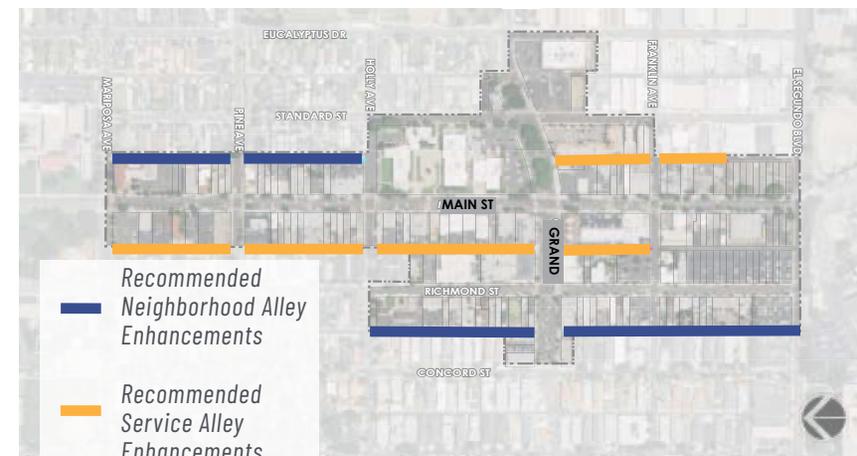


Figure 3.16 Alley Enhancement Map



Alleys provide an opportunity to provide more engaging and welcoming public spaces

BEFORE



AFTER



Alleyways with comfortable pedestrian spaces accentuated with landscaping, public art, and decorative paving link key areas of the Downtown

1. Neighborhood Alley Enhancements

Neighborhood alleys connect adjacent residential areas with enhanced pedestrian walkways linking to key destinations within the Downtown.

Neighborhood alley enhancements are proposed in the following locations (see Figure 3.16, Alley Enhancement Map):

- Alleyway between Main Street and Standard Street (between Holly Avenue to Mariposa Avenue)
- Alleyway between Concord Street and Richmond Street (between El Segundo Boulevard to Holly Avenue)

In addition to the requirements for all alleyways, neighborhood alleys should include:

1. Clearly defined pedestrian paths of travel with decorative paving
2. Shaded pedestrian seating and comfortable gathering areas
3. Key alleyway entrances should be highlighted with an overhead element, such as an archway, arbor, or trellis
4. Hanging and twinkle lights are encouraged but may not be placed adjacent to residential uses
5. Wayfinding and directional signage

Overhead elements are recommended in neighborhood alleyways but must maintain a twenty foot high minimum vertical clearance.

2. Service Alley Enhancements

Service alleys include enhanced pedestrian amenities blended and integrated with existing delivery and service uses.

Service alleys are proposed in the following locations (see Figure 3.16, Alley Enhancement Map):

- Alleyway between Main Street and Standard Street (between Holly Avenue to Mariposa Avenue)
- Alleyway between Concord Street and Richmond Street (between El Segundo Boulevard to Holly Avenue)

In addition to the requirements for all alleyways, service alleys should include:

1. Maintain a clear path for delivery and service vehicles with defined pedestrian paths of travel using elements such as decorative paving
2. Back patio and seating areas with bike racks and lockers
3. Directional signage and signage for key elements and historic landmarks

BEFORE



AFTER



Decorative paving, potted plants and pedestrian amenities create a welcoming and vibrant environment

G. Parking Strategies

As part of this Specific Plan effort, a comprehensive parking analysis was prepared to address current and future parking conditions within the Specific Plan area. In May 2022, an existing conditions parking analysis was conducted to evaluate supply and utilization of public parking within the Downtown Specific Plan area. The parking utilization study investigated the variety of public on-street and off-street spaces that exist throughout the Downtown, including the lots, structure, parallel, and angled spaces (see Figure 3.17 Parking Utilization Maps). This section further describes the current parking conditions by space type and includes discussion on future parking demand and optimization strategies.

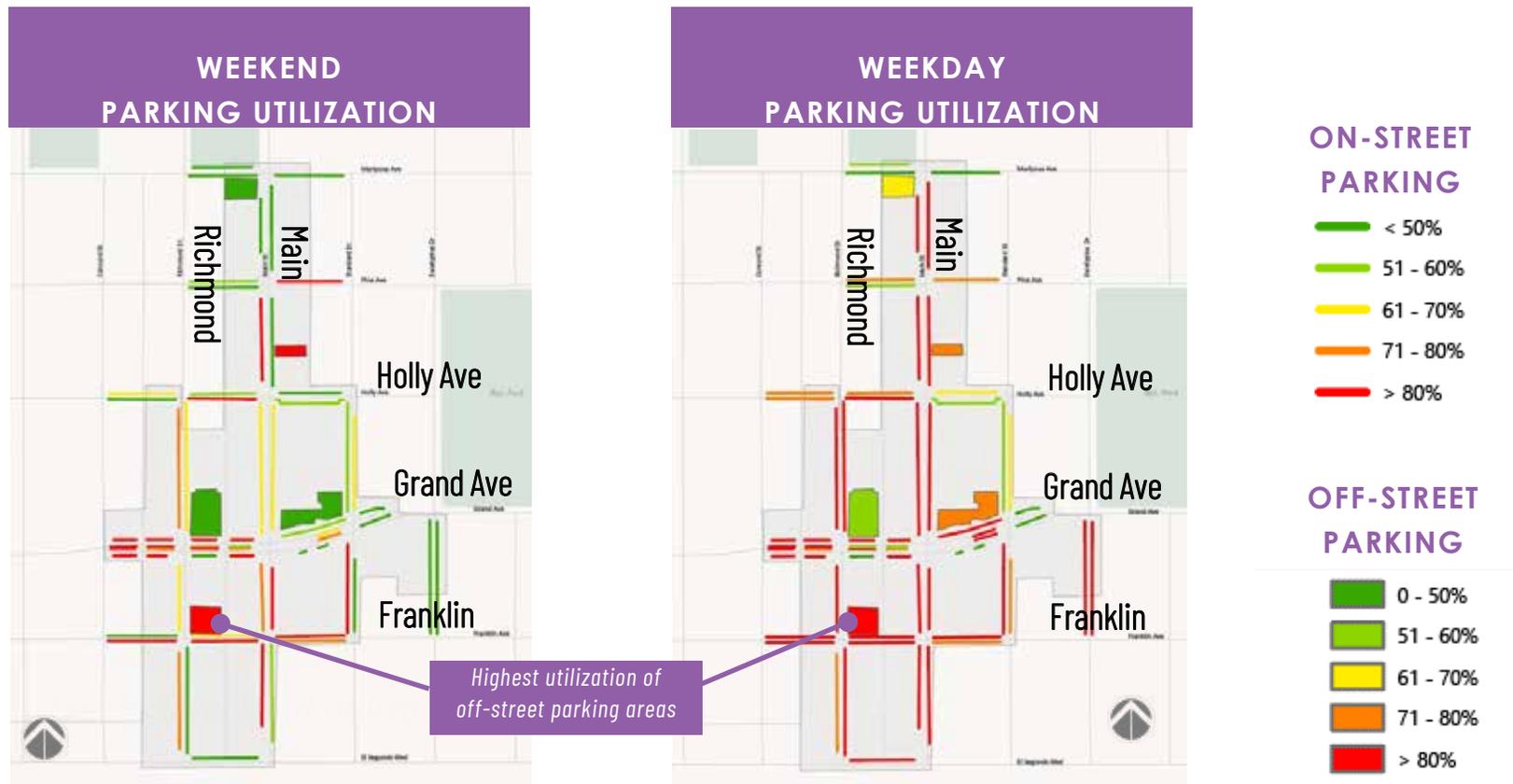


Figure 3.17 Parking Utilization Maps

1. On-Street Parking

During the Specific Plan Update community engagement period, over half of survey respondents stated that they prefer to use street parking when visiting Downtown El Segundo. Currently, free on-street parking is available along all streets in Downtown El Segundo, with a 2-hour time limit from 8am to 6pm for most spaces. Several short-term 20-minute parking spaces as well as accessible spaces are also provided. The design of parking spaces, angled or parallel, varies by street. The existing parking utilization study found approximately eighty percent and sixty percent utilization of the public on-street parking on the weekday and weekend dates evaluated, respectively.

Downtown Overview

Currently, all angled parking within Downtown is “front-in”. The following angled on-street parking facilities exist within Downtown:

- Mariposa Avenue (WB) from Main Street to western Specific Plan extent
- Richmond Street (SB) from south of Holly Avenue to southern Specific Plan extent
- Holly Avenue (EB) from Main Street to eastern Specific Plan extent

While many streets with parallel parking feature space-delineation striping, some do not. The following parallel on-street parking facilities exist along the street’s entire Downtown Specific Plan extent, unless otherwise noted:

- Main Street (both directions)
- Richmond Street (NB)
- Mariposa Avenue (EB)
- Pine Avenue (both directions)
- Holly Avenue (both directions) from western Specific Plan extent to Marketplace
- Holly Avenue (WB) from eastern Specific Plan extent to Marketplace
- Grand Avenue (both directions) from eastern Specific Plan extent to Main Street
- Grand Avenue (both directions, including median) from Main Street to western Specific Plan extent
- Franklin Avenue (both directions)
- Standard Street (both directions)
- Eucalyptus Drive (both directions)

The following on-street parking strategies should be considered to optimize supply and demand within Downtown El Segundo:

1. Stripe all available parallel parking spaces with delineation lines to minimize inefficient parking behavior and draw attention to available spaces.
2. Re-stripe parking spaces to be “back-in” to increase driver visibility of cyclists and other vehicles while exiting parking spaces.
3. Further investigate the feasibility of converting parallel parking spaces to angled parking spaces, where right-of-way allows.

The proposed streetscapes for Grand Avenue, Main Street, and Richmond Street, illustrated in Section E, Vehicular Circulation have varying effects on the on-street parking supply on those streets. Implications on parking supply for each proposed streetscape are discussed in this section and summarized in Table 3-1, On-Street Parking Supply Comparison.

Table 3-1: On- Street Parking Supply Comparison

Roadway Corridor	Corridor Extent	Existing Corridor Parking Supply	Streetscape Concept	Approximate Corridor Parking Supply with Streetscape Concept
Main Street	El Segundo Boulevard to Mariposa Avenue	108	Preferred Road Section (Pedestrian Mobility Emphasis- Class II)	108
			Alternative Road Section (Bicycle Mobility Emphasis- Class II)	108
Grand Avenue	Concord Street to Eucalyptus Street	100	Preferred Road Section (Pedestrian Mobility Emphasis- Class III)	80-90
			Alternative Road Section (Bicycle Mobility Emphasis - Class II)	50
			Alternative Road Section (Bicycle Mobility Emphasis- Cycle-Track)	80-90
Richmond Street	Franklin Avenue to Grand Avenue	32	Preferred Road Section (Sidewalk Dining)	0
			Alternative Road Section (Pedestrian Mall)	0

2. Off-Street Parking

There are five off-street public parking areas located throughout Downtown (see Figure 3.18, Public Parking Map). The largest surface parking lot, located at the northeast corner of El Segundo Boulevard and Richmond Street, is private and reserved for Chevron employee parking. Wayfinding signage is currently being used to direct visitors to off-street public parking areas throughout Downtown. Public surface lots are available at the El Segundo Civic Center, at the northeast corner of Franklin Avenue and Richmond Street, on the east side of Main Street between Holly Avenue and Pine Avenue, and at the southwest corner of Main Street and Mariposa Avenue. Various reserved customer and employee-only lots also exist throughout the Downtown, many of which are accessible via the Marketplace Alley.

There is one existing public parking structure within Downtown, located at the northeast corner of Grand Avenue and Richmond Street, which includes just over one hundred spaces. The structure has three levels and comprises approximately one-sixth of the block. There are three entrances and exits to the structure, on Grand Avenue, Richmond Street, and Marketplace Alley.

The new parking structures to replace existing public surface lots could be considered to help serve future parking demand, particularly for restaurant and retail uses, by increasing general off-street public parking supply. New parking structures could be considered at the northeast corner of Richmond Street and Franklin Avenue (higher priority), and at the northwest corner of Grand Avenue and Standard Street (lower priority) (see Figure 3.18, Public Parking Map). Refer to Chapter 2, Section G, Civic Center District and Section H. 5, Parking Structure Design for additional information.

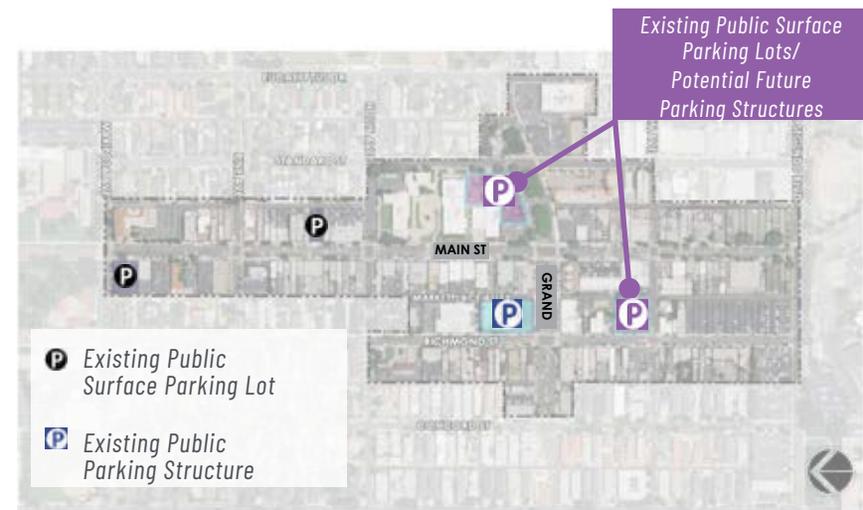


Figure 3.18 **Public Parking Map**

Existing surface parking lot at the Civic Center, located on the corner of Main Street and Grand Avenue





Existing parking structure signage in the Downtown



Entrance to the existing parking structure should be enhanced to more clearly depict a public parking garage

The existing parking utilization study found approximately seventy percent and fifty percent utilization of the public off-street parking on the weekday and weekend dates evaluated, respectively. In areas with district-wide parking such as Downtown El Segundo, 85% is an ideal utilization target. This target implies efficient use of supply while still allowing adequate vacant spaces to facilitate turnover and avoid excess driving to look for parking.

The following off-street parking strategies should be considered to optimize supply and demand within Downtown El Segundo:

1. Implement a shared-parking program in which businesses with different peak hours share reserved parking spaces to maximize capacity throughout the day.
2. Develop informational programs for drivers to direct parkers quickly and efficiently to available spaces and increase overall level of knowledge regarding parking availability in Downtown. Increased parking wayfinding signage on streets adjacent to public parking structures or on-line parking maps.
3. The existing public parking structure at the corner of Richmond Street and Grand Avenue should incorporate enhanced wayfinding signage to increase visibility and intensify use as a public parking area.
4. The existing public parking lot at the corner of Main Street and Mariposa Avenue should incorporate enhanced wayfinding signage to increase visibility and intensify its use as a public parking area.
5. Address parking demand for future office and residential uses specifically and incrementally:
 - a. Consider applying development conditions to projects, in addition to or instead of the in-lieu fee program, to require the potential for accommodation of shared use of parking.
 - b. Depending on future development activity, it is possible that provision of off-street parking in new developments could provide parking sooner than publicly developed structures.
 - c. Encourage or require subterranean garages for larger new development that is for office or residential use only. While more expensive than structures, this is preferable from a massing and urban design standpoint.
 - d. Pursuing these incremental adjustments to the parking supply based on land use allows more nimbleness in responding to travel changes through 2040. For example, telecommuting percentages could vary drastically depending on the type and quantity of office uses being developed.



4 Public Realm - Placemaking and Beautification



CHAPTER 4: PUBLIC REALM – PLACEMAKING AND BEAUTIFICATION

A. Introduction

The Public Realm – Placemaking and Beautification chapter addresses street design elements, landscaping, gateway entry treatments, pedestrian paseos and alley enhancements, and other unique public realm features within Downtown El Segundo. The condition of the public realm is important for creating the desired image and identity of the Downtown and to provide a unified backdrop for the design of various building styles and types. Public realm improvements serve to improve an area's visual quality and act as an investment catalyst, encouraging private property upgrades and new development. The intent of this chapter is to provide guidance for the City of El Segundo in creating a unified and visually attractive environment that supports the Specific Plan goals for beautification of the Downtown.

The guidelines in this chapter are intended to be used as a planning tool for public projects and to guide development conditions of approval for private projects. These guidelines contain concepts, graphic material, recommendations, and design guidance that will aid in near-term implementation of public area improvements and they are also designed to reinforce the Planning Principles established within Chapter 1 of this document.

Planning Principles Related to Public Realm Beautification:

- Designate the Core** - Enhance the entrances and gateways into Downtown and develop the Civic Center Plaza as a focal point for the community with activities for all ages.
- Entertainment and Arts** - Provide attractive multi-use public spaces enhanced with public art for events, entertainment, socializing, and playing.
- Streetscape Beautification** - Ensure an enjoyable, comfortable, and beautified public realm with high-quality amenities and additional shaded seating and gathering areas.

B. Gateway and Wayfinding Signage

Signs are an effective method to reinforce the identity of an area through graphic arts. Distinctive brand and logos, catch words, colors and images can be displayed in an effective manner to advertise the desired image. Signs also are critical in providing consistency in messages and directions to destinations, such as public parking, public facilities, key retail centers, parks, and plazas.

A cohesive signage program for the Downtown should be developed which includes a logo, gateways and entry treatments, directional wayfinding signs (vehicular and pedestrian-oriented), and banners to provide consistency and unity within the Downtown. Gateway and wayfinding signage should be well lit at night and should incorporate a distinctive brand with complementary colors, materials, and lettering fonts to create a cohesive and unique design theme for the Specific Plan area and effectively direct vehicles and pedestrians to key locations.

1. Gateways and Entry Monuments

Gateway and entry monuments help announce important transitions when entering the Downtown and should be used to identify primary entrances into the Downtown. Gateway signage and entry monuments will help create an identity for the Downtown, announce this area as a special and unique place within the City, and promote the distinct identity of the Specific Plan area.

In addition to serving as entryways, gateways and entry monuments are important for directional and informational signs to guide motorists to their destinations. The visual design of gateways should be attractive as well as functional, conveying a sense of entry that reflects the importance of the Downtown and conveys the unique identity of the Specific Plan area. Physical elements of the gateway entries, such as signage, paving materials, and landscape planting materials, should function together to visually define the entry and establish a positive first impression of the Downtown. Increased landscaping at gateways and entry monuments will help emphasize the entrances to the Downtown.

Downtown El Segundo has existing gateway welcome signs located along El Segundo Boulevard at the intersections of Main Street and Richmond Street, at Grand Avenue at Concord Street and Eucalyptus Drive, and at Main Street and Mariposa Avenue. The existing Downtown welcome signs should be enhanced to provide more visibility to the key entrances of the Specific Plan area utilizing the guidelines in this section to clearly denote a sense of arrival. A new secondary gateway is recommended at the intersection of Richmond Street and Holly Avenue to define the entry into the Richmond District. A hierarchy of gateways should be provided throughout the Specific Plan area to accentuate entries and welcome visitors and residents and there are two types of gateways identified for the Specific Plan area: Primary and Secondary (see Figure 4.1, Downtown Gateways Map).

To create a unique identity and establish unity throughout the Specific Plan Area, a logo or themed sign program should be developed to distinguish this area and the chosen sign or logo should be repeated throughout the Downtown gateways.

1. Gateway signs should be colorful, lit for increased visibility, accentuated with landscaping.
2. Gateway signs should be prominently placed permanently at the back of the sidewalk or within raised medians to increase visibility for motorists, but gateway elements shall not obscure safe vehicular sight lines.
3. Where practical, gateway features should be placed on both sides of the roadway.
4. Gateway signs should be well proportioned, and the scale should be in proportion to adjacent buildings and landscaped areas.
5. Easily identifiable and aesthetically pleasing entrances should be designed to complement the style of the Downtown should be provided which utilize high-quality materials and fixtures that reflect the Specific Plan area's architectural character.

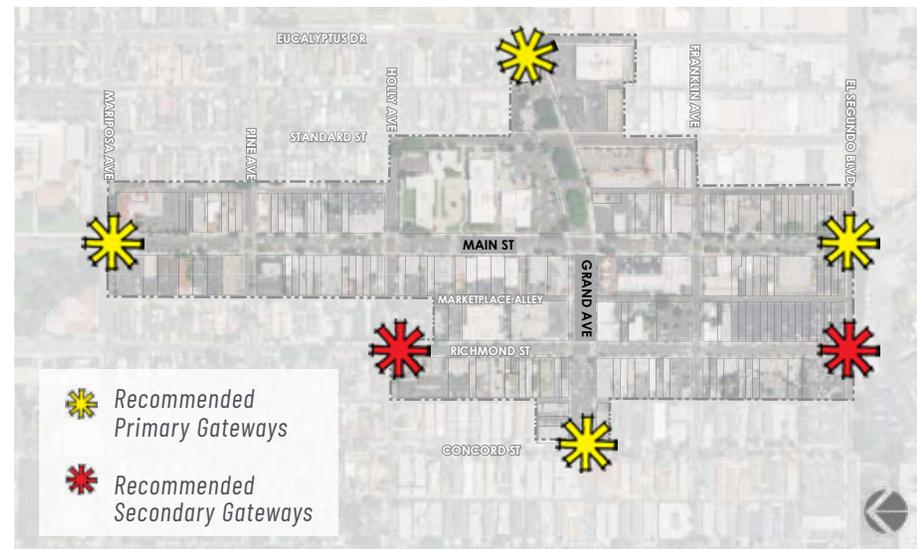


Figure 4.1 **Downtown Gateways Map**



Themed gateway signage should be easily identifiable and enhance the Downtown entrances



Gateway signage and accent features visually define the entries into the Downtown

Primary Gateways

Primary Gateways should include a combination of the following accent features where practical:

1. Primary gateway signage
2. Decorative walls with pilasters
3. Enhanced decorative paving (colored and textured) at intersections and sidewalks
4. Ornamental landscaping
5. Pedestrian scale accent lighting

Secondary Gateways

Secondary Gateways should include a combination of the following accent features where practical:

1. Secondary gateway signage
2. Decorative walls or fencing
3. Enhanced decorative paving
4. Pedestrian scale accent lighting

2. Vehicular Directional Signs

Directional signs should be located at key locations to direct vehicles through the Downtown. A clear and attractive directional sign system is vital in the Downtown is to provide direction to important services and destinations such as public parking, city hall, library, and performance venues.

1. The directional sign program should include a common directional sign with directional arrows and labeling to denote key shopping areas, public parking, civic buildings, and tourist attractions.
2. Directional signs should be oriented to vehicular traffic. Selected signs should be lit, landscaped, and placed permanently at roadsides or within medians at key locations around the Downtown. These signs shall be smaller than the City gateways but similar in style.
3. Directional signs should be smaller than the City gateways but constructed of similar materials and colors, and utilize the same fonts.
4. Signage should “explain the environment” around an individual and provide clear and accurate information to navigate.
5. Signage should only contain information that is relevant to the context of the area and not overburden an individual with unnecessary information.
6. Signage should be provided for local resident and visitors by providing information such as proximity to bus stops, and notable landmarks, and providing information on businesses and public parking areas,
7. New technology should be utilized, such as mobile applications, interactive kiosks, and digital parking systems within public wayfinding and signage programs.
8. Signage should relate in design to adjacent streetscape improvements such as site furnishings and lighting.



Wayfinding signage oriented to vehicular traffic defines the Downtown area and effectively directs visitors to key destinations in the Downtown



Wayfinding signage provides direction and helps to orient pedestrians around the Downtown

3. Pedestrian Wayfinding Signage

Wayfinding signage refers to any sign that provides direction and generally helps pedestrians find their way through the Downtown, navigate their location, and facilitate a smooth experience. A comprehensive approach to wayfinding should be developed for use by visitors and tourists which helps to orient pedestrians around the Downtown.

Downtown El Segundo has an attractive and cohesive wayfinding signage program installed at the Civic Center. Elements of this existing wayfinding signs are recommended to be repeated in the Downtown signage, such as the black color and fonts; however, some color is suggested to create more visual interest and character.



Existing wayfinding signage at the City Hall Complex

Directional Kiosks

A directional kiosk is a type of information display that helps people find their way through Downtown spaces. The kiosks are intended for pedestrian use and includes wayfinding information such as maps, directories, and directional displays with the goal of getting people from one location to another.

Directional kiosks should be located:

- Adjacent major transit stops and outside public parking garages.
- Within key Downtown areas such as the Civic Center Plaza, to inform and guide people to their intended destinations.

A unique directional kiosk should be developed to complement the overall Downtown signage and reflect the Downtown theme.

1. Directional kiosks should be the same size, shape, and color palette throughout the Downtown.
2. Kiosks should include Specific Plan area maps, city events information, and local business advertising space.



Directional kiosks guide pedestrians throughout the Downtown and can include information about local events and key destinations

C. Streetscape Design and Pedestrian Amenities

This section describes the streetscaping elements and improvements that create a special identity for the Downtown. The Specific Plan area will have consistent streetscape treatment throughout all districts to develop a unified theme and atmosphere for a cohesive Downtown. The streetscape improvements described in this section are a key ingredient in changing the predominant character of the area from an auto-oriented environment to a pedestrian-oriented Downtown, and distinctive design treatments and pedestrian amenities will create the character and sense of place and create an easily identifiable and distinctive Downtown core.



Main Street's distinctive design treatments and pedestrian amenities create a sense of place and distinctive Downtown core

1. Street Furnishings and Improvements

Street furnishings consist of amenities placed within the public right-of-way, such as decorative streetlights with banners, benches, trash and recycling containers, bicycle racks, and bollards to define special edge conditions, and special attractions at select locations such as public art and other focal elements. Street furnishings serve an aesthetic as well as utilitarian function and can enliven and provide variety to outdoor spaces used for public interaction and serve to attract pedestrians and create a lively and festive atmosphere. Streetscape elements and amenities should be selected for their durability and ease of maintenance along with their ability to create timeless visual appeal, and to upgrade the function and attractiveness of the urban environment.

Downtown El Segundo has an attractive and cohesive street furnishings program in place which includes elements such as benches, bike racks, and trash receptacles. The existing furnishing program is recommended to be continued and enhanced using a combination of streetscape improvements to further define the Downtown character and better reinforce a unified design theme for the Specific Plan area, and the use of color to accentuate key locations.

Locations of street furnishing shall be determined through the implementation of this Specific Plan and review of public improvement design plans. Some of the envisioned public improvements will require private property owner participation and/or cooperation at the time of project development.

1. Street furniture should be located along street edge of sidewalk. Provisions to accommodate persons with disabilities shall be incorporated into the design and location of furnishings. This includes a provision for space adjacent to walkways for wheelchair and/or stroller parking.
2. To create a more organized and efficient use of sidewalk space, furnishings should be grouped together rather than scattered. Trash and recycling cans shall be located near benches. A greater frequency of the number of furnishings should be in higher-use pedestrian traffic areas.
3. Street furnishings should be selected to ensure maintainability, durability, and vandal resistance.
4. Items should be securely anchored to the sidewalk, and a graffiti-resistant coating shall be applied to street furniture elements to ensure a good longer-term appearance.
5. Outdoor furniture shall be provided in public gathering spaces to encourage pedestrian activity. Design of materials and colors of outdoor furniture and hardscape elements shall complement surrounding building architecture. Black color should be used for street furnishings in the right-of-way, with the use of a bright accent color for alleyway and paseo furnishings.
6. Placement of street furnishings can be temporary or permanent, and either fixed or movable, depending on location and use.



Existing Downtown benches, trash receptacles, and bike racks

a. Benches and Trash Receptacles

Benches provide areas for resting or socializing and trash receptacles contribute to the maintenance and beautification of the Downtown area and should be placed to improve the pedestrian experience.

1. Where feasible, it is preferable to design seating areas with benches and/or chairs located in an L-shape to allow for social interaction.
2. Where single benches are used, they should be oriented to the street or primary walkway.
3. Benches should be placed every one hundred (100) feet to three hundred (300) feet apart to provide convenient and attractive resting places along the street.
4. Benches with a back and arm rests should be utilized to prohibit sleeping and benches should be clustered with trash receptacles, street trees, street lighting, and other key furnishing elements to create comfortable and inviting seating areas in the Downtown.
5. Trash and recycling receptacles should be placed to provide convenient waste disposal in key locations such as entries, seating areas, bus stops, and along walkways throughout the Specific Plan area.
6. Trash receptacles should be used in conjunction with other furnishings and should be placed away and/or located downwind from seating areas where feasible.

b. Tree Grates

Tree grates should be used around street trees to expand the usable space within the pedestrian realm and create a distinctive sense of place. Tree grates provide for increased pedestrian area on the sidewalk while reinforcing the desired urban character.

1. The use of tree grates is required where street trees are proposed to be in the sidewalk area.
2. New tree grates should be safe for pedestrian use as a walking surface and must comply with the Americans with Disabilities Act (ADA) requirements.
3. Tree grates should have breakouts that are easily removed as the tree grows and may include light openings for up lighting.



Tree grates should be used to expand the usable pedestrian space and create a distinct sense of place and urban character

c. Bike Racks

Well placed and secure bike racks will encourage bicycle ridership and promotion of alternative forms of travel in the Downtown area. The existing Downtown bike racks with the Downtown El Segundo logo should be continued throughout the Specific Plan area with additional bike racks located at public plazas, paseos, transit stops, parking structures and parking lots, and popular destinations in the Downtown. The existing black color should be continued within the public right-of-way, with brighter colors used on bike racks within alleyways, paseos, and parking areas to increase visibility.

1. Bike racks should be installed at highly visible locations that are well lit and as close to the main entrance of the destination as possible and placed in the most convenient space available.
2. Bike racks should accommodate a minimum of two bicycles and their capacity should be determined by the location and the number of bicyclists who frequent the destination.
3. Bike racks should be located to not block pedestrian circulation when bikes are on the racks, or when maneuvering bikes to and from racks. Bicycle rack placement shall maintain at least six feet clearance from curb lines, street trees, street furnishings and building storefronts to allow for bicycle maneuvering. Where feasible, bicycles should be parked parallel to the sidewalk to keep the maneuvering of them out of the pedestrian zone.

d. Bus Shelters and Transit Stops

Bus shelters and transit stops are important elements for Downtown circulation needs.

1. Locate throughout the Downtown, and have a unifying, clean, and uncluttered appearance.
2. Provide benches and lighting for the comfort of passengers waiting for their transit vehicle and take the needs of disabled users into consideration.



*Bus shelter on Main Street
in front of City Hall*



Existing vehicular (left) and pedestrian scale (right) streetlights in the Downtown

Existing decorative poles with hanging plants on Main Street



Pedestrian scale lighting include banners and hanging plants to maximize visual interest

Consider integrating decorative accent lighting in key locations

e. Pedestrian Scale Lighting

Street lighting plays both an aesthetic and safety role in the Downtown. The Downtown pedestrian lighting should contribute to the safe and efficient use of Downtown streets, alleys, and paseos. Pedestrian scale lighting shall be provided along sidewalks and pedestrian pathways, particularly in areas where street beautification and higher pedestrian use is desired, such as transit stops and along Main Street, Grand Avenue, Richmond Street, and within the Civic Center District area.

Downtown El Segundo has an existing vehicular scale streetlight with single and double arms that utilizes a distinctive bell-shaped street light fixture and includes a flag and banner attachment. Additionally, there are existing decorative poles with hanging plants installed in the Downtown. Richmond Street has pedestrian scale light poles installed which help define the historic character and create a sense of pedestrian scale. The existing light fixtures and hanging planters are recommended to be continued in the Specific Plan area with pedestrian scale fixtures added on the sidewalk side of the primary roadways where feasible for increased human scale, safety, and visual interest. Pedestrian scale accent lighting should be added to paseos and alleyways to develop a more cohesive and active pedestrian focused Downtown environment.

1. Pedestrian lighting should be human scaled and placed evenly along sidewalks to enhance security and encourage evening activities and help to unify the Specific Plan area.
2. Integrate a variety of different lighting types and intensities at entries, public gathering areas, parking lots and other areas where evening activity occurs will help to create an exciting nighttime environment.
3. Provide “Twinkle” or similar string lights in street trees within key pedestrian areas to enhance the nighttime environment. String lighting and up lighting is suggested at accent areas such as primary intersections, public plazas, and outdoor dining and gathering areas and shall be located twenty feet minimum above roadway grades and not obstruct traffic.
4. Accent up lighting on trees and focal points is encouraged at key locations where a high level of nighttime pedestrian activity or views are anticipated.
5. Bollard lighting should be used to define public plazas and walkways, to delineate pedestrian zones from vehicle traffic at intersections, and to create a refuge for pedestrians near alleyways.
6. Over lighting of sites should be prevented to avoid ruining desired nighttime ambiance. The quality of light, level of light and type of bulb or source should be carefully selected so that lighting levels do not draw attention to the glow or glare of the project site.
7. Energy-efficient lighting (lighting from renewable sources and energy-saving devices, such as light sensors) is required. Where feasible, use warm white lighting source types.
8. Use full or partial cut-off lighting fixtures to minimize light pollution and glare. Timers and sensors should be incorporated to avoid unnecessary lighting.
9. Electrical service for seasonal/event lighting in all streetlights and at street trees shall be provided and all public plazas and at key intersections along Main Street and Grand Avenue.
10. Streetlight poles should be equipped with an additional hanging or cantilevered fixture to allow for the attachment of banners.



Accent lighting enhances and activates the nighttime environment



An example of an existing banner in the Downtown



An existing bollard in front of the Old Town Music Hall on Richmond Street



Decorative bollards delineate primary pedestrian areas and create a safer walking and gathering environment



f. Street Banners

Banners are an easy and inexpensive way to promote the theme of the Downtown. Banners can enhance the aesthetic environment, unify the appearance of the streetscape, and introduce color and a sense of cohesion to an area. Banners can also communicate and promote annual cultural and civic events and seasonal holiday displays. Banners may be changed periodically to provide advertisement for special events and promotions.

1. Banner should be clearly legible, and designed to be compatible with the Downtown area signage and gateways.
2. Lettering should be clear, precise, and simple, with minimal graphics to avoid distracting motorists and creating traffic hazards.
3. The City logo should be an integral part of the sign design to reinforce the unique character of the Downtown Specific Plan area.

g. Bollards

Properly placed, bollards help to delineate between vehicle and pedestrian zones, creating a safe walking environment. Retractable bollards, such as those existing on Main Street just north of Grand Avenue, allow for temporary roadway closure while maintaining vehicle access during non-event periods.

1. Waist-high safety bollards should be used to define selected sidewalk extensions, plazas, paseos, and key outdoor seating areas.
2. Bollards should be reflective of the primary adjacent architectural elements, such as color and style.
3. Bollards should incorporate lighting at key public gathering areas.

h. Skate Protection

Skate Stops and anti-skating hardware devices designed to prevent skaters from using street furnishings, walls, stairs, and raised planters for performing stunts should be installed in areas where protection is anticipated, such as plazas.

1. A custom skate stop should be utilized that adds character and aesthetic appeal and is consistent with the primary adjacent architectural elements.
2. Skate stops must allow for continued public use of the element being protected.



Decorative skate protection adds character and visual appeal to streetscape elements

i. Decorative Paving

Decorative paving should be utilized throughout the Specific Plan area to develop a recognizable sense of place and is suggested at entrances and recommended to combine with other streetscape elements to maximize the visibility and impact of key areas in the Downtown.

The Specific Plan area has utilized an attractive and cohesive decorative paving at sidewalks and crosswalks at intersections along Main Street and Grand Avenue that consists of stamped concrete with a random stone pattern in a tan color. The Heritage Walk is designated throughout the Downtown with circles inset in the sidewalk paving in a playful linear pattern along the frontage. The existing Heritage Walk circles and intersection paving should remain and be implemented throughout the Specific Plan area along with decorative paving enhancements in key locations.



Existing decorative paving in the Downtown with Heritage Walk circles located along the street





A variety of cohesive decorative paving materials creates vibrancy and identity for the Downtown

In addition, cohesive decorative paving with bolder colors and patterns that are consistent with the architectural character of the Downtown should be used in the following locations of the Specific Plan area to create vibrancy and identity for the Downtown:

- Key intersections, gateways, primary alleyway entrances, paseos and plazas, primary pedestrian entries to buildings, outdoor dining, bicycle parking areas, and outdoor seating areas.
- Within travel and parking lanes so the street can be better utilized as a community gathering areas during street closures for temporary events at:
 - Richmond Street between Franklin Avenue and Grand Avenue
 - Main Street between Grand Avenue and Holly Avenue

Decorative paving materials should be unique and recognizable, durable, timeless, non-slip and ADA accessible. Special attention should be made to the selection of a variety of cohesive paving materials to accentuate key areas and create the Downtown area as a unified pedestrian friendly and special place.

1. Decorative insets are recommended within paving throughout the Downtown to highlight the local culture and history, such as mosaics and tiles inset in paving with historic images, or concrete etching or plaques commemorating El Segundo’s history, natural environment, and culture.
2. Old and historic paving (including decorative tiles and old contractor stamps and dates) shall be maintained and repaired rather than replaced with new paving, where feasible.
3. Decorative paving areas should incorporate infill doors for utilities to match the surrounding paving materials and colors.
4. Enhance parking lots and key parking areas using decorative paving materials that create visual interest and reduce the visual impact of parking areas. The use of permeable paving materials consistent with City building codes are recommended to minimize runoff.
5. Decorative paving within vehicular areas, such as travel lanes, crosswalks, alleyways, parking areas, and applicable plazas, outdoor dining, and paseos shall be rated for vehicular use. Where emergency vehicle access is required, paving shall be rated to withstand loads of emergency vehicles.

D. Public Art

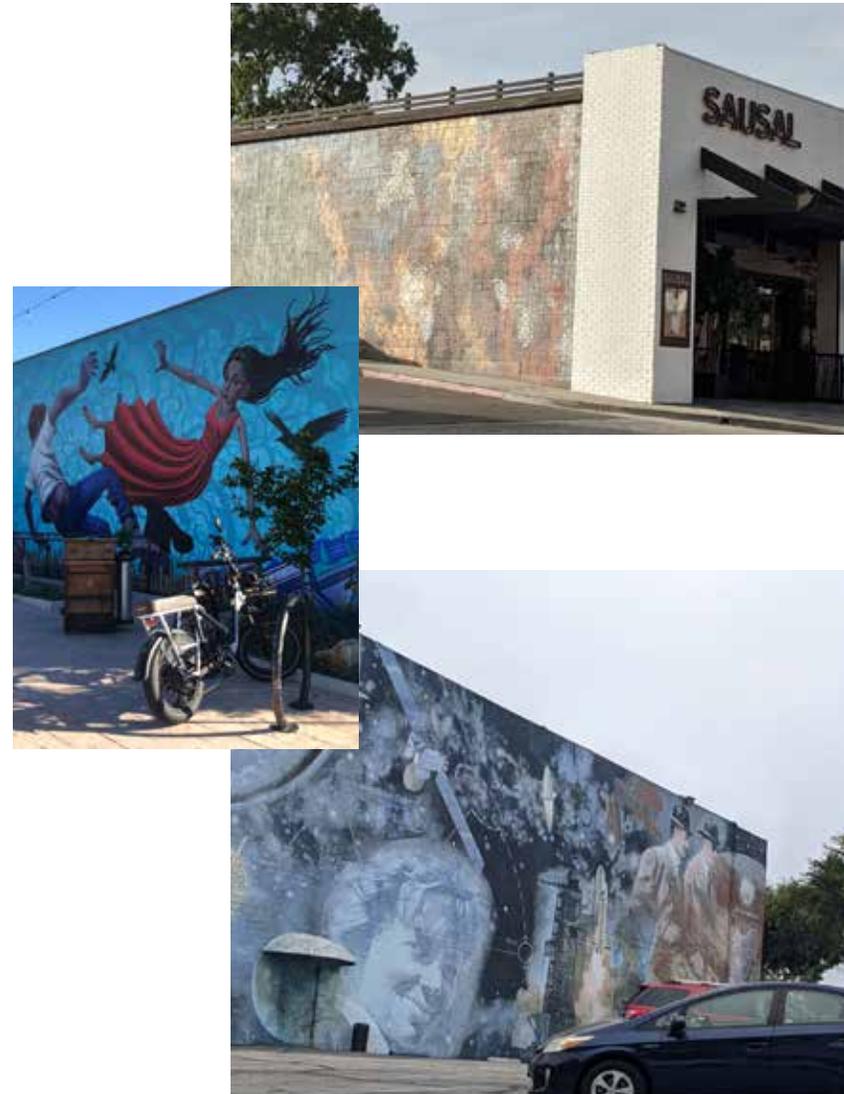
The use of public art within the Downtown is an effective way of expressing the unique personality and character of the community. Public art is one of the most desirable elements to personalize an urban environment and connect it to a community's own unique and special character. Public art should serve as an aesthetic improvement to enhance the pedestrian environment and should focus on the region's local culture, environment, and history.

The Specific Plan area contains the El Segundo Museum of Art and several existing murals, and the Downtown has an established art character and influence. The City of El Segundo hosts an Art Walk in June, July, and August where local businesses act as pop-up galleries and art studio to display original local art works and the event draws visitors to the Downtown area.

Public art is suggested in the following locations:

- Key intersections and entries
- Accent focal points in alleyways, paseos, and plazas
- Primary bus shelters, outdoor dining, and major bicycle parking areas

Art and focal points placed within the Downtown should represent the community, showcase the culture and history of El Segundo, and/or capture or reinforce the unique character of place.



Murals contribute to the special character of the Downtown and can reinforce the culture and history of the area



Existing public art on above ground utility panels



Tree grate incorporating decorative placemaking features



Public art is encouraged in a variety of sizes and forms throughout the Downtown to create a lively and evolving streetscape that is unique to El Segundo



1. Art can be integral to other public improvements, such as unique benches and trash containers, decorative streetlights, signs, and paving patterns or it can be used as a special placemaking feature and integrated into gateways, stair risers, railings, fencing, walls, or raised pilasters. Manhole covers, drain grates, above ground utility panels and tree grates within key public spaces should be designed as decorative features to enhance the pedestrian streetscape environment.
2. Larger pieces of public art, such as interpretive sculptures and murals representing the area's unique history and people of significance, can be used as a wayfinding feature to attract pedestrians to key locations such as a plaza or paseo.
3. Public art is encouraged on large blank walls in alleyways and paseos and is recommended on the existing public parking structure located at the corner of Grand Avenue and Richmond Street.
4. Public art should be in conjunction with other site features such as a plaza or architectural feature and be an integral part of site development rather than a stand-alone, separate object. The selection and placement of public art should be part of the overall site design process, rather than an afterthought to a project.
5. Public art is encouraged that invites participation and includes interactive interpretive exhibits and displays are recommended.
6. Public art should be placed to avoid locations where it may obstruct a pedestrian pathway, create a traffic hazard, or compete with another piece of art within the area.
7. Public art should be highlighted with decorative paving and accent lighting where appropriate.

E. Landscaping

Landscaping is a key element to creating unified street scenes and softening otherwise discordant roadways. Adding scale, comfort, foliage colors, and textures contribute to the Downtown's unique identity and help improve air quality. Landscaping should be layered with a variety of shapes, textures, and colors and utilize drought-tolerant and California native plants to reduce irrigation and conserve water. Planting areas should use a combination of trees, shrubs, and ground cover to enhance the appearance and enjoyment of the Downtown and soften the visual impact of buildings and paving. Landscaping provisions of ESMC Chapter 15A in regards to water conservation should be met, such as 15-15A-5, landscape documentation package and water efficient planting and irrigation requirements.

Trees and understory planting should be selected based on leaf and flower color, and it is recommended to be highly selective with color and limit planting to either warm or cool colors. Avoid sharp contrasts in color except where desired for accent planting and provide transitions between warm and cool colors with neutral greens, whites, and grays. Consider the texture of leaves and bark in the selection of plants and maximize contrasting textures where feasible for increased visual interest.

Landscaping for the Specific Plan area should be well adapted to the climate in El Segundo, and the use of drought-tolerant species are recommended. In addition, mulch should be applied during construction and throughout the life of the plants to retain soil moisture and enhance plant growth.



The landscape character along Main Street provides texture and color to create a unified streetscene that contributes to the Downtown identity



Large scale trees with ornamental foliage and/ or dense canopies for shade contribute to a vibrant and comfortable Downtown

Plants within the Downtown Specific Plan area should meet the following minimum size requirements at time of planting:

- *Large Evergreen Trees:* 24-inch box or larger typical, with thirty percent or more in 36-inch box
- *Large Accent Deciduous and Specimen Trees:* 24-inch box or larger typical, with forty percent or more in 36-inch box, and ten percent or more 48-inch box
- *Small Accent Deciduous Trees:* 15-gallon containers or larger
- *Vines and Espaliers:* 15-gallon containers or larger
- *Large Shrubs - greater than five feet in diameter:* 5-gallon containers or larger
- *Small Shrubs (excluding groundcovers) - less than five feet in diameter:* 1-gallon containers or larger

1. Street and Median Tree Planting

Tree species should be selected for suitability within the Downtown boundary and within the specific area to be planted. The overall selection of tree species should be based upon the tree’s overall ability to provide pedestrian-friendly benefits, such as shade from summer heat, storefront visibility and general aesthetics which contribute to a vibrant downtown. Species should be hardy and not easily affected by extreme temperatures, wind, water supply, or handling. Highly visible areas, such as seating areas, gateways, and intersections, should be planted with ornamental and interesting species that exhibit contrasting foliage, color, and texture. Trees should not interfere with necessary sight distance lines for passing traffic. The selected tree species should require minimal maintenance and should exhibit a clean and healthy appearance in all seasons of the year.

Street trees should provide visual interest as well as complement the streetscape. Trees should be designed to contain a mix of deciduous and evergreen species for seasonal interest and year-long shade. In general, place deciduous accent trees at entries, intersections and driveways and locate evergreen trees along extent of the corridor. Deciduous trees with open branching are suggested at retail areas to provide views of the facades and shade trees with dense evergreen canopies should be used in front of residential uses to provide privacy. Deciduous trees that provide summer shade and allow for winter solar gain should be utilized whenever possible adjacent to buildings. Evergreen trees with a high, broad branching structure are encouraged along walkways and parking areas to shade walking surfaces and parking spaces.

1. Street trees shall be spaced approximately twenty feet to forty feet on center and shall be provided to form the canopy, provide shade, introduce seasonal color, and define the street edge.
2. For each block on a street, no more than three street tree species are recommended. A mix of deciduous and evergreen species should be provided for year-round shade and interest.
3. Street tree placement shall be carefully considered to avoid conflicts with functions of adjacent businesses. The trees should not block views of storefront businesses or signs to the greatest extent possible. The location of trees should be planned to provide openings for street lighting and utilities and continue to allow for viewing building entrances and historical facades.
4. Trees along walkways and parking areas should be carefully selected with the objective of providing shade and minimizing maintenance and litter.
 - a. Trees with thorns or spiky leaves and a high amount of litter and leaf drop should not be used in parking areas or along pedestrian walkways.
 - b. Trees with wet fruit or large seed pods may be utilized but should be setback away from any paved areas including sidewalks, streets, and parking lot paving.
 - c. Trees should be selected to be low maintenance with minimal leaf drop and selected for long-lived and disease resistant species.
5. Tree species that are suitable to the size of the planting area and which carry minimal risk of raising gutters and sidewalks should be selected. Trees should be selected based on the size of the planter to minimize root intrusion, and the height of the adjacent structures to soften views.
 - a. Trees adjacent to buildings should have mature sizes in scale with the massing and height of the structure.
 - b. Trees with lower heights and low root damage potential are recommended for small planter areas and accent planting areas.
 - c. Trees within five feet of hardscaping, walls and foundations should have low root damage potential and be installed with root barriers to prevent roots from encroaching and the buckling of pavements and structures.



Tree grates increase usability of the sidewalk and enhance the urban character



Large established Ficus trees in the median on Grand Avenue

6. Trees should be located so the canopy will not conflict with light poles and roots will not impact underground utility lines.
7. For areas with new street trees, structural soil should be used to encourage root spreading to minimize sidewalk displacement and curb, gutter, street and/or infrastructure damage. Install structural soil systems to direct new root growth downward below hardscape areas to help minimize root damage caused to the surrounding hardscape and structures.
8. Trees that provide attractive fall colors, seasonal flowers, or large amounts of shade are preferred for the Downtown. Flowering trees should be used in areas such as gateways, key intersections, mid-block pedestrian crossings, and other focal points that deserve visual emphasis.
9. Tree grates are suggested within sidewalks and plaza spaces, as these allow for improved accessibility and increased sidewalk usability area and are consistent with the desired urban character. The ultimate size of the tree trunk should be considered when choosing grates; the grate opening should be appropriately sized to accommodate a mature tree.
10. Existing large, mature, and healthy street trees should remain where feasible, such as the Ficus trees in the median on Grand Avenue.

2. Sidewalk Parkway and Median Shrub Planting

Sidewalk parkway planting in the Specific Plan area should include shrubs and groundcovers within a variety of configurations such as planter pots, landscaped planters/parkways, raised planters, plaza landscaping, and parking lot screening and shading.

Sidewalk parkway planting should consist of a mix of plants that will provide year-round interest. Seasonal flowers and evergreen shrubs in parkways, potted plants, and raised planters are encouraged where there is sufficient sidewalk space. Perennial and deciduous species and seasonal grasses should not make up the mass of planting areas, and longer-lived evergreen shrubs should be intermixed throughout to provide year-round interest and longevity.

To achieve a cohesive appearance and maintain the urban landscape, joint participation between private property owners and the City will be required. Some of the beautification efforts can be simply implemented by the City as funding is secured. Cooperation and participation by individual property owners, merchants, special interest groups, and others will be required with the future property development.

Existing sidewalk parkway planting along Main Street



Integrate a variety of landscaping with planter pots and raised planters

1. Choose ornamental and interesting species for highly visible areas such as near seating areas, gateways, and intersections. Use plants with contrasting foliage, color, and texture; scented varieties; or those that have an especially interesting bloom or special qualities (e.g. spring flowers and/or good fall color) to unify the Downtown and identify it as a place of special destination.
2. Choose species that need minimal maintenance and tend to look good all year to ensure a clean and healthy appearance. Parkways and medians should utilize low maintenance, long-lived, and durable plantings.
 - a. The use of perennials should be minimized and are suggested at key focal points and gateways only.
3. A variety of accent species with flowers, grasses and/or succulents should be used for accent and other unique functions in appropriate locations, such as at corners, mid-block crossings and gateways.



Ornamental shrub plantings with contrasting foliage and texture accentuate focal points, key intersections, and gateways

4. Plants with thorns, spines, or sharp leaves should not be used along pedestrian areas and plants that attract bees or are poisonous should not be used at pedestrian seating areas.
5. Choose species that are hardy and not easily affected by extreme temperatures, wind, water supply, or handling. Near pedestrian traffic, it is important to anticipate some amount of damage to plants and irrigation, and tougher plant materials will help to maintain an attractive streetscape appearance.
6. Potted plants and raised planters should be used along the streetscape to add color and visual interest and be located at entries and corners as accent elements. Raised planters should be designed to accommodate comfortable seating where feasible and incorporate decorative insets and elements such as tiles and skateboard deterrents.
7. Plantings should be used to soften and screen blank walls and fencing, parking areas, utilities, and service areas. Dense and fast-growing evergreen species should be selected for screening and deciduous and grass-like plant species should not be used for screening purposes.
8. Be aware of necessary sight distance lines for passing traffic and safety issues. At crosswalks and driveway entrances, keep plant material below eighteen inches in height for pedestrian visibility.

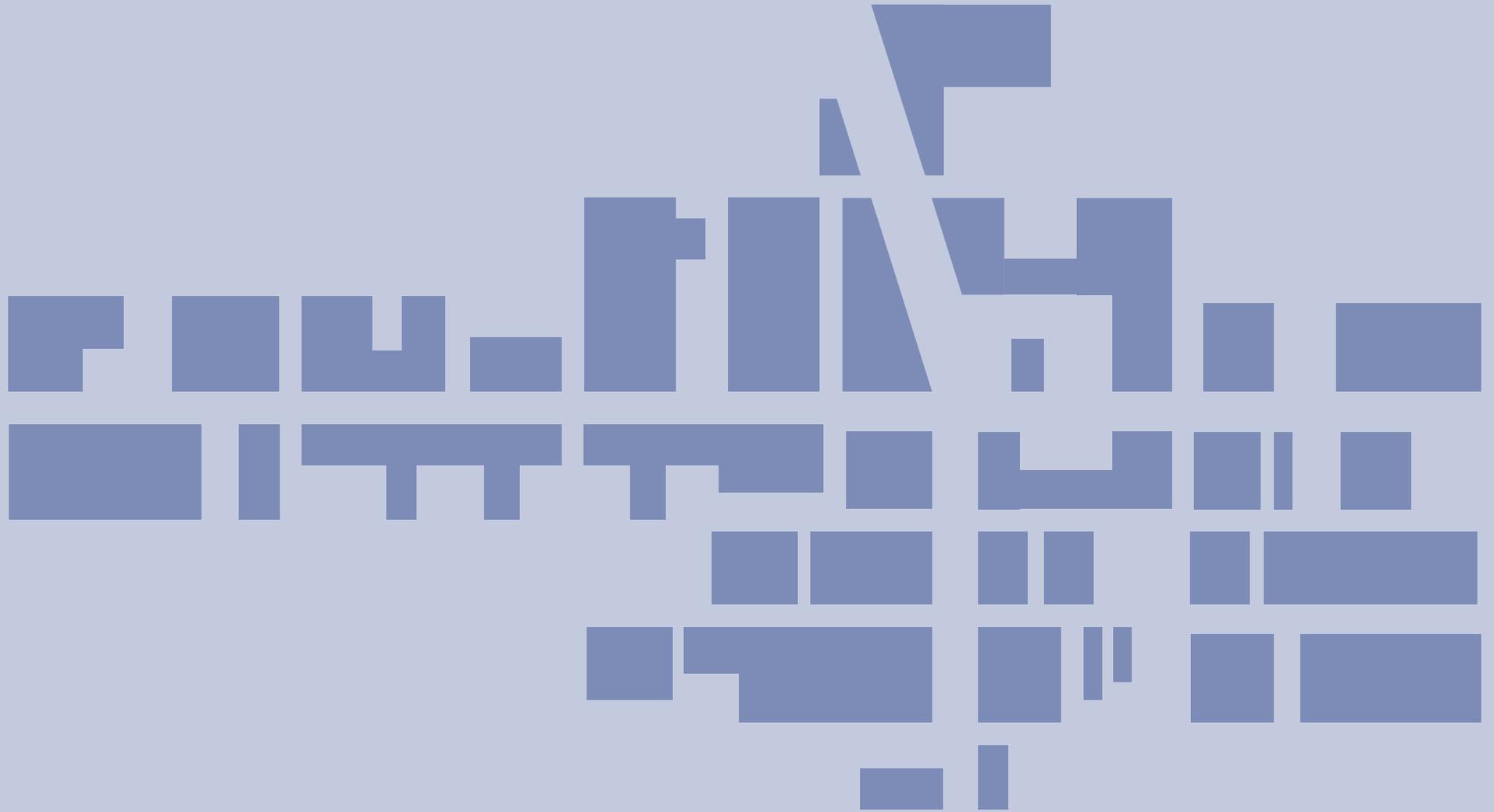
Blue Butterfly Habitat Enhancement

The El Segundo Blue Butterfly is an endangered species and it's primary food source, *Erigeron parvifolium* (Sea Cliff Buckwheat), is encouraged in sheltered and less traveled areas to provide additional habitat in the Downtown. Buckwheat is a perennial and should be placed in the background or center of planter areas and intermixed with other evergreen and non-invasive native shrubs. Buckwheat prefers full sun and low water and tolerates a range of soil conditions. Buckwheat should not be pruned until the butterflies have emerged in the summer.



5

Infrastructure and Public Facilities



CHAPTER 5: INFRASTRUCTURE AND PUBLIC FACILITIES

A. Introduction

Infrastructure and public facilities are essential to the success of the El Segundo Downtown Specific Plan. This section describes existing and proposed infrastructure such as water, wastewater, storm drainage, and dry utilities and the public facilities which support the Specific Plan area.



City Hall Complex on Main Street

B. Infrastructure

1. Water Supply

The Specific Plan area is serviced by both potable and non-potable water (see Figure 5.1, Water Supply Map). Potable water is drinking water that comes from surface water and groundwater sources and is treated to levels that meet state and federal standards for consumption. Non-potable water (recycled water) is not suitable for public consumption as it does not meet drinking water standards. Non-potable water is typically used for landscape irrigation.

Potable Water

The Specific Plan area is serviced by two pressure zones: the low-pressure zone and high-pressure zone. The low-pressure zone obtains supply from the high-pressure zone through a series of valves operated by a 200,000 gallon above-ground reservoir. The southerly portion of the Specific Plan area is serviced by the High Pressure Zone, which is a closed zone system, and obtains imported water from Metropolitan Water District (MWD).

The City has a 2020 Urban Water Management Plan (prepared by Risk Management Professionals) and the 2005 Water Master Plan (prepared by AKM Consulting Engineers). Both plans are used by the Public Works Department for operations and maintenance of the distribution system and water storage facilities as well as development of capital improvement projects.

The City has a 'closed system' for potable water supply. The north-south trending alleys within the Specific Plan study area contain six and eight inch diameter potable water mains. Services can be connected to these mains to serve the existing development. Main and Richmond Streets do not contain water mains. There is a water main within Grand Avenue, Pine Avenue, and Mariposa Avenue.

Fire water is served through the hydrants located throughout the project area. Hydrants are located on each major street in the study area. There is adequate fire flow within the potable water system to serve occupancy loads now and in the future.

The adopted Five-Year Capital Improvement Program identifies city-wide projects funded by the City's Water Fund which includes a water main replacement on Grand Avenue. Annual, typical water main maintenance, valve replacement projects, and general water maintenance projects are done annually as needed for the system.

Non-Potable Water

The City is the purveyor of non-potable water supply (recycled water). In general, the West Basin Municipal Water District (WBMWD) is a wholesaler of both potable and recycled water. WBMWD owns and operates a disinfected tertiary water system that is maintained under a contract (or third-party contractor) through West Basin. WBMWD sells recycled water at a specific rate to the City, and the City bills and sells the water through their own rate structure program.

The WBMWD constructed a secondary effluent force main project, which contains several pipelines, in the early 1990s. Beneath Grand Avenue, three separate pipelines convey brine through an eighteen inch diameter pipe, secondary effluent through a sixty (60) inch diameter pipe, and recycled water through a twenty inch diameter pipe. Beneath Mariposa Avenue between Eucalyptus Drive and Virginia Street a six inch diameter recycled water pipe is present.

The adopted Five-Year Capital Improvement program does not identify proposed recycled water improvements in the Specific Plan area. However, should the City amend the agreement or collaborate with WBMWD for future needs, the recycled water systems are a feasible candidate for use in landscape areas and not rely on potable water for irrigation.

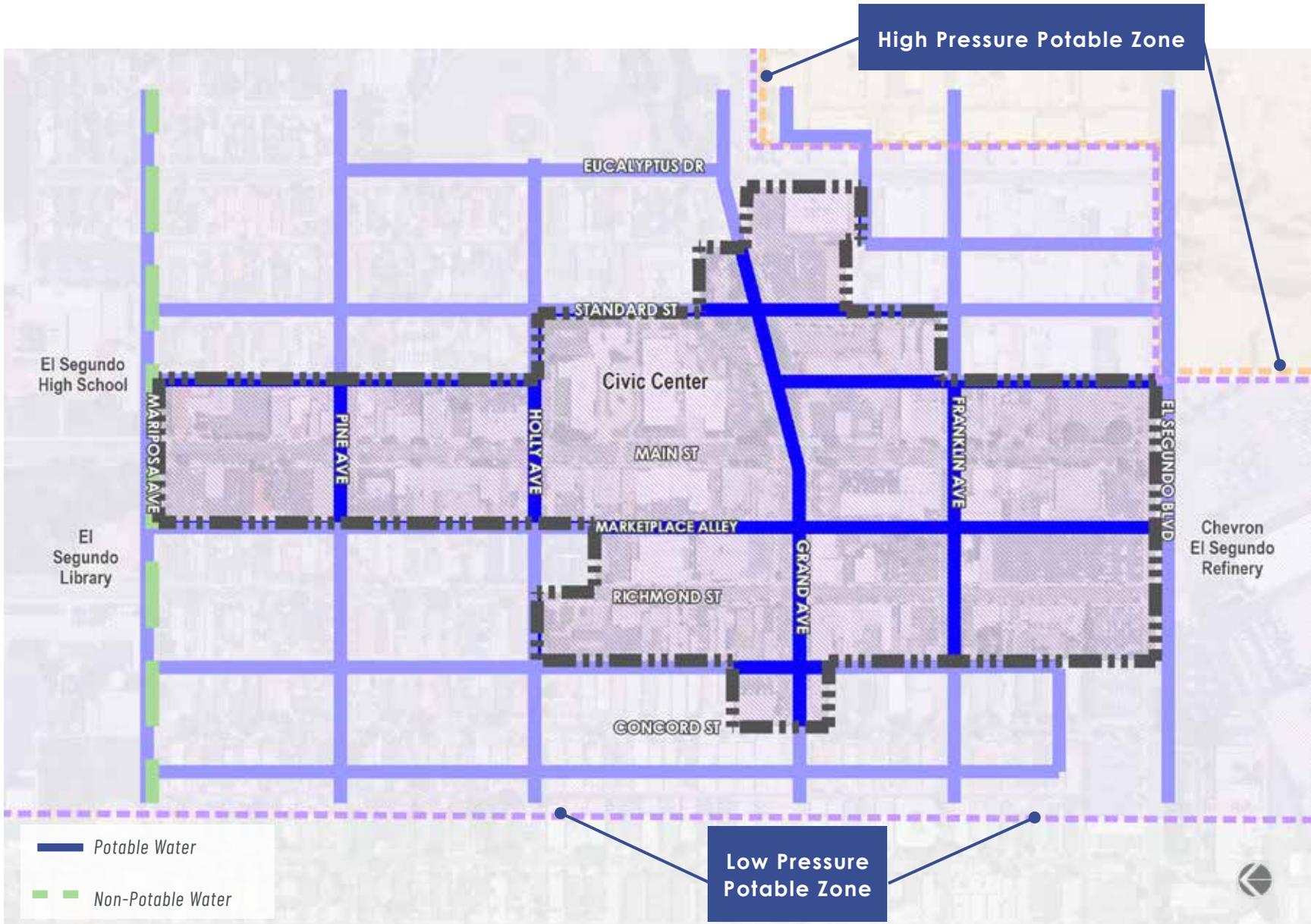


Figure 5.1 Water Supply Map

2. Wastewater Services

The Specific Plan area is serviced by typical, subsurface sanitary sewer pipelines for handling wastewater services. The sewer mains are owned by the City of El Segundo, and the Public Works Wastewater Division provides routine maintenance in compliance with the Sanitary Sewer Master Plan.

Within the study area there are eight, ten, and twelve inch diameter mains (the twelve inch is primarily beneath Standard Street and Grand Avenue) within the Specific Plan area's public streets and alleys except for the 300 through 400 blocks of Main Street, 100 to 200 blocks of Grand Avenue, and 100 through 200 blocks of Richmond Street. These blocks are serviced by mains located within the alleys. Ultimately, sewage is treated by the Hyperion Wastewater Treatment Facility owned and operated by the City of Los Angeles located west of the Los Angeles International Airport.

A solid and complete maintenance program is integral to the success of the longevity and performance of the sewer, especially in the study area where grease from dining establishments can cause additional distress on the sewer. The maintenance program should be implemented and monitored along with capital improvement projects for upgrades.

The adopted Five-Year Capital Improvement Program identifies city-wide projects funded by the City's Wastewater Fund. No specific improvements are identified within the Specific Plan area, however, there is an annual programmed budget for general wastewater infrastructure replacements.

3. Stormwater Management

The Specific Plan area is unique and has some drainage challenges locally due to the variances in surface elevations. In general, the majority of the drainage is sheet-flow type conditions within the roadway and alley network. In addition, the Specific Plan area is located within Flood Zone Z-Area of minimal flood hazards and not affected by a 500-year event.

The adopted Five-Year Capital Improvement Program identifies city-wide projects which include annual funding programmed towards unidentified infiltration projects. There are plans for low impact development (LID) improvements within the City Hall Plaza.

4. Dry Utilities

The Specific Plan area contains dry utilities, such as telephone, TV, internet, electric, and natural gas that service the community. The City of El Segundo assesses a Utility Users Tax (UUT) on commercial properties that fund telecommunications, electrical, and gas services. The City partners with Avenue Insights and Analytics for UUT support at no expense.

Telecommunications-Cable and Internet Service

AT&T and Spectrum provide telecommunications, cable, and internet services in the Specific Plan area. These carriers are expected to meet current and future demands of land uses.

Electricity Service

Southern California Edison (SoCal Edison) provides electricity service in the Specific Plan Area. Existing transmission and distribution are adequate to meet and the current and future demands of the proposed land uses. The Public Utilities Commission of the State of California outlines the regulations for SoCal Edison.

Chapter 3 of Title 11-Public Utilities in the El Segundo Municipal Code outlines provisions for underground districts. Both Title 14-Subdivision Regulations and Title 15-Zoning Regulations do not contain specific codified criteria for undergrounding a specific project, nor does the City have an undergrounding policy at the preparation of this Specific Plan for development projects. Although City staff may require a project to underground utilities as a condition of approval. However, the City Council, by Resolution, may adopt an underground district. Currently, the project area does not have an underground district but may in the future should City Council deem it necessary.

Natural Gas

The Southern California Gas Company (SoCal Gas) provides gas service to the Project Area. SoCal Gas has confirmed that there are facilities in the area and service would be provided in accordance with SoCal Gas' policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made on a project-by-project basis.

C. Public Facilities

1. Police and Fire Protection Services

The Civic Center Complex is located along the east side of Main Street between Holly Street on the north, Grand Avenue on the south, and Standard Street on the east. The complex contains El Segundo City Hall, the Police Department and Fire Department Station No. 1 which are all within the Specific Plan area. City Hall is located at 350 Main Street within the study area and adjacent to Downtown commercial and retail areas.

The El Segundo Police Department is located at 348 Main Street and is responsible for providing general law enforcement to the City and enforcing the local, state, and federal laws. The police department can accommodate a total of 82 sworn and non-sworn officers and related equipment. The station is adequate to accommodate a projected city-wide build out population of approximately 17,300 residents. The department utilizes an Area Command Program for quality-of-life issues within the City.

The Emergency Operations Center (EOC) is located at 348 Main Street within the Police Department facility and is the hub for ensuring that the public are informed, prepared and have the ability to recover from natural, technological, and/or acts of terrorism. Some of these hazards include fires, flooding, earthquakes, Tsunamis, hazardous waste and pipeline spills and/or leaks, and general acts of terrorism.

Because the EOC is critical to public safety and is the focal point for coordinating the City's emergency planning, training, response, and recovery efforts, the city utilizes an Emergency Management Team comprised of key agency staff specifically trained to handle emergencies. This typically includes those from various city departments, including those from police and fire. The EOC is also used as a training facility for conducting regular employee training to handle emergency preparedness, response, and recovery operations.

Fire Station No. 1 is located at 314 Main Street adjacent to the Civic Center Complex and will serve the Specific Plan area with fire, rescue, emergency, and medical services.

2. Schools, Parks, and Other Public Services

Schools

The El Segundo Unified School District offices are located outside the Specific Plan area at 641 Sheldon Street. The District provides elementary, middle, and high school education services to approximately 3,448 students citywide. There are two existing schools situated just north of the Specific Plan boundary: El Segundo High School, located at 640 Main Street, and Richmond Street Elementary School, located at 615 Richmond Street. El Segundo High School serves approximately 1,270 students in grades 9 to 12. Richmond Street Elementary School serves approximately 588 students in kindergarten to grade 5.

Parks and Recreation

The City's Community Services Department, or Recreation and Parks, is located at 401 Sheldon Street which is outside the Specific Plan area. Although Recreation and Parks are a part of the City's core service, the actual staff is not located directly at City Hall. The Department contains three divisions: Administration, Recreation, and Library. The Community Services Department operates and maintains parks and recreational facilities, the library, social programs, classes, special events and activities such as the El Segundo Certified Farmers' Market. Transportation opportunities, such as Dial-A-Ride and the Beach Shuttle are also administered by the Department.

The Specific Plan area does not contain any parks, but there are two public parks located directly adjacent to the boundary and service the area: Library Park and Recreation Park. Library Park is a passive park located adjacent to the public library north of the Project Area on Main Street at Mariposa Avenue and it contains a bandstand and shaded seating areas. Recreation Park is an active sports park located on east of the Specific Plan area on Grand Avenue at Eucalyptus Drive, and it contains baseball fields and batting cages, pickleball courts, inline hockey rink, lawn bowling, horseshoe pit, shuffleboard, playground, clubhouse, and a senior citizen center.

Library

The El Segundo Public Library is located at 111 W. Mariposa Avenue, just north of the Specific Plan boundary. As with most public libraries, there is a Library Board of Trustees, a couple of advisory committees and a non-profit referred to as Friends of The Library. The library hosts multiple community events throughout the year and provides public meeting rooms. The library offers a variety of services including a summer reading program and homework assistance programs.

Solid Waste Collection and Disposal

Several private haulers provide solid waste collection service within the Specific Plan area and EDCO serves the residential component.

As of January 1, 2022, State Law (SB 1383) went into effect requiring local collection agencies to reduce organic waste methane emissions which result from organic waste deposited at landfills. This organic waste includes food waste, green waste, and paper products that decompose and release methane gas into the atmosphere.

This bill requires a seventy-five percent reduction by 2025 city wide. As such, this waste is required to be deposited in the green containers in lieu of the gray containers. Although the landfill capacity is adequate to handle build out, this reduction will then effectively reduce the waste that gets deposited into the landfill as a secondary outcome from the law and ordinance. It was determined that the proposed project area will not require any physical changes or new/altered facilities to ensure adequate service to the project area, as detailed further in the Environmental Documentation. However, the City through development projects or within public lots may consider the implementation of trash compactors.



6

Implementation



CHAPTER 6: IMPLEMENTATION

A. Introduction

This section outlines the implementation program for the Specific Plan. The implementation program includes the following components:

- An overview of the ways the Specific Plan can attract economic investment and public improvements;
- A review of key existing economic conditions influencing current and future development potentials in the Specific Plan area;
- A summary of the types of new development that are likely to be successful in the Specific Plan area;
- A description of various economic development “tools” or implementation approaches available to the City of El Segundo to achieve the Plan objectives; and
- A review of potential funding sources/mechanisms for implementation of key Plan initiatives.

Note that within this section there are a range of strategies and funding approaches that are universally applicable to many different communities. The way in which they are ultimately adapted to El Segundo will be somewhat unique, however, which will depend on numerous specific conditions including for example available resources, the interrelationship of various programs, preferences of the applicable stakeholder groups, and other considerations.



The Specific Plan outlines programs to attract economic investment and public improvements

1. How the Specific Plan Can Attract Private Investment and Provide Public Benefits

An effective Specific Plan typically involves both the public and private sectors. Whereas development of the land uses envisioned for a plan area is often “kick started” by various public sector initiatives, the ultimate goal of this type of planning effort is to attract desired private investment. Broadly speaking, there are two major ways that a municipality can facilitate private development:

- A. By creating a “conducive development environment” that is consistent with prevailing market demand for various land uses. This may include the following types of actions or policies:
 - Zoning, design guidelines, etc. that are responsive to market needs at the individual-establishment level, while maintaining the overall character of the Specific Plan area that preserves and enhances its general marketability;
 - Information about the concepts, intent, etc. of the Specific Plan area to prospective investors/tenants;
 - Streamlined permitting and entitlement processes (i.e., minimizing the need for discretionary approval processes, environmental impact analysis, etc.);
 - Area-wide infrastructure investments, including parking facilities and street improvements;
 - Area-wide “amenity” investments, including landscape and streetscape improvements;
 - Marketing programs to enhance the area’s identity and recognition among consumers; and
 - Clearinghouse roles (e.g., coordination of funding resources and dissemination of information related to investment in the Specific Plan area).

- B. By providing focused development support to area businesses, property owners, and key development projects. This can involve the following types of initiatives:
 - Financially structuring shared infrastructure improvements that increase the productivity of the area, in ways that are advantageous to development, such as shared parking; and
 - Investing in specific infrastructure improvements in the Specific Plan area.

Each of these potential implementation items is described in greater detail below (under Section B.4, Creating the Conditions for Attracting Private Investment, and Section C, Potential Funding Sources).

2. Economic Conditions Influencing Development Potentials in the Specific Plan Area

An effective Specific Plan needs to be based on a realistic understanding of the market conditions affecting the Specific Plan area. Simply changing zoning on a map will not attract development unless there is an underlying market demand for a particular land use. On the other hand, if there is immediate demand for a desirable land use that is not permitted under existing zoning, a change in zoning can bring about very significant results. Moreover, appropriate zoning changes can be made more effective if coupled with policies that address other existing barriers to development (e.g., insufficient infrastructure). A summary of the major favorable and challenging conditions affecting development potentials in the Specific Plan area is provided below.

Advantageous Factors. El Segundo in general and the Specific Plan area overall are advantaged by the following geographic and socioeconomic factors:

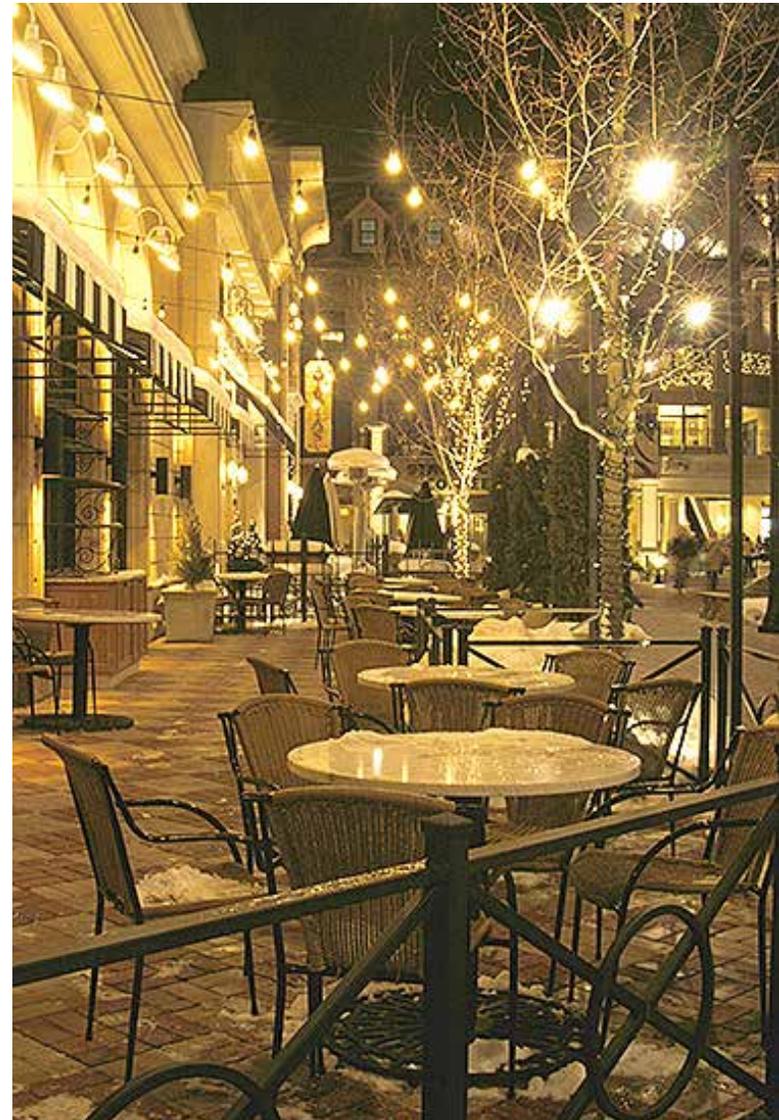
- Retail and office demand in El Segundo reflect the city's unique status as a small residential community with a massive daytime employment population. Whereas the city's resident population in 2019 was approximately 16,800 persons, in 2019 there were an estimated 73,800 jobs in the city. These numbers equate to approximately 4.4 jobs per resident. In contrast, the jobs-per-resident ratios in the neighboring cities of Culver City, Hermosa Beach, and Manhattan Beach were 1.9, 0.4 and 0.6, respectively (and the overall average for Los Angeles County was 0.5).
- Due to El Segundo's extraordinary jobs/resident ratio, the city supports far greater retail sales and has far more office space than would be typical for a residential community of its size. Taxable sales in El Segundo in 2019 were \$36,500 per resident compared to the countywide average of \$12,000. Among the three comparison cities considered in this study, only Culver City had higher taxable sales per capita (\$39,900); per capita taxable sales in Hermosa Beach and Manhattan Beach in 2019 were \$12,200 and \$19,200, respectively.
- El Segundo has an existing inventory of 17.8 million square feet of office space, representing nearly 5% of all office space in Los Angeles County. In contrast, the city's population represents only 0.2% of the Los Angeles County total, which again underscores El Segundo's very strong market position for non-residential development. A key implication of this strong market position is that future retail and office development opportunities in El Segundo will not specifically be constrained by resident population growth (which is expected to be minimal, according to the official SCAG forecast), but will be more broadly supported by regional population increases and growth in the larger Westside/South Bay economy.

Challenging Factors. The city and Specific Plan area also face several notable challenges:

- After gradually recovering from high-vacancy conditions during the Great Recession, the Los Angeles County office market has experienced significant new headwinds due to the COVID-19 pandemic. Countywide, these impacts have translated to lowered transaction volume, rising vacancy levels and slower rent growth (all of which discourage development of new space).
- The impact of the pandemic shutdown on the office market continues to take shape, and the extent to which reduced demand for office space will become a permanent condition (due to an increase in remote workers) is currently unclear. For planning purposes, the office market demand analysis summarized below assumes a gradual return to “normal” conditions of projected employment growth translating to demand for new office space. However, a more permanent “Work from Home” (WFH) workforce would clearly reduce the demand for new office space.
- Future housing demand in El Segundo (under the baseline and the aggressive scenarios considered in this analysis) is expected to be in the range of 500-750 units citywide over the next 20 years, representing growth of approximately 25-38 units per year. These projected levels of development would exceed recent historic growth rates (about 14 years per year between 2010 and 2020). In order to achieve these accelerated levels of development, the City will need to expand zoning capacity for higher-density housing. In this regard, the likely constraints (from a community acceptance perspective) on significantly increasing development densities (building heights) within the Specific Plan area place practical limits on the amounts of new residential that is likely to be built in the Downtown over the next 20 years.
- Competing downtown areas, such as Manhattan Beach’s, are currently higher-profile destinations for such activities as dining and nightlife, with established market positions.
- Although the city’s massive daytime population of high-wage workers creates significant demand for retail and restaurant businesses, most of this demand is currently satisfied by commercial areas outside the Downtown (i.e., closer to where major office districts are located).
- The Specific Plan area is largely built out and most parcels are developed with existing, economically viable uses. This typically creates a situation where any new development would need to be relatively high density in order for the ultimate value of the development to justify the costs associated with buying and clearing land that is currently occupied with financially productive uses. While there may be some currently underutilized sites that are exceptions to this observation, it probably applies as a good rule thumb for defining the types of opportunities that are likely to exist for most parcels.
- In areas where high land values challenge the financial feasibility of redevelopment (or new development), the cost of providing adequate parking is often a “deal breaker” for infill development or redevelopment, especially if structured parking is required.

The above conditions suggest the following major conclusions about the types of opportunities that are likely to apply to existing or future development in the Specific Plan area:

- For sites suitable for major new mixed-use development, projects will likely need to be relatively high density given prevailing land values.
- Parking solutions for mixed-use (and for targeted new commercial tenants such as restaurants) need to be as creative as possible, and these concepts are addressed elsewhere in the Specific Plan.
- The area could benefit from an expanded branding/marketing effort to achieve greater place recognition and effective leveraging of the area's locational strengths (as noted above under "advantageous factors").
- The preceding points all suggest that the City is well served by a flexible approach that anticipates the above issues and is responsive to the accompanying needs and market demands.



Mixed-Use development will likely need to be relatively high density

3. Summary of Development Demand Analysis

As part of the background research for the Specific Plan update, The Natelson Dale Group, Inc. (TNDG) prepared a market study to identify long-range demand for various types of development in the Specific Plan area. Key findings from the overall demand analysis are summarized in the table below for El Segundo and the Downtown Specific Plan area. The Specific Plan has evaluated these potential land uses to create a more realistic analysis which is being evaluated by the EIR and falls within the baseline and aggressive demand for the Downtown Specific Plan area.

Table 6-1: Overview of Market Demand Projections (through 2040)

Land Use	Current Existing (2023)		Citywide Demand (through 2040)		Downtown Specific Plan Demand (through 2040)		Basis/ Key Assumptions for Demand Scenarios	
	Citywide	Downtown	Baseline	Aggressive	Baseline	Aggressive	Baseline	Aggressive
Retail/Restaurant (square feet)	1,242,000	289,000	465,000	1,045,000	69,500	166,500	El Segundo's percentage share of regional (5-mile trade area) demand will remain constant	El Segundo's percentage share of regional demand will grow over time
General Office (square feet)	9,448,000	87,000	770,000	2,500,000	115,500	250,000	Baseline forecasts reflect modest employment growth projected by SCAG	Aggressive forecasts reflect a continuation of El Segundo's office absorption rates over past 10 years
Medical Office (square feet)	Included in General Office	Included in General Office	160,000	160,000	24,000	24,000	Medical office demand is assumed to be the same for baseline and aggressive scenarios (since it is assumed to be primarily a resident-serving land use, with limited potentials to capture regional demand)	
Multi-Family Residential (dwelling units)	6,678	17	500	750	200	375	Citywide forecast generally corresponds to City's RHNA requirements	Baseline projections increased by 50% to reflect potential expansion in zoning capacity

Source: The Natelson Dale Group, Inc. (TNDG) and the City of El Segundo

4. Creating the Conditions for Attracting Private Investment – City’s Role and Tools

Zoning. From an economic perspective, two key issues need to be addressed as it relates to zoning within the Specific Plan area:

1. Allowable densities need to be high enough to facilitate market-driven redevelopment of selected parcels given the relatively high land values in the Specific Plan area.
2. Zoning should allow the flexibility to develop desirable land uses for which the future market is uncertain (e.g., office space).

Streamlined permitting and entitlement. A key advantage to adopting a Specific Plan is that it provides a vehicle for expedited approval of development proposals that are consistent with the community vision established by the Plan. Developers consistently cite this type of provision as a key factor in selecting the communities where they will pursue projects. In this regard, it is essential that the adopted plan remove to the maximum degree possible the need for discretionary approvals for projects that fall within the development “envelope” established by the Plan. The program-level environmental impact report (EIR) being prepared as part of this Specific Plan process will provide a significant incentive in this regard.

Management of entitlements. The structure of the Specific Plan helps maximize attractiveness of the area for development and other investment by aligning development potential and desired development with “given” entitlements, thereby minimizing the need for property owners/developers to seek additional entitlements. At the same time, the Plan provides the regulatory framework and design guidelines to create unique and identifiable districts within the Specific Plan area. Setting clear development frameworks and minimizing the need for additional entitlements also gives the area a marketing advantage. Any future adjustments to entitlement conditions can adhere to the spirit of keeping the development process as streamlined as possible.

Another aspect of managing entitlements is the matter of having a “finite allotment of the entitlements,” available for Specific Plan area properties, which would accomplish three things: 1) Recognize practical limits in the demand for different land uses in the area, 2) Keep the development at a manageable level and type mix, and 3) Incentivize early (timely) redevelopment of individual sites. This concept may seem counterproductive with respect to the discussion above about the desirability of maximizing entitlements in the area. However, the two notions can be complementary, as development timing is the critical factor.

Tools to encourage rehabilitation and creative reuse of commercial properties. For appropriate properties, the City could have programs in place to encourage rehabilitation and creative use/reuse of commercial sites, such as dedicated grant/loan programs using CDBG or other funds. Within the study area, existing commercial uses are frequently found located in small individual properties and/or spaces that may be somewhat inefficient in terms of their relationship to the street and to parking, and their overall adaptability to various uses. However, these kinds of conditions also lend the area a character that is somewhat unique within the overall trade area. These spaces can be attractive to creative entrepreneurs in all fields of endeavor.

Marketing partnerships. The City could implement the marketing options discussed below, and other branding and information-compilation activities, in careful coordination with the El Segundo Chamber of Commerce, and any other appropriate development partners.

Branding. As a starting point for future marketing initiatives for the Specific Plan area, the City could conduct a branding exercise or similar process by which to designate the Specific Plan area with a marketing-friendly name.

Marketing and other information-compilation options. The City could undertake, or support through partnership with appropriate entities, any or all of the following options:

- Develop materials for and/or conduct workshops around the theme of, “why developing/occupying the Specific Plan area is good business.” Companion materials for living in the area could also be produced. Topics within these materials include: descriptions of how the area is value-planned, general and specific ways in which the City functions as a key partner in developing the area, benefits potentially available to developers, businesses, etc. from sources in addition to the City, and advantages to various uses from a market point of view.
- Produce a high-quality newsletter devoted to the area, issued on a regular schedule, that contains information of interest to both the property owners, businesses, and residents, and to outsiders, including people who are not familiar with the area and may have an interest in investing in it.
- Produce an annual report of development activity in the area, including development-related data such as absorption, occupancy, mix of business types, noteworthy development news, etc. The content and format of such a report can be modeled on those produced periodically by real estate brokerage firms. This kind of information could also serve as one focus of compiling monitoring/evaluation information.

Marketing of the Specific Plan area could be accomplished in recognition of the fact that Generation Y (Millennials) apparent preferences for higher density development will work in the area’s favor. (While these preferences have been noted under current conditions, other investigations of Millennials have demonstrated that such preferences might not be long-term.)

Coordination with other organizations. Given the many options for coordinating marketing and related activities supporting implementation, the City could review its overall position relative to economic development planning and marketing in order for this action to be optimized.

Role of SCAG with respect to El Segundo. As a member of the Southern California Association of Governments (SCAG), the City has access to the following benefits outlined on the SCAG website:

- Assisting in locating and securing grant funding from federal and state agencies
- Providing methodologies, tools and training programs to help members implement approved regional plans
- Receiving priority responses on requests for data, publication or other planning support
- Requesting the creation of customized maps for use on the City's website
- Access jurisdictional data analyses, forecasting data and additional GIS resources.

Currently, SCAG provides links to the City's main website as well as a 'Local Profile' for El Segundo, which is dated May of 2019. The document provides an overview of demographic, employment, housing, transportation, retail sales, education, and other regional highlights.

B. Implementation Action Plan

The vision and principles presented in the Downtown Specific Plan are supported by the following Implementation Action Plan. The Implementation Action Plan provides a summary of Specific Plan recommendations and major actions needed for implementation. The table also identifies the responsible agency or party, suggested timing of the actions, and a list of potential funding sources to assist in implementing each action to achieve the goals set forth within the El Segundo Downtown Specific Plan.



The Implementation Action Plan provides a summary of the recommendations and major actions needed to develop the vision for Downtown El Segundo

Table 6-2: Implementation Action Plan

	1 = First Year, 2= Two to Five Years, 3 = Five Years 4 = Ten Years	CD = Community Development, CE = Code Enforcement, Chamber = Chamber of Commerce, Con = Consultant, EDC = Economic Dev. Corporation, F = Finance Department, PW= Public Works, R= Recreation & Parks	
	TIMING	RESPONSIBILITY	POTENTIAL FUNDING SOURCES
REGULATORY ACTIONS			
Adoption of Specific Plan and EIR: Adoption of the Specific Plan and EIR is the catalyst for Downtown El Segundo and the recommended land uses, development standards, and other proactive policies designed to spur economic investment and visual enhancement of the area.	1	CD, Con	General Plan Maintenance Fund
PROGRAMS, STUDIES, AND INITIATIVES			
Branding and Marketing: Brand and market the Downtown to promote image and attract investment	1	CD, Chamber, EDC	Assessment District (e.g., PBID), General Fund
Gateway and Wayfinding Program: Prepare a wayfinding directional sign program including directional kiosks for the Downtown Specific Plan area. As part of the plan, include historic resources.	1	CD, PW	Assessment District (e.g., PBID), General Fund, CIP
Civic Center Public Plaza Concept (Chapter 2, Section G.4): Prepare conceptual design package for the public plaza.	1	CD	Assessment District (e.g., PBID), General Fund, CIP
Downtown Shuttle Service: Provide shuttle service to local hotels and employers to improve access to Downtown.	1	CD, Chamber, EDC	Assessment District (e.g. PBID), General Fund, User Fees, Grants

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Table 6-2: Implementation Action Plan (Continued)

	1 = First Year, 2= Two to Five Years, 3 = Five Years 4 = Ten Years	CD = Community Development, CE = Code Enforcement, Chamber = Chamber of Commerce, Con = Consultant, EDC = Economic Dev. Corporation, F = Finance Department, PW= Public Works, R= Recreation & Parks	
	TIMING	RESPONSIBILITY	POTENTIAL FUNDING SOURCES
Parking Management Plan: Review recommended parking strategies for the Specific Plan Area and determine appropriate on- and off-street parking strategies for implementation. Evaluate effectiveness existing shared parking and in-lieu fee program and update.	1	CD, PW	General Fund
Parklets Program: Prepare a Parklets Program for the long-term buildout of parklets and include the development of design criteria for parklets which identifies solutions for providing cohesive design options for parklets that comply with the operational needs of the City and meet applicable building and fire codes.	1	CD, Chamber	General Fund
Truck Route Study: Prepare a Truck Route Study to investigate the purpose and use of the existing Truck Route on Main Street. Depending on the findings of the existing conditions analysis of that study, should relocation of the Truck Route be a desired next step of analysis, the study should investigate the feasibility of that relocation.	1	CD, PW	General Fund

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Table 6-2: Implementation Action Plan (Continued)

	1 = First Year, 2= Two to Five Years, 3 = Five Years 4 = Ten Years	CD = Community Development, CE = Code Enforcement, Chamber = Chamber of Commerce, Con = Consultant, EDC = Economic Dev. Corporation, F = Finance Department, PW= Public Works, R= Recreation & Parks	
	TIMING	RESPONSIBILITY	POTENTIAL FUNDING SOURCES
Traffic Impact Study for Main Street Closure: Perform a traffic impact study to analyze the potential future long-term permanent closure of Main Street to vehicles from El Segundo Blvd to Mariposa Avenue.	1	CD, PW	General Fund
Business Impact Study for Main Street Closure: Perform a business impact study to analyze the potential future long-term permanent closure of Main Street to vehicles from El Segundo Blvd to Mariposa Avenue.	1	CD, PW	General Fund
PBID: Consider the evaluation of a Property Owner / Business Improvement District	1	CD, F	General Fund
Property/Business Owner Outreach: Establish ongoing interface with property and business owners to facilitate business retention/expansion and to maximize support for assessment-based funding.	1	CD, Chamber, EDC	General Fund
Grant Funding: Pursue federal, state and regional funding sources for infrastructure and planning.	1	CD, F	General Fund
Impact Fees: Update the Development Impact Fee (DIF) and Parking In-Lieu Fee schedules for the Specific Plan area.	1	CD, F	General Fund
Incentives: Define targeted incentives for housing, retail/restaurant, and mixed-use development (throughout Downtown with special focus on key "catalyst" sites).	1	CD, F	General Fund, Development Standards, Development Agreements

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Table 6-2: Implementation Action Plan (Continued)

	1 = First Year, 2= Two to Five Years, 3 = Five Years 4 = Ten Years	CD = Community Development, CE = Code Enforcement, Chamber = Chamber of Commerce, Con = Consultant, EDC = Economic Dev. Corporation, F = Finance Department, PW= Public Works, R= Recreation & Parks	
	TIMING	RESPONSIBILITY	POTENTIAL FUNDING SOURCES
Special Events: Program events to establish Downtown as the "cultural heart" of El Segundo; focus on attracting daytime office users to Downtown.	2	CD, Chamber, EDC	Assessment District (e.g. PBID), General Fund, User Fees
Temporary Main Street Closures: Plan for and conduct occasional/periodic street closures along Main Street between El Segundo Blvd and Mariposa Avenue for events or other activities .	2	CD, Chamber, EDC	Assessment District (e.g. PBID), General Fund, User Fees
Tenant Recruitment: Focus marketing outreach on recruitment of unique restaurants and small-scale retail in Downtown.	2	CD, Chamber, EDC	Assessment District (e.g. PBID), General Fund
IMPROVEMENT PROJECTS			
Gateway Monuments and Additional Wayfinding (Chapter 4, Section B): Survey, design development, and improvement plans as coordinated with adjoining private development.	1	PW, CD	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID)
Main Street Improvements (Chapter 3, Section E.1): Survey, design development, and improvement plans as coordinated with adjoining private development.	2	PW, CD	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID), CFD, Grants, CEQA Mitigations

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Table 6-2: Implementation Action Plan (Continued)

	1 = First Year, 2= Two to Five Years, 3 = Five Years 4 = Ten Years	CD = Community Development, CE = Code Enforcement, Chamber = Chamber of Commerce, Con = Consultant, EDC = Economic Dev. Corporation, F = Finance Department, PW= Public Works, R= Recreation & Parks	
	TIMING	RESPONSIBILITY	POTENTIAL FUNDING SOURCES
Grand Avenue Improvements (Chapter 3, Section E.2): Survey, design development, and improvement plans as coordinated with adjoining private development.	2	PW, CD	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID), CFD, Grants, CEQA Mitigations
Richmond Street Improvements (Chapter 3, Section E.3): Survey, design development, and improvement plans as coordinated with adjoining private development.	2	PW, CD	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID), CFD, Grants, CEQA Mitigations
Downtown Streetscape Theme Improvements (Chapter 4, Section C): Streetscape furnishings, decorative paving, pedestrian lighting, street banners, landscaping, and irrigation improvements.	2	PW, CD, Chamber	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID), CFD, Grants
Alleyway Improvements (Chapter 3, Section F): Survey, design development, and improvement plans as coordinated with adjoining private development.	2	PW, CD	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID), CFD, Grants

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Table 6-2: Implementation Action Plan (Continued)			
	1 = First Year, 2= Two to Five Years, 3 = Five Years 4 = Ten Years	CD = Community Development, CE = Code Enforcement, Chamber = Chamber of Commerce, Con = Consultant, EDC = Economic Dev. Corporation, F = Finance Department, PW= Public Works, R= Recreation & Parks	
	TIMING	RESPONSIBILITY	POTENTIAL FUNDING SOURCES
Paseo Improvements (Chapter 3, Section E): Survey, design development, and improvement plans as coordinated with adjoining private development.	2	PW, CD	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID), CFD, Grants
Mid-Block Crosswalk Improvements and Intersection Beautification (Chapter 3, Section A.2): Survey, design development, and selected improvement plans.	2	PW, CD	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID), CFD, Grants
Parking Structure at Civic Center (Chapter 3, Section G.2): Survey, design development, and improvement plans as coordinated with adjoining private development.	4	PW, CD, F	Impact/In-Lieu Fees, CFD, User Fees
Parking Structure at Richmond District (Chapter 3, Section G.2): Survey, design development, and improvement plans as coordinated with adjoining private development.	3	PW, CD, F	Impact/In-Lieu Fees, CFD, User Fees
Civic Center Public Plaza Improvement (Chapter 2, Section G.4): Survey, design development, and improvement plans as coordinated with adjoining private development.	3	PW, CD	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID), CFD, Grants
Bus Shelter and Transit Stop Improvements (Chapter 3, Section D): Survey, design development, and selected improvement plans.	3	PW, CD	General Fund, CIP, Development Standards, Development Agreements, Assessment District (e.g., PBID), CFD, Grants

C. Potential Funding Mechanisms

A series of financing tools potentially available to the City, from federal, state, and organizational sources, and from mechanisms that the City could implement, are described below. While the ideal set of solutions and implementation and funding mechanisms to achieve the Downtown Specific Plan's goals will evolve over time, a consistent set of criteria for selecting these mechanisms is established as follows:

- *Equitable distribution of costs and benefits:* The Downtown's existing parking and infrastructure deficiencies are shared among all property owners and businesses, and are not attributable only to future development projects. As a result, funding for resolving existing deficiencies should be shared among all property owners and/or businesses in the district – except in cases where there is a clear nexus between an individual development project and needed public facilities.
- *Allow for incremental solutions:* While major, long-term infrastructure projects can occur in later phases of the Specific Plan implementation, the action plan prioritizes high-impact approaches to infrastructure improvements that can be introduced in the short term.
- *Reduce dependency on future development:* As appropriate, implementation solutions should focus on resolving existing Downtown-wide deficiencies regardless of future development activity.

It is envisioned that many future improvements planned for the Downtown area will be achieved through development by the private sector, including meeting development standards, paying existing and possible future fees, and through other funding mechanisms that could apply to all future development. Guided by the development standards and guidelines included in this Specific Plan, these development projects can each incrementally contribute to establishing a high-quality place whose value will be much greater than it would be without these coordinated efforts.

It is also incumbent on the City to pursue an array of funding sources and financing mechanisms to implement some of the larger public improvements included in this Specific Plan. These mechanisms are complex and are tied to many factors outside the control of the City of El Segundo, including market and economic cycles, State and Federal grant funding availability, State enabling legislation, etc. This precludes the ability to immediately establish a detailed timeline for building every identified improvement. Therefore, this implementation strategy focuses on identifying the range of potential mechanisms available for delivering the major improvements necessary to realize the core elements of the Specific Plan's vision. The strategy prioritizes an initial set of investments and programmatic activities that will set the stage for long-term implementation. This implementation strategy should be revisited on a regular basis to ensure that the Plan's desired outcomes are being achieved.

1. Categories of Physical Improvements and Programs Requiring Funding

Implementation of the Downtown Specific Plan requires completing a number of physical improvement projects and initiating several ongoing programs. For purposes of understanding how funding sources and tools align with these initiatives, the recommended projects and programs are grouped in three major categories:

- Regulatory actions;
- Programs, studies and initiatives; and
- Improvement projects.

2. Funding Sources and Application to Specific Plan Improvements and Programs

This section provides a menu of potential funding sources for implementing capital improvements and programmatic activities to realize the Downtown Specific Plan vision. In many cases, multiple funding sources must be combined to pay for projects. Therefore, each source’s description includes considerations for deploying the source in the specific context of Downtown El Segundo.

Although the terms “funding” and “financing” are often used interchangeably, there is an important distinction between the two terms. “Funding” typically refers to a revenue source such as a tax, fee, or grant that is used to pay for an improvement. Some funding sources, such as impact fees, are one-time payments, while others, such as assessments, are ongoing payments. “Financing” involves borrowing against future revenues by issuing bonds or other debt instruments that are paid back over time through taxes or fee payments, enabling agencies to pay for infrastructure before the revenue to cover the full cost of the infrastructure is available.

Table 6-3: Funding Source Categories and Examples

CATEGORY	EXAMPLES
City Resources	<ul style="list-style-type: none"> • General Fund • Capital Improvement Program • User Fees
Outside Grants	<ul style="list-style-type: none"> • Federal • State • Regional (e.g., Metro)
Developer Contributions	<ul style="list-style-type: none"> • Development Standards • CEQA Mitigations • Impact/In-Lieu Fees • Negotiated Agreements
District-Based Tools	<ul style="list-style-type: none"> • Assessment District (including LLD, PBID and CBD) • Community Facilities District

City Resources

General Fund: General Fund revenues include property tax, sales tax, transient occupancy tax, and other revenues that are primarily used to pay for ongoing municipal services and operations. Both the General Fund and the Capital Improvement Program are critical funding sources for the Downtown Specific Plan’s near-term physical improvements and initial programmatic investments. In the absence of new district-based funding resources, the General Fund will also need to support ongoing programs that require City staff time, such as the recommended branding/marketing effort.

Capital Improvement Program (CIP): Infrastructure projects identified in the Downtown Specific Plan—including the major capital improvement projects—are candidates for inclusion in the City’s Capital Improvement Program, which is updated annually and includes a projection of five years of future infrastructure projects.

User Fees: User fees and rates include the fees charged for the use of public infrastructure or services. It may be possible to use some portion of user fee or rate revenue toward financing the costs of new infrastructure (e.g., parking structures) and/or services (e.g., shuttle transportation or fee-based special events).

Outside Grants

Various Federal, State, and regional grant programs distribute funding for public improvements. Because grant programs are typically competitive, grant funds are an unpredictable funding source, and the City of El Segundo must remain proactive in applying for grants to implement the Downtown Specific Plan. Downtown projects focused on pedestrian and bicycle improvements may be especially competitive for grant funding since these projects contribute to achieving the goals of the regional Sustainable Communities Strategy. For example, the Southern California Association of Governments (SCAG) provides competitive grant funding under the Active Transportation Program for infrastructure improvements such as bicycle lanes and pedestrian improvements.

Developer Contributions

Development Standards: Each new development project will contribute to the Downtown Specific Plan’s implementation by meeting requirements regulating each project’s land uses, height, density, bulk, parking requirements, on-site circulation, on-site open space, street frontage improvements, and other features consistent with the overall improvement plan for Downtown. New development projects can also be required to reimburse the City for the cost of developing and administering the Downtown Specific Plan itself. These standards are adopted in the City’s zoning ordinance and must be satisfied in order for a project to be granted approval.

CEQA Mitigations: The environmental review process requires the analysis of a project’s environmental impacts and the identification of measures to reduce or eliminate these impacts. As a requirement of approval, developers may be required to undertake a number of mitigation measures, such as off-site traffic mitigation as defined by the California Environmental Quality Act (CEQA).

Impact/In-Lieu Fees: Impact and in-lieu fees are one-time fees imposed on new developments to pay for improvements and facilities that either serve the new development or reduce the impacts of the project on the community. Fee revenues cannot be used to fund existing deficiencies in infrastructure. In-lieu fees are payments made instead of meeting an on-site development requirement (such as paying a fee in-lieu of providing on-site parking spaces), while impact fees are required unless the impact is addressed in some other way (if allowed).

The cost and basis of impact fees and in-lieu fees must be directly related to the impacts being mitigated or requirement being met, respectively. As part of the initial process of implementing the Downtown Specific Plan, the City should undertake a review and update the Development Impact Fee and Parking In-lieu Fee schedules relevant to the Downtown.

Negotiated Agreements: Negotiated community benefits are developer contributions that exceed the baseline features required through development standards, environmental mitigation measures, and impact fees. These agreements are typically negotiated for large development projects, often either as a codified condition of approval for projects meeting certain conditions, or in exchange for variances from existing land use regulations. Given the scarcity of large future development sites in the Downtown, negotiated agreements are unlikely to be a major funding source; however, they may be useful and a case-by-case basis to supplement other funding sources.

District-Based Tools

Land-based financing tools are typically associated with new real estate development to generate benefit-based special assessment revenues or property tax revenues to finance improvements through bond repayment or paying for improvements over time. District-based tools provide a stable revenue stream while ensuring that properties benefiting from improvements also contribute to those public investments. The following table describes the three primary types of district-based funding and financing tools. Note that assessment districts and community facilities districts primarily capture additional funding from private entities.

The property-based improvement district (PBID) and/or business improvement district (BID) may be particularly relevant for use in the Downtown. With ongoing funding by property owners and/or business owners, a PBID or BID would provide an ongoing stream of revenue for promoting the district, contributing to lower-cost physical improvements, and managing any ongoing programs. This revenue source is generally insufficient to fund major capital improvements, but the limited assessment and the local control of revenues are likely to appeal to property owners and businesses within the district.

A Mello-Roos community facilities district (CFD) would provide a flexible and substantial revenue source against which it is possible to issue bonds for major capital improvements. Revenues can also be used to fund ongoing operation and maintenance expenses. However, passage of a CFD in the Downtown is likely to be challenging until property owners reach consensus around shared infrastructure needs and a willingness to contribute significant monetary resources toward addressing those needs.

Table 6-4: Summary of Major District-Based Value Capture Tools

FUNDING TOOL	DESCRIPTION	USES	CONSIDERATIONS
<p>Special Assessment Districts</p>	<p>Additional assessment against a range of participants, depending on the type of district and relative benefit received.</p> <p>Examples include: Landscaping and Lighting District, Community Benefit District, Business Improvement District, Property- Based Business Improvement District</p>	<p>Most useful for funding ongoing operations and maintenance.</p>	<ul style="list-style-type: none"> • Requires majority vote of paying stakeholders. • Increases costs and risk for paying stakeholders; stakeholders need to perceive a clear benefit for themselves. • Impacts paying stakeholders’ overall ability to support other taxes, fees, and community benefits. • Little financial risk to the City or public agencies; could lead to increased tax revenue based on private reinvestment. • Additional City staff time to administer districts could offset some gains.
<p>Community Facilities District (Mello-Roos)</p>	<p>Additional assessment on property, levied and varied based on a selected property characteristic (excluding property value).</p>	<p>Infrastructure improvements, development of public facilities, ongoing operations and maintenance.</p>	<ul style="list-style-type: none"> • Requires approval of 2/3 of property owners • Boundaries can include noncontiguous parcels. • Fees can be proportionally subdivided and passed on to future property owners. • Increases costs and risk for landowners and homeowners if fees dissuade buyers or reduce achievable sales prices. • Impacts paying stakeholders’ overall ability to support other taxes, fees, and community benefits.

Table 6-5: Applicable Funding Sources

	Developer Contributions				District-Based Mechanisms		City Resources			Outside Sources
	Development Standards	CEQA Mitigations of Project Impacts	Impact / In-Lieu Fees	Negotiated & Voluntary Agreements	Assessment District (LLD, PBID, CBD)	CFD	General Fund	Capital Improvement Program Funds	User Fees	Other Regional, State and Federal Grants
REGULATORY ACTIONS										
Adoption of Specific Plan and EIR							X			X
PROGRAMS, STUDIES, AND INITIATIVES										
Branding and Marketing					X		X			
Gateway and Wayfinding Program					X		X	X		
Civic Center Public Plaza Concept					X		X	X		
Downtown Shuttle Service					X		X		X	X
Parking Management Plan							X			
Parklets Program							X			
Truck Route Study							X			
Traffic Impact Study for Main Street Closure							X			
Business Impact Study for Main Street Closure							X			
PBID (Feasibility Study)							X			

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Table 6-5: Applicable Funding Sources (Continued)

	Developer Contributions				District-Based Mechanisms		City Resources			Outside Sources
	Development Standards	CEQA Mitigations of Project Impacts	Impact / In-Lieu Fees	Negotiated & Voluntary Agreements	Assessment District (LLD, PBID, CBD)	CFD	General Fund	Capital Improvement Program Funds	User Fees	Other Regional, State and Federal Grants
Property/Business Owner Outreach							X			
Grant Funding (investigate and pursue external funding sources)							X			
Impact Fees (Updated DIF and Parking In-Lieu schedules)							X			
Define Developer Incentives	X			X			X			
Special Events					X		X		X	
Temporary Main Street Closures for Events					X		X			
Tenant Recruitment					X		X			
IMPROVEMENT PROJECTS										
Gateway Monuments and Additional Wayfinding	X			X	X		X	X		
Main Street Improvements	X	X		X	X	X	X	X		X
Grand Avenue Improvements	X	X		X	X	X	X	X		X
Richmond Street Improvements	X	X		X	X	X	X	X		X
Downtown Streetscape Theme Improvements	X			X	X	X	X	X		X

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Table 6-5: Applicable Funding Sources (Continued)

	Developer Contributions				District-Based Mechanisms		City Resources			Outside Sources
	Development Standards	CEQA Mitigations of Project Impacts	Impact / In-Lieu Fees	Negotiated & Voluntary Agreements	Assessment District (LLD, PBID, CBD)	CFD	General Fund	Capital Improvement Program Funds	User Fees	Other Regional, State and Federal Grants
Alleyway Improvements	X			X	X	X	X	X		X
Paseo Improvements	X			X	X	X	X	X		X
Mid-Block Crosswalk Improvements and Intersection Beautification	X			X	X	X	X	X		X
Parking Structure at Civic Center			X			X			X	
Parking Structure at Richmond District			X			X			X	
Civic Center Public Plaza Improvement	X			X	X	X	X	X		X
Bus Shelter and Transit Stop Improvements	X			X	X	X	X	X		X

The following table includes examples of grant funding sources that are potentially applicable to the Downtown Specific Plan Area.

Table 6-6: Examples of Grant Funding Sources

Program	Category	Agency/ Source	Description
Transportation Alternatives (TA) Funding	Federal	USDOT	Continues the Transportation Alternatives set-aside from the Surface Transportation Block Grant (STBG) program. Eligible uses of the set-aside funds include all projects and activities that were previously eligible under the Transportation Alternatives Program under the Moving Ahead for Progress in the 21st Century Act (MAP-21). This encompasses a variety of smaller-scale transportation projects such as pedestrian and bicycle facilities, recreational trails, safe routes to school projects, community improvements such as historic preservation and vegetation management, and environmental mitigation related to stormwater and habitat connectivity.
Charging and Fuel Infrastructure Grants	Federal	USDOT	Program funds will be made available each fiscal year for Community Grants, to install electric vehicle charging and alternative fuel in locations on public roads, schools, parks, and in publicly accessible parking facilities.
Active Transportation Program	State	Caltrans	The ATP consolidates existing federal and state transportation programs, including the Transportation Alternatives Program (TAP), Bicycle Transportation Account (BTA), and State Safe Routes to School (SRTS), into a single program with a focus to make California a national leader in active transportation. The program provides a total of about \$220 million each year for bike and pedestrian projects across California. The program allows cities, counties, transit agencies and other public agencies to compete for grants to build bicycle/pedestrian paths, install bike racks and pay for other projects or programs that make walking or biking easier, safer and more convenient.
Clean California Local Grant Program	State	Caltrans	Projects that beautify and improve local streets and roads, tribal lands, parks, pathways, and transit centers to clean and enhance public spaces.

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Table 6-6: Examples of Grant Funding Sources (Continued)

Program	Category	Agency/ Source	Description
Infill Infrastructure Grant Catalytic Program	State	HCD	Funding for Capital Improvement Projects that are necessary to facilitate the development of housing. Eligible improvements include utility service improvements, streets, roads, parking structures, transit linkages, transit shelters, traffic mitigation features, site preparation or demolition, sidewalks, and streetscape improvements.
Measure M	Local/ Regional	Metro	LA County voters approved Measure M with 71.15% support in 2016. The no sunset half-cent sales tax measure funds projects to ease traffic, repair local streets and sidewalks, expand public transportation, earthquake retrofit bridges and subsidize transit fares for students, seniors and persons with disabilities.
Measure R	Local/ Regional	Metro	A two-thirds majority of LA County voters approved the Measure R half-cent sales tax in 2008 to finance new transportation projects and programs, and accelerate those already in the pipeline. The Measure R Expenditure Plan devotes its funds to seven transportation categories: 35% to new rail and bus rapid transit projects; 3% to Metrolink projects; 2% to Metro Rail system improvement projects; 20% to carpool lanes, highways and other highway related improvements; 5% to rail operations; 20% to bus operations; and 15% for Local Return programs.
Proposition C	Local/ Regional	Metro	Proposition C was approved by Los Angeles County voters in November 1990, generating with a half-cent sales tax. Proposition C was intended to support projects and programs developed with Proposition A funds and, in particular, was to provide funding to help improve and expand the rail system started with Proposition A funds. The Proposition C expenditure plan is as follows: 20% Local Return programs; 5% rail and bus security; 10% commuter rail, transit centers and park & ride; 25% transit-related highway improvements; and 40% discretionary.

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Table 6-6: Examples of Grant Funding Sources (Continued)

Program	Category	Agency/ Source	Description
Proposition A	Local/ Regional	Metro	Approved by voters in November 1980, Proposition A is a half-cent sales tax dedicated to transportation funding and was the first of its kind to address transportation challenges in LA County. Proposition A has funded transportation projects, improved bus service, initiated plans for a rail system that continues to be expanded today and helped subsidize fares. The Proposition A expenditure plan includes 3 categories: 25% to Local Return Programs, 35% to rail development and 40% to discretionary.
AB 2766 Motor Vehicle Subvention Program	Local/ Regional	AQMD	The AB 2766 Subvention Program is a funding source for cities and counties to encourage the development of measures or projects that result in the reduction of motor vehicle emissions.
Sustainable Transportation Planning Grants	Local/ Regional	SCAG/ Caltrans	Sustainable Transportation Planning Grants funds local and regional multimodal transportation and land use planning projects, transportation planning studies partnering with Caltrans, and multimodal planning studies partnering with Caltrans that further the region’s RTP SCS (where applicable), contribute to the State’s GHG reduction targets, and assist in achieving the Caltrans Mission and Grant Program Objectives.



7

Administration



CHAPTER 7: ADMINISTRATION

A. Introduction

This chapter describes the authority of the Specific Plan, the administrative procedures required for amendments and/or modifications to the Specific Plan, Specific Plan administration, and design review process.



View of the City Hall Complex at Main Street looking towards Grand Avenue

B. Authority and Adoption

California Government Code Sections 65450 through 65457 provide the necessary authorization for the City of El Segundo to prepare and adopt this Specific Plan. Hearings are required by both the Planning Commission and City Council, after which the Specific Plan can be adopted by the City Council either by resolution (as policy) or by ordinance (as regulation). This document has been adopted by ordinance by the City Council as a regulation through a public hearing process.

The Downtown Specific Plan is a regulatory plan which will serve as zoning law for properties within the boundaries of the Plan. All proposed development plans or agreements, tentative or parcel maps, and any other development approvals must be consistent with this Specific Plan and with the General Plan.

The Downtown Specific Plan supersedes other regulations and ordinances of the City for the control of land use and development within the Specific Plan boundaries. Where the Specific Plan is silent on a topic, the El Segundo Municipal Code requirements remain in effect.

C. Specific Plan Amendments

The Specific Plan may need to be revised over time to accommodate modifications in response to the community's needs or changing economic conditions. California Government Code Section 65453 states that a specific plan "may be amended as often as deemed necessary by the legislative body." Amendments to the Specific Plan may be proposed as long as the proposed amendments are compatible and consistent with the purpose and goals of the Specific Plan and the El Segundo General Plan. Specific Plan amendments shall be processed in accordance with Government Code sections 65453-65454 and ESMC Chapter 15-27.

1. Amendment Approval

Minor Amendments

The Director of Community Development may make minor text and exhibit modifications that are clerical in nature with no substantive impact/change. Development Standard adjustments and administrative determinations do not require an amendment to the Specific Plan.

Appeals

Appeals of decisions by the Director of Community Development shall be processed in accordance with Chapter 15-29 (Appeals) of the ESMC.

D. Specific Plan Administration

1. Interpretation

The Director of Community Development is assigned the responsibility and authority to interpret the Specific Plan. Whenever the Director of Community Development makes an official interpretation of this Specific Plan, the interpretation shall be made in writing explaining the interpretation and the general circumstances surrounding the need for the interpretation. Any interpretation by the Director of Community Development may be appealed. The Director of Community Development may refer interpretation of the Specific Plan to the Planning Commission for a decision at a public meeting.

2. Severability

If any section, subsection, sentence, clause, phrase or portion of this Specific Plan, or any future amendments or additions hereto, is for any reason found to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Specific Plan document or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase or portion or any future amendments or additions thereto, irrespective of the fact that any one or more section, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

3. Administration Process

All development applications within the Specific Plan area shall follow established City procedures such as those for zone variances, conditional use permits, development permits and subdivisions. All development applications within the Specific Plan area will be evaluated for compliance with Specific Plan regulations and guidelines. Appeals are regulated pursuant to compliance with Chapter 15-29 (Appeals) of the ESMC.

4. Allowable Land Uses

Allowable land uses are identified in Chapter 2, Private Realm – Land Use and Development Standards and are listed for each Specific Plan District. A land use that is not listed in the Permitted Use Table is not allowed except where the Director of Community Development may find that a use may be permitted due to its consistency with the purpose/intent of the zoning district and similarity to other uses listed in compliance with ESMC Chapter 15-22 (Administrative Determinations). In addition, General Office, Medical-Dental Office, and other pedestrian-friendly uses may be allowed in the Main Street and Richmond Street Districts as primary street ground floor uses subject to review and approval of an Administrative Use Permit (ESMC Chapter 15-23). Such uses must increase foot traffic and/or otherwise improve the pedestrian environment and may be subject to conditions of approval requiring a retail component, outdoor displays or seating, installation of public art, etc.

5. Nonconformity

Chapter 15-21 (Nonconforming Buildings and Uses) of the ESMC shall be used for any nonconforming uses, structures or parcels within the Specific Plan area. Land uses and structures existing as of the adoption date of this Specific Plan may continue to remain in accordance with the ESMC (Chapter 15-21).

6. Administrative Determinations

Administrative Determinations must comply with Chapter 15-22 of the El Segundo Municipal Code (ESMC).

7. Development Standards Adjustments

The Director of Community Development may grant adjustments related to development and design standards, provided any administrative relief does not exceed fifteen percent of any development or design standard, or any development or design standard consistent with ESMC Chapter 15-22, whichever is greater.

8. Authority to Inspect

Inspections must comply with ESMC Chapter 15-30.

9. Penalty

Penalties must comply with ESMC Chapter 15-30.

10. Authority to Promulgate Rules and Regulations

The Director of Community Development has the authority to promulgate rules and regulations, and to amend or add to them, for the implementation of this chapter.

11. Administrative Discretionary Demolition Permits

The demolition of structures on properties identified individually as potential historic resources or contributing to a potential historic district requires review and approval of an Administrative Discretionary Demolition Permit. This permit is subject to the review process in ESMC Chapter 15-23 and the following finding:

Before an Administrative Discretionary Demolition Permit may issue, the decision making authority must find that demolition of the subject structure(s) will not cause a substantial adverse change in the significance of a historical resource.

E. Design Review Process

1. Purpose

The purpose of the design review process is to ensure that new development in the Downtown Specific Plan area complies with the standards contained in Chapter 2, Private Realm – Land Use and Development Standards of the Specific Plan.

2. Levels of Review and Process

The following levels of review apply to development projects in the Downtown Specific Plan area:

a. Ministerial

Ministerial review occurs during the building permit process. No discretionary permit and/or planning applications are required. Ministerial review is limited to ensuring compliance with objective development and design standards in Chapter 2 of this Specific Plan.

Applicability. Ministerial review applies to all projects that are not subject to Administrative or Planning Commission review and include, without limitation, the following development projects:

- Installation, replacement, or modifications to individual architectural building features, including, without limitation, windows, doors, awnings, lighting, siding material and colors, landscaping, and signs.

Review Authority. Community Development Department staff.

b. Administrative

Administrative-level review requires submittal of a Downtown Design Review (DDR) application to the Community Development Department.

Applicability. Administrative-level review applies to the following development projects:

- Substantial exterior alterations. These include installation, replacement, modifications to multiple types of architectural building features, including, without limitation, windows, doors, awnings, lighting, siding material and colors, landscaping, and signs as determined by the Director of Community Development, or his/her designee.
- Changes to the size or location of building openings, such as windows and doors.
- Outdoor retail uses and outdoor dining (including temporary dining).
- An addition to a building that is up to a maximum of eight hundred (800) square feet (gross) in size.

Review Authority. Director of Community Development, or his/her designee. The Director's decisions shall be in compliance with ESMC Chapter 15-23.



The design review process will ensure the Downtown vision is implemented

c. **Planning Commission**

Planning Commission-level review requires submittal of a Downtown Design Review (DDR) application to the Community Development Department.

Applicability. Planning Commission-level review applies to the following development projects:

- New buildings.
- An addition to a building that is over eight hundred (800) square feet (gross) in size.
- Substantial exterior alterations or other development projects referred to the Planning Commission by the Director of Community Development.

Review Authority. Planning Commission. A public hearing and notification is required before the Planning Commission issues a decision. The public hearing and notice must comply with ESMC Chapter 15-28. A decision of the Planning Commission may be appealed to the City Council pursuant to ESMC Chapter 15-29.

d. **Findings**

Administrative and Planning Commission Design Review applications must meet the following findings:

- The project design is consistent with the goals, policies, and objectives of the General Plan and the Specific Plan.
- The project design substantially complies with the development standards and guidelines in Chapter 2 of the Specific Plan.

Table 7-1: Downtown Design Review (DDR) Process

Review Level	Applicability/ Thresholds	Review Authority	Application/ Public Hearing Required	Decision Method
Ministerial	* All projects that are not subject to Administrative or Planning Commission review. These include, without limitation, the following: Installation, replacement, or modifications to individual architectural building features, including, without limitation, windows, doors, awnings, lighting, siding material and colors, landscaping, and signs.	Community Development Department staff	No separate DDR application/ No public hearing	Building Permit
Administrative	* Substantial exterior alterations. These include installation, replacement, or modifications to multiple architectural building features, including, without limitation, windows, doors, awnings, lighting, siding material and colors, landscaping, and signs as determined by the Director of Community Development, or his/ her designee. * Changes to the size or location of building openings, such as windows and doors. * Outdoor retail uses and outdoor dining (including temporary dining). * Additions to buildings up to a maximum of eight hundred (800) square feet (gross).	Director of Community Development, or his/ her designee	DDR application required/ No public hearing	Director Letter
Planning Commission	* New buildings * Additions to buildings over eight hundred (800) square feet (gross) * Substantial exterior alterations or other development projects referred to the Planning Commission by the Director of Community Development, or his/ her designee.	Planning Commission	DDR application required/ Public hearing required	Planning Commission Resolution

F. Environmental Review

A program-level Environmental Impact Report (EIR) was prepared for the Specific Plan. A Program EIR may reduce the need for project-specific environmental review in areas that have been analyzed by the EIR, subject to findings that there are no significant changes in conditions and that the project is in compliance with the Specific Plan requirements. Certain projects may require additional specific environmental review as necessary. This could include targeted studies on one or more identified environmental concerns. The City will make these determinations, and environmental review may be incorporated in the development approval process.



A

Appendix



APPENDIX A: Relationship to the General Plan

A. Introduction

The Downtown Specific Plan is consistent with its General Plan Land Use Designation. In addition, the Specific Plan directly implements or furthers the intent of the following General Plan goals, objectives, and policies.

1. Economic Development Element

Goal ED3: Downtown Business Environment. To preserve and improve the business environment and image of Downtown El Segundo.

- **Objective ED3-1:** To create an economically viable and stable Downtown area that uniquely contributes to El Segundo's commercial options.
 - **Policy ED3-1.1:** Strive to present a clear and consistent image of what the Downtown area is and how it can serve El Segundo's residential and business communities.
 - **Policy ED3-1.2:** Preserving the Downtown area's economic viability should be a priority.
 - **Policy ED3-1.3:** Encourage revitalization efforts that improve the appearance of Downtown area businesses.
 - **Policy ED3-1.4:** Augment the Downtown area's atmosphere and accessibility by addressing vehicle circulation, parking, and streetscape issues.
 - **Policy ED3-1.5:** Encourage a mix of retail and commercial businesses that stimulate pedestrian traffic and meet the communities changing needs for goods and services.

The Downtown Specific Plan is consistent with the above noted Economic Development Goal, Objectives, and Policies of the General Plan. The Plan strives to preserve and improve the business environment, stabilize the economic viability of the Downtown, improve the appearance of Downtown, improve vehicular circulation, parking and streetscape and enhance the pedestrian environment while providing the opportunity for a mix of commercial services.



The Downtown Specific Plan will provide for an economically viable and stable Downtown that uniquely contributes to El Segundo's commercial options

2. Land Use Element

Goal LU1: Maintenance of El Segundo’s “Small Town” Atmosphere. Maintain El Segundo’s “small town” atmosphere and provide an attractive place to live and work.

- **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 LU 1-5.1:** 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 LU1-5.8:** 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.

The Downtown Specific Plan is consistent with the above detailed General Plan Land Use Goal, Objectives and Policies in that one of the Plan’s goals is to maintain the “small town” atmosphere. The Plan also strives to complement the Downtown’s historic context, create a sense of place, provide for citizen input through the public workshop and community outreach, Planning Commission and City Council public hearings, encourage street trees, landscaping, and entry statements, and provide appropriate CEQA review.

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 LU2-2.1 B:** 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.

The Downtown Specific Plan is consistent with the Goals, Objectives and Policies which encourage preservation and enhancement of the Downtown's cultural and historical resources, in that Chapters 2 and 4 of the Specific Plan propose goals and development standards to encourage the enhancement of the potential historical buildings in this area and guide compatible new development and improvements. For example, Historic Resource requirements are specifically provided in Chapter 2.

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

- **Objective LU4-2:** 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” (lunchtime) 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.

The Specific Plan provides the opportunity to enhance and further stabilize the existing Downtown tax base within a mixed-use environment. The Plan strives to create Downtown as the focal point of the community, enhancing the aesthetic environment and upgrading public spaces for Downtown activities. The Specific Plan addresses provisions for adequate parking, pedestrian-oriented architecture, and evaluation and mitigation of traffic impacts.

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 LU7-1.3:** Develop, adopt, and implement a street lighting plan which provides a uniform and high quality of streetlights in all areas of the City.
- **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 LU7-2.5:** All public facilities and utilities should be designed to enhance the appearance of the surrounding areas in which they are located.

The Specific Plan is consistent with the General Plan Goal, Objectives and Policies related to the provision of quality infrastructure in that improved sidewalks, streets, street lighting, and other streetscape infrastructure improvements are proposed.



The Specific Plan area will include quality sidewalks, streets, street lighting, and other streetscape infrastructure improvements

Goal C1: Provision for a Safe, Convenient and Cost Effective Circulation System. Provide a safe, convenient and cost-effective circulation system to serve the present and future circulation needs of the El Segundo community.

- **Objective C1-1:** Provide a roadway system that accommodates the City’s existing and projected land use and circulation needs.
 - **Policy C1-1.7:** Provide adequate intersection capacity to the extent possible on Major, Secondary and Collector Arterials to prevent diversion through traffic into local residential streets.
 - **Policy C1-1.8:** Provide all residential, commercial and industrial areas with efficient and safe access for emergency vehicles.
- **Objective C1-2:** Provide a circulation system consistent with current and future engineering standards to ensure the safety of the residents, workers and visitors of El Segundo.
 - **Policy C1-2.1:** Develop and maintain a circulation system which shall include a functional hierarchy and classification system of arterial highways that will correlate capacity and service function to specific road design and land use requirements.

The Specific Plan is consistent with the Circulation Element Goal, Policies, and Objectives detailed above in that the circulation system in the Downtown area is safe, convenient, and cost effective. The roadway improvement proposals for Main Street, Grand Avenue and Richmond Street have been evaluated and can accommodate the circulation needs, and the Specific Plan area will continue to provide emergency vehicle access.



The Specific Plan provides for a safe, convenient, and cost effective multimodal circulation system in the Downtown area

Goal C2: Provision for Alternative Modes of Transportation. Provide a circulation system that incorporates alternatives to the single-occupant vehicle, to create a balance among travel modes based on travel needs, costs, social values, user acceptance, and air quality considerations.

- **Objective C2-1:** Provide a pedestrian circulation system to support and encourage walking as a safe and convenient travel mode within the City's circulation system.
 - **Policy C2-1.6:** Encourage shopping areas to design their facilities for ease of pedestrian access.
 - **Policy C2-1.7:** Closely monitor design practices to ensure a clear pedestrian walking area by minimizing obstructions, especially in the vicinity of intersections.

- **Objective C2-2:** Provide a bikeway system throughout the City to support and encourage the use of the bicycle as a safe and convenient travel mode within the City's circulation system.
 - **Policy C2-2.1:** Implement the recommendations on the Bicycle Master Plan contained in the Circulation Element, as the availability arises; i.e., through development, private grants, signing of shared route.
 - **Policy C2-2.2:** Encourage new development to provide facilities for bicyclists to park and store their bicycles and provide shower and clothes changing facilities at or close to the bicyclist's work destination.

- **Objective C2-3:** Ensure the provision of a safe and efficient transit system that will offer the residents, workers and visitors of El Segundo a viable alternative to the automobile.
 - **Policy C2-3.1:** Work closely with the Southern California Rapid Transit District (SCRTD), the Los Angeles County Transportation Commission (LACTC), and the Rail Construction Corporation (RCC). Torrance Municipal Bus Lines, the El Segundo Employers Association (ESEA) and private businesses to expand and improve the public transit service within the adjacent to the City.
 - **Policy C2-3.2:** Ensure that transit planning is considered and integrated into all related elements of City planning.

- **Objective C2-5:** Ensure the use of Transportation Demand Management (TDM) measures throughout the City, where appropriate, to discourage the single-occupant vehicle, particularly during the peak hours. In addition, ensure that any developments that are approved based on TDM plans incorporate monitoring and enforcement of TDM targets as part of those plans.
 - **Policy C2-5.1:** Ensure that Transportation Demand Management (TDM) measures are considered during the evaluation of new developments within the City, including but not limited to ride-sharing, carpooling and vanpooling, flexible work schedules, telecommuting and car/vanpool preferential parking.

One of the primary goals of the Downtown Specific Plan is to provide a pedestrian-oriented environment, which is consistent with the General Plan provisions for alternative modes of transportation. The widened and enhanced sidewalks will further enhance pedestrian activity. The Specific Plan continues to provide bicycle and transit system access, consistent with the General Plan, while encouraging more bicycle parking facilities.

Goal C3: Development of Circulation Policies that are Consistent with other City Policies. Develop a balanced General Plan, coordinating the Circulation Element with all other Elements, ensuring that the City’s decision-making and planning activities are consistent among all City departments.

- **Objective C3-1:** Ensure that potential circulation system impacts are considered when the City’s decision makers and staff are evaluating land use changes.
 - **Policy C3-1.1:** Require all new development to mitigate project-related impacts on the existing and future circulation system such that all Master Plan roadways are upgraded and maintained at acceptable levels of service through implementation of all applicable Circulation Element policies. Mitigation measures shall be provided by or paid for by the project developer.
 - **Policy C3-1.5:** Ensure that transit planning is considered and integrated into all related elements of City planning.
 - **Policy C3-1.7:** Require submittal and implementation of a Transportation Management Plan (TMP) for all projects within the Urban Mixed-Use area, and encourage a TMP for all projects within the northeast quadrant.
 - **Policy C3-1.8:** Require the provision of adequate pedestrian and bicycle access for new development projects through the development review process.
- **Objective C3-2:** Ensure the consideration of the impacts of land use decisions on the City’s parking situation.
 - **Policy C3-2.1:** Ensure the provision of sufficient on-site parking in all new development.
 - **Policy C3-2.2:** Ensure that the City’s parking codes and zoning ordinances are kept up-to-date.
- **Objective C4-3:** Establish the City’s short-term (5-year) Capital Improvement Program (CIP) consistent with the Circulation Element and the entire General Plan, and ensure that the CIP incorporates adequate funding for the City’s circulation needs.
 - **Policy C4-3.1:** Identify and evaluate potential revenue sources for financing circulation system development and improvement projects.

The Specific Plan addresses the Circulation Element Goal, Objectives, and Policies related to the development of circulation policies that are consistent with other City policies. This section of the Specific Plan indicates the consistency of the Specific Plan with all the applicable Elements (Economic Development, Land Use, Circulation, Conservation, and Noise). The Plan provides for the upgrading of streets to maintain the level of service, transit planning is addressed, pedestrian and bicycle access is enhanced, parking is managed, and potential funding sources are identified.

4. Housing Element

Goal 1: Preserve and protect the existing housing stock by encouraging the rehabilitation of deteriorating dwelling units and the conservation of the currently sound housing stock.

- **Policy 1.2:** Encourage investment of public and private resources to foster neighborhood improvement.

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

- **Policy 2.1:** Provide regulations, as required by California Law, to facilitate additional housing and develop programs to serve special needs groups (including persons with developmental disabilities).
- **Policy 2.2:** Facilitate the creation of affordable housing opportunities for extremely low, very low and low- income households.

Goal 3: Provide opportunities for new housing construction in a variety of locations and a variety of densities.

- **Policy 3.1:** Provide for the construction of adequate housing in order to meet the goals of the Regional Housing Needs Assessment (RHNA).
- **Policy 3.3:** Facilitate development on vacant and underdeveloped property designated as residential or mixed-use to accommodate a diversity of types, prices and tenure.

Goal 4: Remove governmental constraints on housing development.

- **Policy 4.1:** Continue to allow second units, condominium conversions, caretaker units and second floor residential use in commercial zones as specified in the El Segundo Municipal Code.
- **Policy 4.3:** Facilitate timely development processing for residential construction projects and expedite the project review process.
- **Policy 4.4:** Facilitate provision of infrastructure to accommodate residential development.

The Specific Plan addresses the Housing Element goals and policies related to the development of a range of housing types, including affordable housing, within the Downtown. The Specific Plan provides standards and objectives to implement affordable housing opportunities throughout the Downtown with a mix of housing types to serve a wide range of income levels.

5. Open Space and Recreation Element

Objective 051-2 Private Facilities. Preserve existing, and support acquisition of additional, private park and recreation facilities to foster recognition of their value as community recreation and open space resources.

- **Policy 051-2.4:** Require all new residential developments with more than 20 units to provide on-site recreational open space.
- **Policy 051-2.5:** Encourage, through implementation of development incentives, the development of outdoor private recreational facilities, such as plazas, courtyards, and esplanades, in conjunction with non-residential development.

Objective 051-3 Recreation Programs. Provide recreational programs and facilities for all segments of the community.

- **Policy 051-3.3:** Encourage multi-family residential developments to provide active open space and recreation facilities which are maintained by homeowners associations.

Objective 051-5 Natural Resources. Protect natural open space resources and associated habitat.

- **Policy 051-5.2:** Promote street trees and landscaping as a desirable feature of the quality of life in El Segundo, by including in the City's Zoning Ordinance a requirement for a minimum amount of landscaping for all multi-family residential, commercial, and industrial development projects.
- **Policy 051-5.3:** Continue to support programs for the protection of the El Segundo Blue Butterfly.

The Specific Plan addresses the Open Space and Recreation Element objectives and policies related to the development of open space and gathering space and landscaping policies. The Plan provides for the development of open space areas such as plazas and courtyards that activate the Downtown and promotes the use of landscaping and habitat areas for the El Segundo Blue Butterfly.

6. Conservation Element

Goal CN4: El Segundo Blue Butterfly. Protect the rare and endangered El Segundo Blue Butterfly.

- **Policy CN4-1:** Develop and encourage environmental protection policies that protect sensitive habitat areas, including coordination with city, county, state, and federal agencies having jurisdiction over such areas.
- **Policy CN4-2:** Protect the coastal habitat of the El Segundo Blue Butterfly.

Goal CN5: Urban Landscape. Develop programs to protect, enhance and increase the amount and quality of the urban landscape to maximize aesthetic and environmental benefits.

- **Policy CN5-1:** Preserve the character and quality of existing neighborhood and civic landscapes.
- **Policy CN5-2:** Identify the characteristics and qualities of the urban landscape that are valued by the community.
- **Policy CN5-4:** Establish density and development standards that protect and reflect the character and quality of existing neighborhoods and minimize the loss of landscaped area.
- **Policy CN5-6:** Encourage that any new landscaped areas respect and incorporate the distinctive elements of the existing community landscape.

The Downtown Specific Plan is consistent with the urban landscape provisions of the Conservation Element. The Plan protects and enhances the quality of the urban landscape of the Downtown, particularly the characteristics and qualities identified by the community as being valued and designates habitat areas for the El Segundo Blue Butterfly.

7. Noise Element

Goal N1: Provision of a Noise-Safe Environment. Encourage a high quality environment within all parts of the City of El Segundo where the public's health, safety and welfare are not adversely affected by excessive noise.

- **Objective N1-2:** It is the objective of the City of El Segundo to ensure that City residents are not exposed to stationary noise levels in excess of El Segundo's Noise Ordinance standards.
 - **Policy N1-2.1:** Require all new projects to meet the City's Noise Ordinance Standards as a condition of building permit approval.
 - **Program N1-2.1A:** Address noise impacts in all environmental documents for discretionary approval projects to ensure that noise sources meet City Noise Ordinance standards. These sources may include: mechanical or electrical equipment, truck loading areas or outdoor speaker systems.

The Downtown Specific Plan is consistent with the applicable Noise Element Goal, Objective, Policy, and Program in that the Specific Plan requires that the current noise regulations of the Municipal Code be adhered to which address and mitigate any potential noise conflicts.



B Appendix



APPENDIX B: DEFINITIONS

A. Introduction

This appendix defines the permitted uses in this Specific Plan that are technical or specialized land uses that may not reflect common usage. Land uses not defined in this appendix are defined in ESMC Section 15-1-6 (Definitions).

B. Land Use Definitions

Alcohol Sales, Off-Site

Any establishment in which alcoholic beverages are sold for consumption off the premises.

Alcohol Sales, On-Site

Any establishment in which alcoholic beverages are sold for consumption on the premises.

Alcohol Sales, On-Site with Food Service

Any establishment in which alcoholic beverages are sold, served, or given away for consumption on-site as part of a restaurant, deli, market, or similar establishment where customers purchase food and beverages and consume the food and beverages on the premises.

Assembly Halls

A building or portion of a building, used for large-scale indoor gatherings of people. For example, assembly halls include private educational facilities; religious institutions; clubs; lodges; theaters; and similar kinds of facilities whether available for public or private use.

Brewery and Alcohol Production (including on-site consumption or restaurant)

An establishment that produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site, and where customers purchase food or beverages and consume the food or beverages on the premises. Also includes incidental sale of beverages for on-site and off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

Nightclub

A building which is primarily utilized for entertainment and is open in the evening and serves alcohol, and may or may not serve food. Nightclubs include interior floor space for dancing or standing in conjunction with an indoor entertainment activity, such as dance halls, discotheques, private clubs, lounges and cabarets. and other similar evening-oriented entertainment activities for adults.

Outdoor Dining

An exterior dining area within private property outside of the public right-of-way with seats and/or tables, umbrellas, portable heaters, lighting, potted plants, or other furnishings primarily intended for use by the customers of the business with which the furnishings are associated. Outdoor dining is ancillary and contiguous to an approved restaurant or business and located outside the walls of a building or structure, typically along the building frontage.

Parklets

Exterior dining/seating areas within the public right-of-way containing seats, tables, umbrellas, potted plants, and/or other furnishings primarily intended for use by customers of adjoining businesses. Parklets typically function as extensions of the public sidewalk and replace on-street parking spaces.

Primary Street Ground Floor Uses

Uses occupying at a minimum 25% of a building's floor area and the front 20 feet of a building, with the exception of any common hallway or access to uses behind or above. In cases of corner lots or other unique circumstances, the Director shall adjust the above requirements at his/her discretion.

Public Facilities

A building or structure owned, operated, or occupied by a governmental agency. Public facilities include: municipal, county, state or federal governmental facilities.

Studio/Sound Stages and Support Facilities

Space in an outdoor or indoor area, building, part of a building, structure, or a defined area, which is utilized primarily for the creation of film, television, music video, multimedia, or other related activities.

Temporary Outdoor Retail Sales Events

Temporary short-term sales or display of supplies or a retail activity in an permitted outdoor location that may be conducted under a non-permanent tent, canopy, or other sun shelter. Outdoor retail sales events shall not involve the construction of, or significant changes to, permanent buildings, paving, or structures. The Director of Community Development shall be responsible for reviewing and approving retail sales events, subject to any terms, conditions, or special limitations deemed necessary.

Underground Parking Facilities and Parking Structures

A basement equipped, designed, used, or intended to be used, for parking automobiles. A parking structure is intended primarily for the interior parking or storage of motor vehicles for any period of time.



OUTDOOR DINING DESIGN

GUIDELINES

V.1.2024

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OVERVIEW OF PERMITTING PROCESS

Applicants can expect to spend a week or two assembling and submitting the application form and exhibits and paying the initial fee. Initial application review typically takes about two weeks. The entire review and approval process can be completed within one month but will depend on the applicant's timely completion of additional steps and payment of all fees, as well as submission of any requested revisions and/or additional materials.

Step 1. Review Guidelines and permit process to understand all steps and requirements and meet with City staff.

Parklets and Sidewalk Dining (collectively referred to as “outdoor dining”) are permitted through an Outdoor Dining Use Permit and License Agreement process involving the following steps:

PRE-APPLICATION REQUIREMENTS (NO FEE)

A pre-application meeting is required with a Public Works and Community Development staff member. Applicant shall provide preliminary details and conceptual plans to help illustrate their proposal to determine the feasibility of the proposed outdoor dining location and design. The pre-application submittal shall include the following information:

- A. Location map - Mapping/Aerial photo of the property and adjacent improvements.
- B. Photographs of Existing Site Conditions - Document the existing conditions of the sidewalks, curb conditions, nearby utilities, nearest crosswalks, streetscape, traffic signs, street trees, bike racks, etc.
- C. Design Concept - Provide a rough sketch or photographs of similar outdoor dining that portray the intended design of the proposed outdoor dining.

Step 2. Complete application form.

Provided the pre-application meeting establishes that the proposed location is feasible, then the Applicant shall complete the applicable application forms.

Step 3. Complete exhibits A – D.

Provided the pre-application meeting establishes that the proposed location is feasible, then the Applicant shall complete the following exhibits.

Exhibit A: Site Plan for your proposed outdoor dining installation.

Exhibit B: Barrier Detail and/or Front View.

Exhibit C: Manufacturers’ Cut Sheets and/or Photographs.

Exhibit D: Furniture and Equipment Inventory

Step 4. Submit application form and exhibits A – D.

Start a project on the City's online permitting system, EZ Permit Hub. Plans will be concurrently routed to all necessary Departments for review.

<https://elsegundoca.portal.opengov.com/>

Step 5. Pay application fee

Within the [EZ Permit Hub](#), pay applicable permit application fee.

Step 6. Wait for Public Works staff to contact you and guide you through the process.

The site plan, elevations, and construction drawings will be routed through the City Departments for review and approval. If insufficient to approve, the applicant will be notified along with comments identifying necessary changes to obtain approval. A staff member may contact you by email to:

- Request additional information or materials and answer any questions.
- Send invoices for your application fee and other fees.
- Let you know once the application has been approved.

Step 7. Complete additional steps.

If approved, the process to obtain a permit is as follows:

1. Applicant submits evidence of required insurance.
2. Applicant submits a copy of their active El Segundo business license.
3. Applicant pays the prorated annual license fee for the remainder of the calendar year along with a maintenance deposit and other fees as applicable.
4. City will issue an annual Outdoor Dining Use Permit and License Agreement for the applicant to sign and return
5. City will issue requirements for the annual renewal of the Outdoor Dining Use Permit and License Agreement, including a schedule of annual fees.
6. Applicant will notify the Public Works at 310-524-2360 at least 72 Business hours prior to installation of the outdoor dining. This will allow time for staff to place no-parking signs in the affected space(s) if applicable.
7. Applicant shall set in the field traffic control devices per the approved traffic control plan and notify Public Works in advance of commencing construction.
8. Upon completion of construction, the applicant will request a final inspection by calling 310-524-2360. The Public Works Inspector will ensure compliance with the approved construction plans and if not, will provide a list of changes to be made to bring the outdoor dining into compliance.

Step 8. Pay the remaining fees

Permits for approved applications will only be issued after completion of additional steps and payment of all fees.

Step 9. Permit approved and issued.

DRAFT

OUTDOOR DINING GUIDELINES

The City of El Segundo (City) has established a program for the development and operation of outdoor dining in downtown El Segundo, where certain conditions for eligibility are met. The program is intended to encourage the activation of the public right-of-way, provide increased business opportunities for businesses and restaurants, and increase opportunities for outdoor dining and other uses. The following Guidelines and related fees shall govern the design, permitting, and operation. The City may modify these Guidelines from time to time to ensure compliance with applicable state laws, local codes, and safety regulations.

ELIGIBILITY:

- A. **ELIGIBLE APPLICANTS:** Restaurants, retailers, and other businesses may apply for the temporary closure and use of one or more parking space(s) that are located immediately in front of their property limits for outdoor dining or other business uses ("Parklet"). Restaurants, retailers, and other businesses may apply for the temporary use of the sidewalk located immediately in front of their property limits for outdoor dining or other business uses ("Sidewalk Dining").

Where the applicant does not own the property in which their restaurant or business is located, then the property owner's approval is required.

Eligible applicants must submit an Outdoor Dining Petition, signed and approved by 100% of the adjacent property owners and business owners that are located on the same side of the street within 100' of both sides of the proposed parking space(s) or sidewalk use, or to the end of the block (whichever is less).

Eligible applicants shall remit a license fee equivalent to the City's Outdoor Dining rate established by the City Council. Parking spaces or sidewalk use will be assessed the Outdoor Dining rate as their license fee. Applicants are required to remit a fee to process their application. Upon issuance of a permit, applicants shall provide a prorated license fee for the remainder of the calendar year in advance, and provide a one-time maintenance deposit that is refunded upon termination of the permit provided the applicant removes the outdoor dining improvements and restores the right of way to its original condition.

Other than the placement of one ancillary sandwich board sign, Parklets and Sidewalk Dining are to be used only to place tables, chairs, a platform with railings/enclosure, landscaping, lighting, speakers, planter boxes, a roof or other equipment and devices necessary for creating open space for public use, a small garden, to create a customer

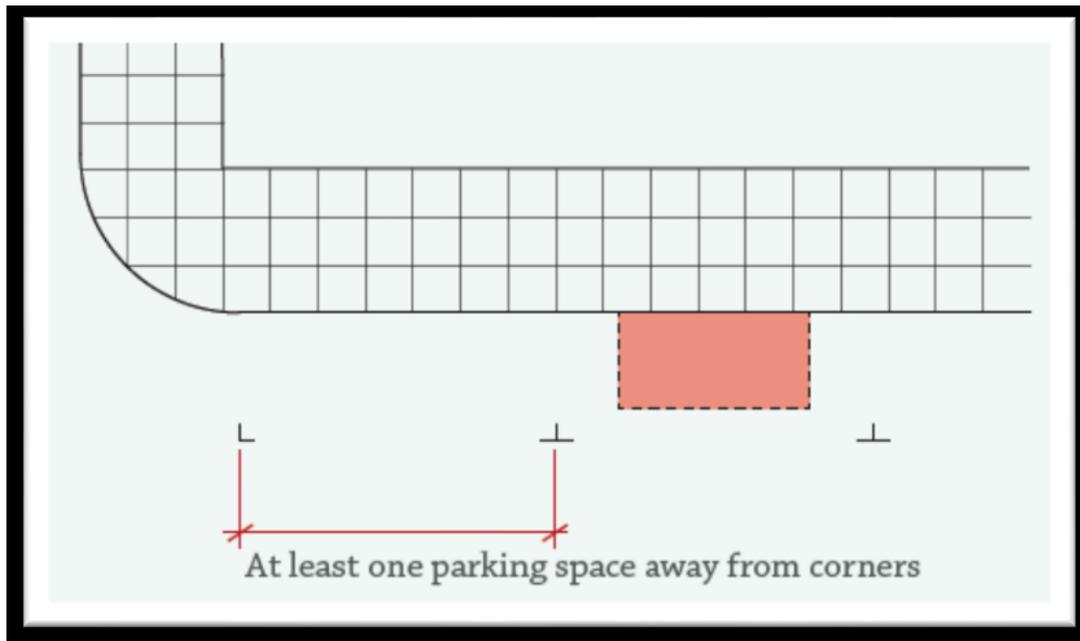
waiting area, a stage for acoustic live performers to perform, or for serving food to outdoor dining customers. Outdoor dining may not be used to display or conduct retail product sales, or to render personal or other services.

- B. **ELIGIBLE STREETS:** Parklets are permitted on streets with speed limits of 25 mph or lower, which include a dedicated on-street parking lane. Parklets on streets with speed limits over 25 mph will be considered on a case-by-case basis. Sidewalk Dining is permitted where through access and path of travel may be maintained along the right-of-way.
- C. **PARKLET SIZE:** A Parklet may occupy a maximum of three adjacent parking spaces or up to the length of a business frontage, whichever is less. Larger Parklets will be considered on a case-by-case basis based on site constraints or limitations to maximize the use of space within three adjacent parking stalls or the length of a business frontage.

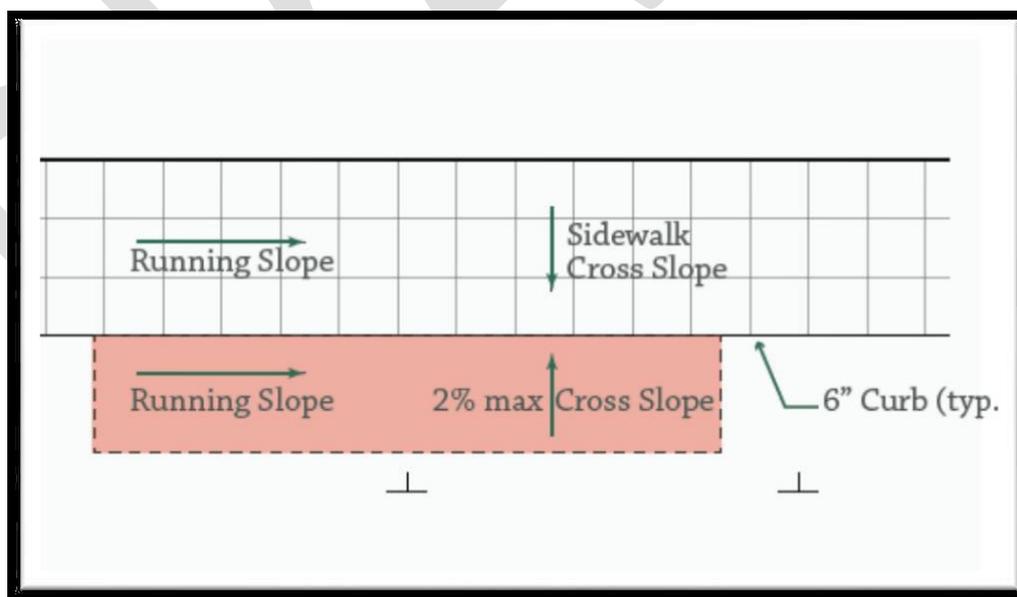
SIDEWALK DINING SIZE: Sidewalk Dining may occupy a maximum of the length of a business frontage.

- D. **OUTDOOR DINING LOCATION:** Outdoor dining will be reviewed to determine whether its proposed location will interfere with view preservations of historic buildings and landmarks, public art, and to determine if the architectural design of the structure(s), and their materials and colors, are compatible with the scale and character of surrounding development and other improvements on the site, consistent with the Downtown Specific Plan.

Parklets may be placed in non-restricted on-street parking spaces in commercially zoned areas and may not be placed within a blue, green, red, yellow, or white-painted curb. To preserve driver visibility, Parklets may not be located within a minimum of one parking space (approximately 20 feet) from an intersection with a crossing road or crosswalk. The allowable distance is subject to review by City staff considering the type of intersection, type of control, crosswalk, and other pavement markings, etc. Parklets may not be located within designated turn lanes, tapers, or bike lanes.



- E. **RUNNING SLOPE:** Parklets are generally permitted on streets with a running slope (grade) of five percent (5%) or less, with a maximum cross slope of two percent (2%) or less.



- F. **UTILITIES:** Outdoor Dining areas are not permitted in front of, or within 15 feet of a fire hydrant or over a fire hydrant shut-off valve. Parklets and Sidewalk Dining constructed with irremovable materials may not be constructed over any utility access covers. Applicants are required to photograph and take a thorough inventory of any utility

access covers in the proposed Parklet area to ensure none are present, which may require looking under parked cars.

Momentary access must be provided to any City staff or other public utility company from time to time that has underground conduits running beneath the Parklet or Sidewalk Dining area. Applicants understand and agree that access to the area covered by the Parklet may be required by the City or a utility at any time. Such access may necessitate the temporary removal of all, or a portion of the constructed Parklet or Sidewalk Dining to afford the required access. In cases of emergency, access may be required with little or no notice to the Parklet owner. In such cases, City may demolish and remove all or any portion of the Parklet or Sidewalk Dining area as may be required to afford the necessary access and bill the Parklet owner for all costs incurred to demolish/remove the Parklet. In no circumstances will the City be liable for the demolition or removal of all or any portion of the Parklet or for any related business/economic loss. Replacement or reconstruction of the Parklet or Sidewalk Dining area , or their components, are entirely the responsibility of the applicant/owner.

APPLICATION SUBMITTAL REQUIREMENTS:

Parklets and Sidewalk Dining are permitted through an Outdoor Dining Use Permit and License Agreement. The application must be accompanied by the following exhibits and attachments:

Exhibit A: Site Plan for your proposed outdoor dining installation.

Requirements:

- All plan pages should be labeled "Exhibit A"
- Plan document should be sized 11" x 17"
- Completed plan document must be converted to pdf
- Plan requirements:
 1. Plan document must include a north arrow, street names, business address, and business name.
 2. Plan must include a signature block.
 3. Plan should be accurate, dimensioned, using legibly-sized font.
 4. Plan should list the total square footage (not including the entryway area)
 5. Plan drawing must show all features located within 100 feet of the proposed outdoor dining area and at a minimum contain the following:
 - a) Applicant business storefront with property lines
 - b) Storefronts adjacent to the business with business name and address
 - c) Adjacent streets and distance to closest crosswalks and/or intersection
 - d) Full sidewalk
 - e) Trees, fire hydrants, electrical boxes, sign poles, and other permanent installations
 - f) Current street parking spots

- g) At-grade roadway markings (colored curbs, lane striping, parking stall markings, etc.)
- h) At-grade utilities (panels, storm drains, sewer maintenance holes, electric covers, etc.)
- i) Tables, chairs, planter boxes, and other furnishings.

Exhibit B: Barrier Detail and/or Front View.

Provide a map/sketch of any physical barriers that will be installed, or if no barrier, then show a front view of the venue showing table locations. Photographs of manufacturers' cut sheets depicting any physical barriers, design, planters, bollards, lighting, speakers, wheel stops, etc., which will be used in the dining area.

Requirements:

- All pages should be labeled "Exhibit B"
- Copies and images must be converted to pdf and should be combined when possible
- Pdfs should be sized 11" x 17" or 8.5" x 11"

Exhibit C: Manufacturers' Cut Sheets and/or Photographs.

Provide copies of manufacturers' cut sheets and/or color photographs of all furniture and equipment to be used in area.

Requirements:

- All pages should be labeled "Exhibit C"
- Copies and images must be converted to pdf and should be combined when possible
- Pdfs should be sized 11" x 17" or 8.5" x 11"
- Design must meet design requirements as provided in the Downtown Specific Plan

Exhibit D: Furniture and Equipment Inventory

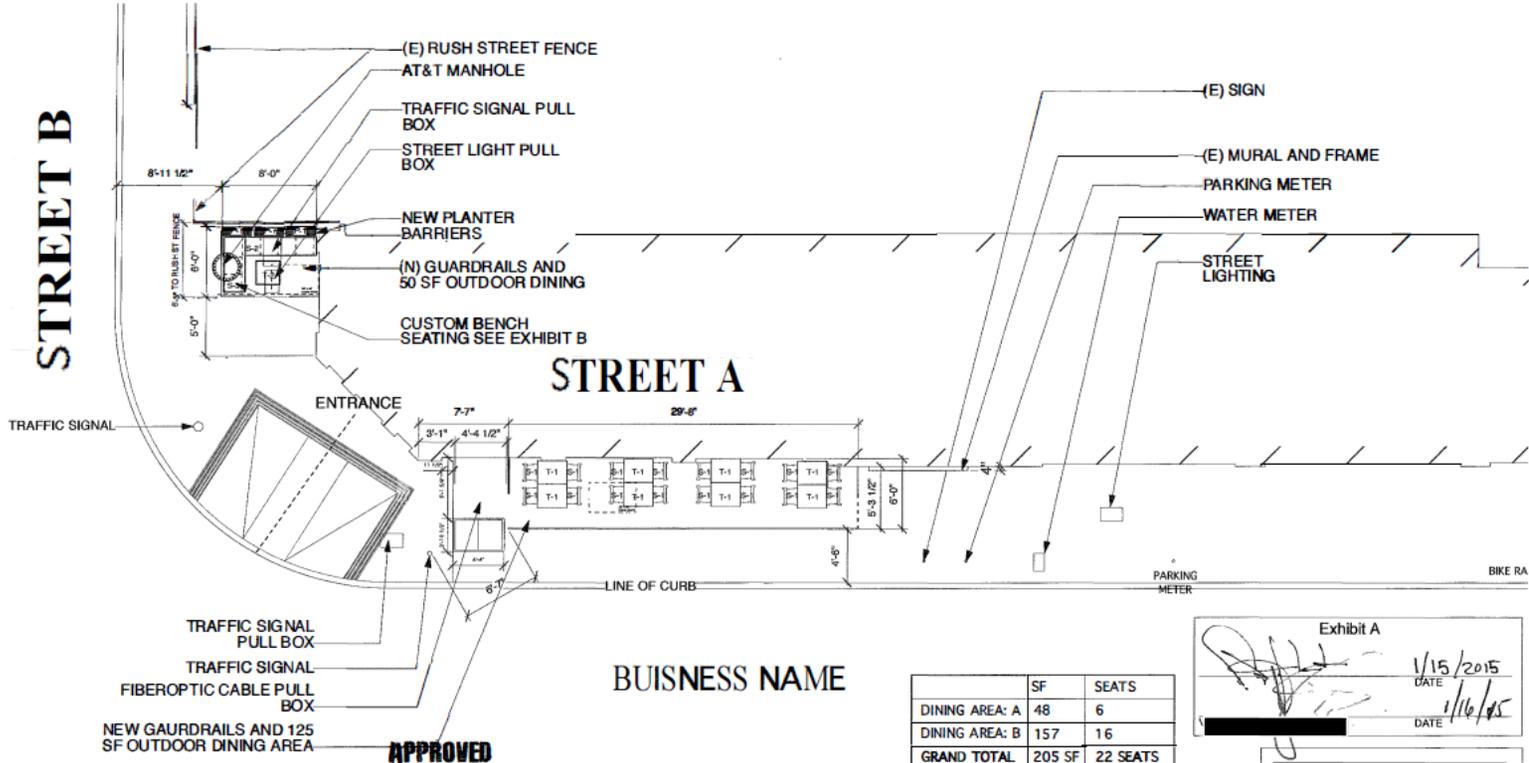
Provide an inventory list of all furniture and equipment to be installed in the exterior space. Front, left, and right-side detailed elevation drawings depicting placement of the items listed above including the Parklet platform, wheel stops, bollards, planters, seating, lighting, speakers, and furniture placement. The elevations shall include dimensions.

Requirements:

- All pages should be labeled "Exhibit C"
- Copies and images must be converted to pdf and should be combined when possible
- Pdfs should be sized 11" x 17" or 8.5" x 11"
- Design must meet design requirements as provided in the Downtown Specific Plan

Attachments:

- I. Submit a summary description of the business operation and the intended use of the Parklet or Sidewalk Dining.
- II. Pay the application fees.
- III. Submit a traffic control plan consistent with provisions of the CA Manual on Uniform Traffic Control Devices for review and approval prior to pursuing project construction.
- IV. Submit a petition agreeing to the Parklet installation that is signed by 100% of the adjacent property owners and business owners located on the same side of the street within 100' of both sides of the proposed dining area or to the end of the block (whichever is less).



STREET A

STREET B

BUSINESS NAME

APPROVED
JAN 15 2015

Planning Division
JFM for TG

NOTE: APPLICANT SHALL COORDINATE THE RELOCATION OF THE STREET SIGN AND BIKE RACKS WITH PUBLIC WORKS DEPARTMENT STAFF

	SF	SEATS
DINING AREA: A	48	6
DINING AREA: B	157	16
GRAND TOTAL	205 SF	22 SEATS

Exhibit A

[Signature] 1/15/2015
DATE

[Signature] 1/16/15
DATE

LEGEND

	DESCRIPTION	TOTAL
P-1	PLANTER - CUSTOM	3
S-1	SEATING: DINING CHAIR	16
S-2	SEATING: BENCH - CUSTOM	1
S-3	SEATING: BENCH - CUSTOM	1
T-1	DINING TABLE: 24 X 24	8
T-2	SIDE TABLE: 24 X 24	1

BUSINESS ADDRESS
EL SEGUNDO, CA 90245

1 SITE PLAN
1/8" = 1'-0"

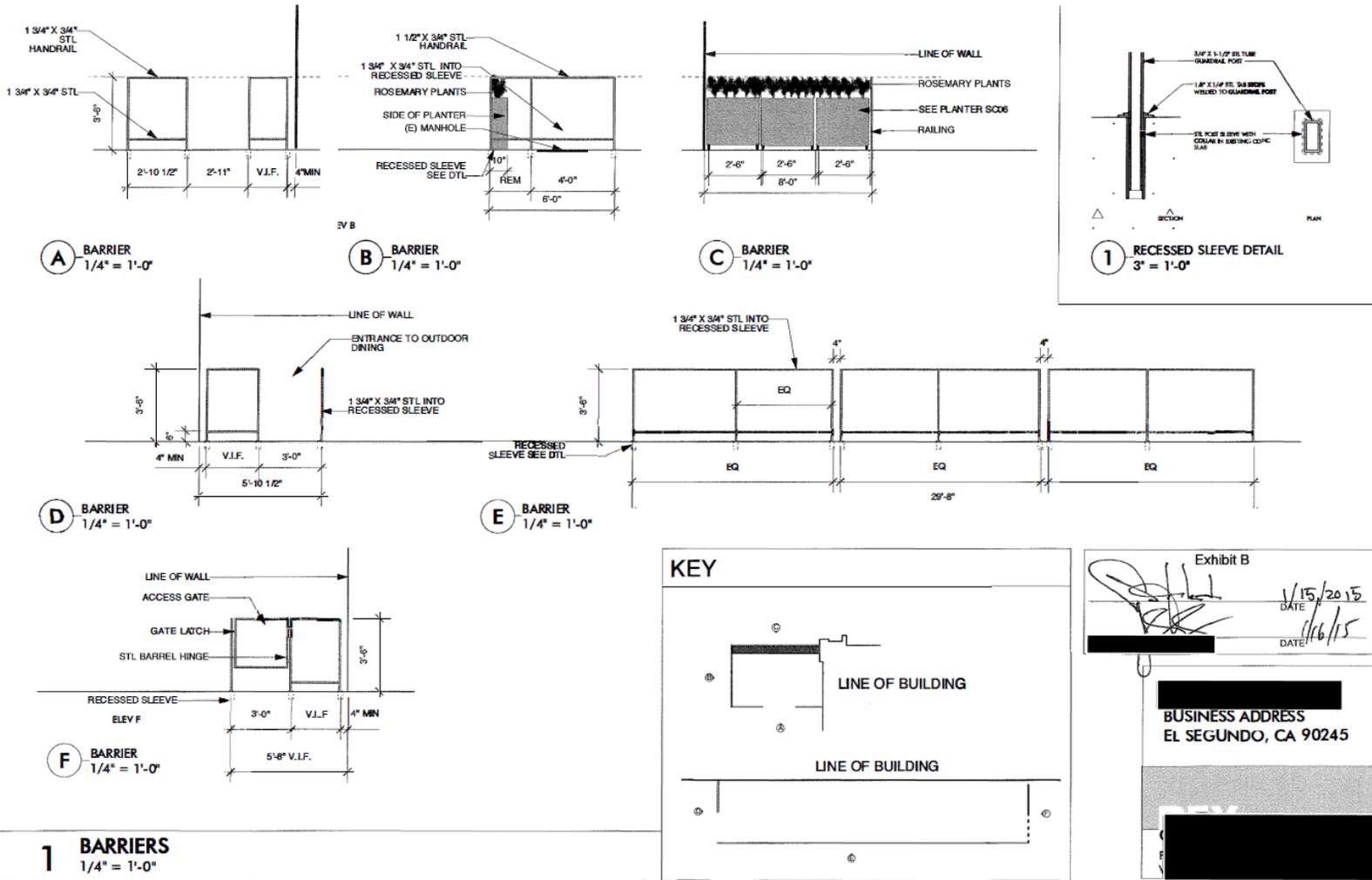
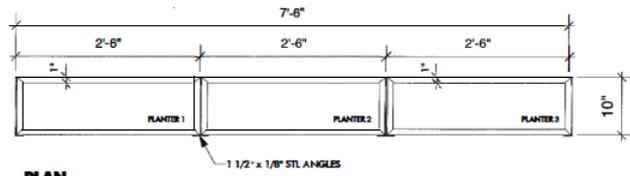


Exhibit B

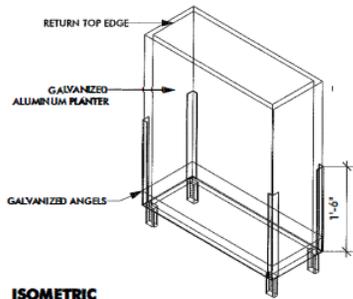
[Signature]
DATE: 1/15/2015

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DATE: 1/16/15

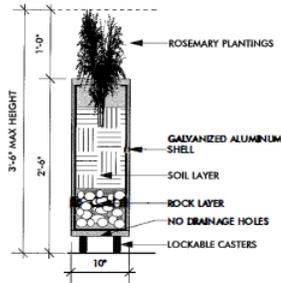
BUSINESS ADDRESS
EL SEGUNDO, CA 90245



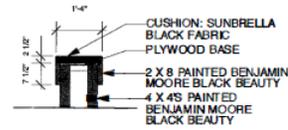
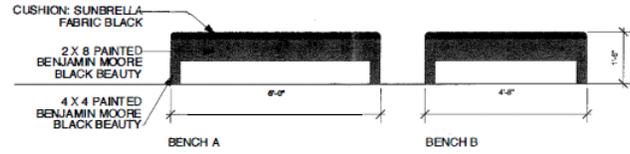
PLAN



ISOMETRIC



SECTION



SECTION

2 CUSTOM PLANTER
3/4" = 1'-0"

3 CUSTOM BENCHES
3/8" = 1'-0"



CHAIRS: M7781B
BLACK METAL FINISH



TABLETOPS: T1 AND T2
METAL ONYX FINISH



TABLEBASE: CC-17
28" H
BLACK FINISH



ROSEMARY PLANTS
IN CUSTOM PLANTERS



GALVANIZED METAL
CUSTOM PLANTERS

BENJAMIN MOORE PAINT
BLACK BEAUTY
RAILING AND BENCHES

Exhibit C
DATE: 1/15/2015

BUSINESS ADDRESS
EL SEGUNDO, CA 90245

1 FURNITURE / SPECIFICATIONS

REVIEW AND APPROVAL PROCESS:

The site plan, elevations, and construction drawings will be routed through the City Departments for review and approval. If insufficient to approve, the applicant will be notified along with comments identifying necessary changes to obtain approval. If approved, the process to obtain a permit continues as follows:

- I. The applicant submits evidence of required insurance. Provide evidence of:
 - Workers' compensation coverage as required by State law
 - Comprehensive general liability coverage with minimum \$2,000,000 per occurrence and minimum \$2,000,000 aggregate
 - Named additional insured as follows: "The City of El Segundo, members of its City Council, boards and commissions, officers, agents, and its employees."
 - Liability policy must state that the insurance will be deemed "primary" such that any other insurance that may be carried by City will be excess thereto.
 - Further requirements enumerated below.
- II. Applicant submits a copy of their active El Segundo business license.

[Learn more about obtaining an El Segundo City Business License](#)

- III. Applicant pays the prorated annual license fee for the remainder of the calendar year along with a maintenance deposit and other fees as applicable.
- IV. The City will issue an annual Use Permit and License Agreement for the applicant to sign and return.
- V. The City will issue requirements for the annual renewal of the Use Permit and License Agreement, including a schedule of annual fees.
- VI. The applicant will notify the Public Works at 310-524-2360 at least 72 Business hours prior to installation of the Parklet. This will allow time for staff to place no-parking signs in the affected space(s).
- VII. The applicant shall set in the field traffic control devices per the approved traffic control plan and notify Public Works in advance of commencing construction.
- VIII. Upon completion of construction, the applicant will request a final inspection by calling 310-524-2360. The Public Works Inspector will verify compliance with the approved construction plans and if not, will provide a list of changes to be made to bring the Parklet or Sidewalk Dining into compliance.

Additional Considerations

Additional measures may be required of applicant businesses on a case-by-case basis, depending on the circumstances. El Segundo must balance the needs of competing uses of the

public right-of-way and consider the safety of everyone in the vicinity. For example, businesses must comply with American Disability Act (ADA) requirements, including a minimum 48" unobstructed path of travel on public sidewalks and into and out of dining areas for wheelchair access, however, more space may be required depending on pedestrian traffic. Examples of other issues considered by Public Works:

- Existing sloped sidewalk surfaces available
- Sidewalk drainage
- Available lighting
- Necessity, cost, impact, and feasibility of installing k-rail or water-filled barriers
- Impacts of added proposed enhancements, such as planters and shade protection
- Adequate fire clearance
- Trash and utility services access
- Applicants' conformance with the prior permits and ongoing entitlements
- Contiguous allocations of street areas
- Area traffic patterns, turn lanes, bike access, pedestrian flow, and other mobility issues
- Impacts on local parking supply

DESIGN GUIDELINES:

- a. **Downtown Specific Plan Compliance:** The Downtown Specific Plan includes Building Development Standards unique to each of the respective Districts, including the Main St. District, Richmond Street District, Grand Avenue District, and Civic Center District. In order to ensure continuity of design and aesthetics, and enhance the streetscape oriented toward the street, all outdoor dining enhancements, materials, and design must be consistent with the applicable Building Development Standards and Supplemental Area-Wide Standards and Guidelines found in the Downtown Specific Plan.
- b. **Parking:** Consistent with the Downtown Specific Plan, replacement parking for converted on-street parking stalls and sidewalk dining area is not required for outdoor dining up to 500 square feet. Any portion of outdoor dining in excess of 500 square feet shall provide additional off-street parking at the ratio of 1 space/300 square feet.
- c. **Parklet footprint:** Most Parklets are the size and length of one, two, or three adjacent parking spaces, including the required buffer areas. The City will consider larger Parklets depending on the existing site conditions, which requests will be evaluated on a case-by-case basis.

All Parklets are required to include a minimum 4' setback on either end to buffer the Parklet from adjacent on-street parking spaces and a minimum 1' buffer adjacent to the auto or bike travel lane. Parallel parking spaces typically range between 18 to 20 feet in length. With a standard 4-foot setback on both ends and a 20-foot typical parking space length, Parklet lengths would be as follows:

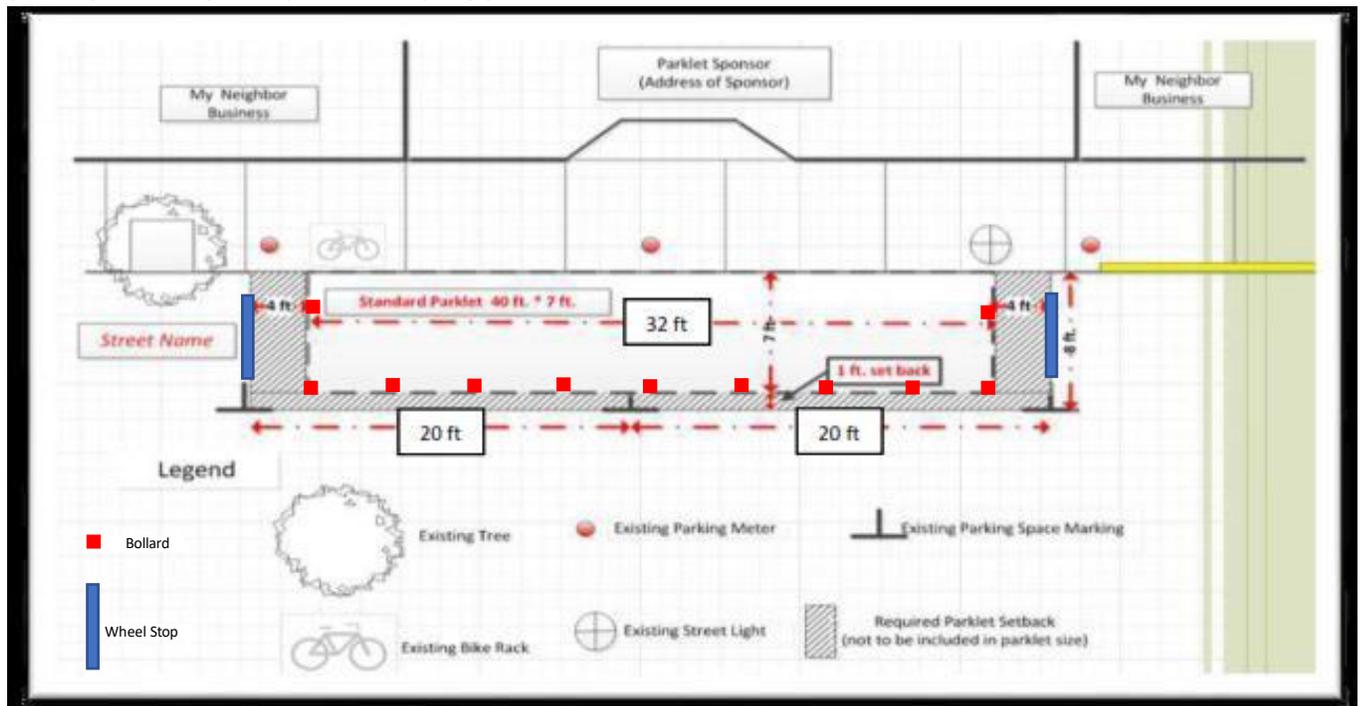
<i>Equivalent Parking Spaces (20')</i>	<i>Setbacks (2x 4' = 8')</i>	<i>Parklet length</i>
1 Parking Space	8 feet	12 feet
2 Parking Spaces	8 feet	32 feet
3 Parking Spaces	8 feet	52 feet

- d. Adjacent parking: Parklets may not use any part of an adjacent parking space. In areas where parking is not striped, the Parklet shall not leave an “orphaned” space that is too small to park a full-sized passenger vehicle.
- e. Wheel Stops: For Parklets located within parallel parking spaces, a four-foot-long concrete, rubber, or metal wheel stop shall be installed at least one foot from the curb at the 4’ edge of each perimeter parking space. When Parklets are installed adjacent to parallel parking spaces, wheel stops should be setback four feet from the Parklet structure. For angled parking spaces and Parklets located adjacent to driveways, the City will work with the applicant to determine the appropriate location for the placement of wheel stops.
- f. Vehicle Barrier Systems: One of the following must be used to satisfy required vehicle barrier systems.
 - i. Bollards: Six foot long concrete bollards containing a 1/2-inch steel sheath that are placed four feet above grade and buried two feet below grade are to be placed 4’ apart from one another along the perimeter of the Parklet and a maximum of 2’ away from any corner.

Performance Standard: All vehicle impact protection devices shall be engineered and determined to be in compliance with the low-speed vehicle impact testing standards F3016 (S20 or S30) prescribed by ASTM International. Compliance with the ASTM F3016 S20 or S30 standard shall be confirmed and certified by a bollard manufacturer or licensed professional engineer. If the vehicle protection device is not S-rated, an analysis of the site conditions, approach routes, topography, and type of proposed vehicle impact protection device(s), including size and depth of footings, shall be submitted showing the vehicle impact device(s) to be equivalent to an S20 or S30 standard.

- ii. Vehicle Barrier Systems (i.e. K-rail): Loads on Vehicle Barrier Systems. Vehicle barrier systems for passenger vehicles shall be designed to resist a single load of 6,000 lb. (26.70kN) applied horizontally in any direction to the barrier system and shall have anchorages or attachments capable of transferring this load to the structure. For the design of the system, the load shall be assumed to act at heights between 1 ft 6 in. (460 mm) and 2 ft 3 in. (686 mm) above the floor or ramp surface, selected to produce the maximum load effect. The load shall be applied on an area not to exceed 12 inches by 12 inches (305 mm by 305 mm), and located as to produce the maximum load effects.

SETBACK AND BUFFER STANDARDS FIGURE



- g. Enclosure: The tops of Parklet or Sidewalk Dining walls shall not be higher than 36" above the ground. However, narrow support pillars or posts may be built above 36" to support a roof or to mount lighting fixtures, lighting strings, or speakers, provided the roof is no lower than 7½' high and provided the roof is engineered and constructed to sustain a minimum wind speed of 110 mph. The height of the Parklet or Sidewalk Dining structure may be increased with clear plexiglass or other material that does not obstruct visibility.
- h. Lighting: Applicants interested in lighting should consider solar-powered lighting that uses a rechargeable battery. Parklets and Sidewalk Dining however, may have lighting fixtures or lighting strings installed on poles with or without a roof provided they are rated for outdoor use and their power cord is plugged into an enclosed Ground Fault Circuit Interrupter outlet located on the face or roof of the building. Running conduits or extension cords along the ground to the dining area from the building to provide electrical power is prohibited and can be a tripping hazard.
- i. Speakers: Outdoor dining areas may have speakers mounted within them provided they are rated for outdoor use and their cords are connected in an aerial fashion to equipment located inside or outside of the building that is owned or occupied by the Applicant. Alternatively, speakers may be mounted directly upon the face of the building that is owned or occupied by the Applicant. Running conduits or speaker wire along the ground to the outdoor dining from any building is prohibited.
- j. Music Operation: Unamplified acoustic musical instruments and electric sound reproduction systems will require an Amplified Sound Permit and must be operated at

sufficiently low volumes so as not to create a public nuisance or unduly intrude on neighboring businesses, residents, or users of the public right-of-way beyond the dining area.

- k. **Width:** Parklets should be a minimum width of 6 feet (or the width of the existing parking lane including the minimum 1' buffer). Parklets generally entail the conversion of one or more parallel parking spaces, but may vary according to the site, context, and desired character of the installation.
- l. **Reflectivity:** Reflective elements/devices are required at the outside corners of all Parklets. Soft-hit posts equipped with reflective surfaces are a typical solution deployed along the perimeter; however, the City will consider other reflective elements incorporated into the Parklet design to enhance the visibility of the structure, including at night.
- m. **Driveways:** Parklets and Sidewalk Dining located adjacent to driveways must be set back twenty feet from the outside edge of the driveway apron. The City may consider shorter separation requirements for smaller driveways.
- n. **Easy Removal:** Since Parklets and Sidewalk Dining are temporary and will be placed atop critical infrastructure and utilities such as gas lines, sewer and water mains, they must be designed for easy removal in case emergency access is required. No outdoor dining component may weigh more than 200 pounds per square foot.
- o. **Advertising/Signs:** With the exception of one menu sandwich board, advertising, marketing, promotional activities or any other signage is prohibited in the Parklet or Sidewalk Dining.
- p. **ADA Compliance:** If other areas of the business do not achieve minimum ADA accessibility requirements, then the Parklet or Sidewalk Dining design shall be accessible to the disabled in accordance with ADA standards. Access shall adhere to the Uniform Building Code and Title 24 (California Building Standards Code) of the California Code of Regulations and include:
 - i. This includes the use of slip-resistant surface materials, maximum allowable slopes, and other provisions.
 - ii. The ability for wheelchair users to access the dining area.
- q. **The Platform Deck:** Each Parklet requires a platform that is flush with the curb. Construction drawings must be submitted for the seating deck so that the City can review the structural base for the Parklet. In designing the deck, the following provisions apply:
 - i. The Parklet base should be a freestanding structural foundation that rests on the street surface. This frame should not be permanently attached to the street, curb or adjacent planting strip. The applicant may, however, use pin bolts to attach the Parklet to the curb and street below.
 - ii. **Bolting:** Parklets may include buried bollards and bolted platforms to the existing

curb, provided the curb and roadway are restored to their original condition upon their removal.

- iii. Non-slip platform surface: The surface of the Parklet platform shall be fabricated from durable, non-reflective, slip-resistant, aesthetically pleasing materials designed to withstand outdoor conditions. Surface materials shall not be prone to corrosion and shall be able to withstand power-washing when needed.
- iv. Access: Parklets may not be built over existing utility access points unless the utility agrees, in writing, that the creation of a hinged door on the platform to access them is acceptable.
- v. Surface materials: With the exception of soil contained inside planter boxes, loose particles, such as sand, gravel or loose stone are not permitted in the Parklet.
- vi. Drainage: The Parklet cannot impede the flow of curbside drainage on all sides and underneath the platform directly over the gutter. Designers are required to cover openings at either end of the Parklet with screens to prevent blockage from debris while allowing water to flow along the gutter and into the storm drain. The platform shall contain a minimum 4" high X 1' long unobstructed cutout along the entire length of the gutter to provide unimpeded stormwater flow to the storm drain.
- vii. Platform cross slope: The Parklet platform cannot exceed two percent cross slopes.
- viii. The Platform Edge: The platform requires a positive edge or railing along the open sides of the deck surface that is parallel to the vehicular traffic lane, to inhibit people who, while lingering, may inadvertently wander into vehicular traffic.

A positive edge along vehicular traffic lane and parking space may be achieved by providing a railing of no less than 36 inches in height with openings of no more than 4 inches, or by other means as described in the next paragraph.

Railing structural capacities:

Handrails, guardrails, and their supports must be designed for 50 lbs. per linear foot, applied in any direction at the top of the top rail, and a concentrated load of 250 lbs. applied in any direction at any location along the top of the top rail. Guardrail infill and bottom rails are to be designed for 100 lbs. acting on a projected area of 1 sq. ft, including the open space between components.

Where required, guardrail height must be a minimum of 36 inches above the leading edge of the tread or walking surface. Opening limitations: open guards shall have balusters or ornamental patterns such that a 4-inch diameter sphere cannot pass through any opening up to a height of 36 inches.

Other means for achieving this positive edge may include raised planters no less than 24 inches high and 12 inches deep, built-in seating or other built-in furnishings no less than 24 inches high and no less than 12 inches deep, dense plantings that visually enclose the space and discourage pass through, or some other such similar means. In some instances, such as residential streets, alleys, shared public ways or other non-arterial streets, other barriers may be considered on a case-by-case basis.

In other areas, for example, where the edge is perpendicular to the vehicle traffic lane, where any portion of the deck surface's perimeter is ½" or more above the street, curb, or sidewalk level, the edge shall be positively marked by a vertical element or barrier that is 24 inches minimum in height. These vertical elements shall have visual contrast with the Deck Surface material: either light on dark or dark on light.

PUBLIC ACCESS REQUIRED

Parklet seating must remain open to the general public at all times while the Parklet is otherwise open for business and may not be reserved exclusively for the use of the restaurant's patrons. The entrance to each Parklet must be posted with a sign not smaller than 10" by 10" reading "SEATING OPEN TO THE PUBLIC" in a clearly legible font with letters at least 1" in height.

FEE SCHEDULE:

You will be invoiced for all fees and the invoice will include instructions on payment process

Application Fee

\$XXXX one-time fee

Charged immediately following the submission of the permit application (with exhibits).

Must be paid before application will be reviewed.

Application fee will not be refunded if permit application is denied.

Public Right-of-Way Restoration Fee and Maintenance Deposit

\$XXXX deposit

Calculated by number of dining seats and outdoor dining square footage.

Deposit partially covers costs to City for set up, removal and restoration or right-of-way upon vacation of the outdoor dining area.

One-time Sewer Facility Charge (SFC)

\$ XXXX one-time fee

Combined fees for El Segundo and City of Los Angeles sewage usage

Calculated by number of dining seats and square footage (\$xxxper chair)

Additional \$xx Issuance Fee

Annual Outdoor Dining Fee

\$XXXX /sq ft reoccurring fee

Initial annual fees paid mid-year will be prorated.

Renewal fees invoiced annually.

MAINTENANCE

- I. The Parklet and Sidewalk Dining is required to be well maintained and be in good condition as outlined in the terms and conditions of the Use Permit and License Agreement. Parklet and Sidewalk Dining owners are required to develop a maintenance plan for keeping the dining area free from debris, grime, and graffiti, and to ensure any plants remain in good health and not grown in a manner that would obstruct visibility of the adjacent travel lane and/or intersections.
- II. Restaurants are required to sweep the sidewalk and roadway area immediately surrounding the Parklet and to keep it litter-free as City street sweepers are unable to do so.
- III. The area beneath the Parklet platform shall be cleaned and rinsed out at least once a month.

PERMIT RENEWAL:

The Use Permit and License Agreement will be renewed upon payment of the annual license fee, submittal of a renewed certificate of insurance, and prior year performance review by Public Works.

CHANGE OF OWNERSHIP:

The Use Permit and License Agreement is non-transferable. If the applicant's business changes ownership or ceases to operate, the permit will be automatically terminated and the platform, bollards, wheel stops, etc. must be removed by the applicant (unless the applicant is a tenant on the premises and the property owner of these premises agrees, in writing, to assume the responsibility of removing the Parklet if the new tenant of these premises or new owner of applicant's business does not wish to use the Parklet), and the parking space(s), bike rack(s), and any other impacted road elements will be restored. Any new tenant or new operator of the applicant's business will be required to apply and obtain a new Use Permit and License Agreement from the City.

REMOVAL

- I. Self-initiated removal: If the applicant decides to no longer use the Parklet or Sidewalk Dining, or the permit has expired, the applicant is responsible for removing all related elements and restoring the public right-of-way to its original condition. Removal and restoration of the area requires an additional permit, which may be obtained from the Department of Public Works/Engineering Division at: 310-524-2360. Failure to remove the outdoor dining elements and restore the right-of-way will result in forfeiting the maintenance deposit. Applicants shall reimburse the City for any costs to remove the outdoor dining elements and/or restore the right-of-way that exceeds the amount of their maintenance deposit.
- II. Streetscape maintenance and improvements: In some instances, such as street repaving or utility

work, the City may require the applicant to remove the Parklet temporarily. The City or utility will notify the permit holder that a Parklet will need to be temporarily removed for repaving, utility, or other street work. In these situations, you may need to store your Parklet off-site during these construction activities. Parklet removal and reinstallation shall be performed at the sole cost of the permit holder.

- III. Emergencies. Because Parklets may be placed atop utilities there may be instances where the Parklet will require immediate removal with little notice (such as a gas leak, water main break, sewage pipe break, etc.). During these emergencies, the City or other public utility may remove the Parklet or Sidewalk Dining with little or no notice. In no circumstances will the City be liable for the demolition or removal of all or any portion of the Parklet or for any related business/economic loss. Replacement or reconstruction of the Parklet, or its components, are entirely the responsibility of the applicant/owner.

INSURANCE

The Applicant (Permittee) shall obtain and maintain in force during the life of the Parklet or Sidewalk Dining Use Permit and License Agreement comprehensive general liability, automotive, and workers compensation insurance in amounts and coverage as determined by the City Attorney and specified in the Use Permit and License Agreement. Failure to maintain active insurance policies is grounds for revocation of the permit.

MINIMUM INSURANCE REQUIREMENTS FOR OUTDOOR DINING

Insurance: Without limiting its indemnity obligations to the City pursuant to this Permit, the Permittee shall procure and maintain, at Permittee's own cost and expense and for the duration of this Permit, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the Permittee's operations within the City.

- A. Prior to commencing operations pursuant to this Permit, Permittee shall submit duly executed certificates of insurance for the following:
1. An occurrence-based Comprehensive General Liability ("CGL") policy, at least as broad as ISO Form CG 001, in the minimum amount of two million dollars (\$2,000,000) each occurrence, with not less than two million dollars (\$2,000,000) in annual aggregate coverage. City reserves the right however, to require Permittee to increase the coverage amount of their policy to four million (\$2,000,000) in the aggregate at any time in the future at its sole and absolute discretion. The CGL policy shall meet the following requirements:

- a. The policy shall provide coverage for personal injury, bodily injury, advertising injury, death, accident and property damage, as those terms are understood in the context of a CGL policy;
 - b. The policy shall provide coverage for owned, hired and non-owned automobile liability;
 - c. The policy shall include coverage for liability undertaken by contract covering, to the maximum extent permitted by law, Permittee's obligation to indemnify the City of El Segundo, members of its City Council, boards and commissions, as well as its officers, agents and employees;
 - d. The policy shall not exclude coverage for Completed Operations Hazards; and,
 - e. The City of El Segundo, members of its City Council, boards and commissions, officers, agents and its employees will be named as additional insured in an endorsement to the policy, which shall be provided to the City and approved by the City's City Attorney prior to the issuance of this Permit.
 - f. The liability policy must state that the insurance will be deemed "primary" such that any other insurance that may be carried by City will be excess thereto.
2. Business Automobile Liability Insurance in the minimum amount of one million dollars (\$1,000,000) each occurrence, with not less than two million dollars (\$2,000,000) in annual aggregate coverage.
 3. Workers' Compensation limits as required by the Labor Code of the State of California with Employers' Liability limits of one million dollars (\$1,000,000) per accident.
- B. The City may waive one or more of the coverages listed in this section. This waiver must be express and in writing and will only be made upon a showing by the Permittee that its operations in and with respect to the City are not such as to impose liability within the scope of that particular coverage.
- C. Additional insurance requirements:
1. All insurance listed in this section shall be issued by companies licensed to

do business in the State of California, with a claims paying ability rating of “BBB” or better by S&P (or the equivalent by any other rating agency) and a rating of A:VII or better in the current Best’s Insurance Reports;

2. Permittee shall provide City with at least 30 days’ prior written notice of any modification, reduction or cancellation of any of the policies required in by this section;

2. Upon 30 days’ written notice to Permittee, City, in its sole discretion, may increase the scope or dollar amount of coverage required under any of the policies described above, or may require different or additional coverages, including but not limited to increasing the CGL insurance annual aggregate.

INDEMNIFICATION

The Permittee must agree to indemnify and hold City harmless from and against any claim, action, damages, costs (including, without limitation, attorney’s fees), injuries, or liability, arising out of the License Agreement, or the construction, maintenance, and use of the Parklet and/or Sidewalk Dining area, regardless of City’s passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the City. Should City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the License Agreement or the construction, maintenance or use of the Parklet and/or Sidewalk Dining area, Permittee will (i) defend City at Permittee’s cost with counsel acceptable to City, or, at City’s option, reimburse City for its costs of defense, including reasonable attorneys’ fees and costs incurred, and (ii) indemnify City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this requirement, “City” includes City’s officers, elected and appointed officials, employees, and volunteers. The foregoing provisions will survive termination of the License Agreement. The requirements as to the types and limits of insurance coverage to be maintained by the Permittee, and any approval of such insurance by City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by Permittee pursuant to the License Agreement, including, without limitation, to the provisions concerning indemnification.

SAMPLE LICENSING AGREEMENT

TITLE:

Administrative Use Permit to Allow the Sale of Beer and Wine for On-site Consumption and Live Entertainment at a Restaurant at 740 South Pacific Coast Highway. (Environmental Assessment No. EA-1362 and Administrative Use Permit No. AUP 24-01).

Applicant: Brett Engstrom, representing Healthy America El Segundo CA, LLC

RECOMMENDATION:

1. Continue the item to the May 9, 2024, Planning Commission meeting.

BACKGROUND:

This item was duly noticed for the April 25, 2024, Planning Commission meeting. On March 20, 2024, the applicant (Brett Engstrom) submitted an application for an Administrative Use Permit to allow the sale of beer and wine for on-site consumption (Type 41 ABC License) at a restaurant operating in conjunction with a new membership-only health and wellness fitness center ("Love.Life") at Plaza El Segundo. However, the applicant is considering making changes to the project. Therefore, staff recommends continuing the item to the next Planning Commission meeting scheduled for May 9, 2024.

PREPARED BY: Maria Baldenegro, Assistant Planner 

REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager 

APPROVED BY: Michael Allen, AICP, Community Development Director 

ATTACHED SUPPORTING DOCUMENTS:

none.

Item J.5

City of El Segundo Affordable Housing Strategic Plan

City of El Segundo Affordable Housing Strategic Plan

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Summary

The City of El Segundo ("City") is committed to achieving a State-mandated objective of constructing affordable housing for low- and moderate-income residents, with an estimated 40% of the population eligible for this housing. On November 15, 2022, the City Council officially endorsed the Housing Element Update for El Segundo, ultimately accepted by the State Department of Housing and Community Development (HCD) in January 2023. This document delineates specific actions that the City may undertake to fulfill these State-imposed housing targets. The Affordable Housing Strategic Plan ("AHSP") outlines several strategic opportunities in alignment with the Housing Element, all geared towards advancing the creation of affordable housing within the City.

Background

The Southern California Association of Governments (SCAG) conducts a comprehensive assessment of anticipated housing requirements for each city and county in the Southern California region, a process referred to as the Regional Housing Needs Assessment (RHNA). For the 6th cycle Housing Element, the City has been assigned a total RHNA obligation of 521 units. Among these, 207 units are designated for extremely/very low-income households (earning less than 30%/50% of the Area Median Income or AMI, respectively), and an additional 99 units are allocated for low-income households (earning less than 80% of the AMI). It's important to note that these figures also include a carryover of 29 lower-income units (18 very low and 11 low-income units) from the 5th cycle Housing Element.

Income Category	5 th Cycle Carryover	6 th Cycle RHNA	Total RHNA	Percent
Extremely/Very Low Income*	18	189	207	39.7%
Low Income*	11	88	99	19.0%
Moderate Income	0	84	84	16.1%
Above Moderate Income	0	131	131	25.1%
Total	29	492	521	100.0%
<p>Note: The City has a RHNA allocation of 207 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50% of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 207 very low income units may be divided into 104 very low and 103 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.</p> <p>* Includes the 5th Cycle Housing Element shortfall of 18 extremely/very low and 11 low income units.</p> <p>Source: Southern California Association of Governments (SCAG), 6th Cycle Final RHNA Allocation Plan, 2021.</p>				

Meeting RHNA goals presents a formidable challenge for the City. Currently, there are no deed-restricted affordable housing units within the City, as defined by Gov. Code § 65583 (A) (8).

Progressing significantly towards achieving RHNA goals is of paramount importance for several reasons. Firstly, in 2021, HCD established a Housing Accountability Unit (HAU) with the authority to take escalating enforcement measures to ensure municipalities comply with their RHNA goals

if persistent noncompliance is observed. This may involve imposing fines and further revoking local control over housing decisions.

Additionally, the City's desire to create more affordable housing is driven by the fact that approximately forty percent of households in the City earn moderate incomes (less than 120% of the Area Median Income or AMI), with twenty-five percent of households earning lower incomes (less than 80% of the AMI). Furthermore, 7.8% (1,306) of the City's residents live in poverty, and 7.8% (1,306) are disabled. Yet, housing options for this significant portion of El Segundo's population are severely limited.

The median sale price of condos, single-family homes, and new homes in El Segundo stands at approximately \$1,466,000, well exceeding the maximum affordable purchase price of \$359,325 for households qualifying as moderate income. Naturally occurring affordable housing is scarce and unreliable, often falling victim to issues such as dilapidation, overcrowding, or market forces. These circumstances underscore the need for a thoughtful, coordinated, and a strategic approach beyond the Housing Element to foster an environment conducive to increasing the supply of decent, safe, and high-quality affordable housing for all City residents.

Overview of Affordable Housing

Affordable housing is typically defined by the U.S. Department of Housing and Urban Development as housing in which occupants pay no more than 30 percent of their gross income for housing costs, including utilities.

The development of affordable housing caters to several "special needs groups" as recognized in the 2021 – 2029 Housing Element of the City's General Plan. These groups encompass:

- Seniors
- Large households
- The Homeless
- Military veterans
- Farmworkers
- Persons with disabilities

Affordable housing units frequently accommodate a diverse range of occupants, including essential workers, vulnerable young adults, and survivors of domestic violence and human trafficking.

Benefits of Affordable Housing

The advantages of affordable housing extend to:

- Enabling lower-income individuals, seniors, and children to remain in the communities where they have roots
- Enhancing educational outcomes for lower-income adults and children
- Improving overall health by alleviating overcrowding, enhancing living conditions, and allowing more disposable income to be allocated to healthcare expenses
- Stimulating local economic activity by creating construction-related employment and increasing disposable income spent on goods and services
- Enhancing employers' capacity to attract and retain employees, thus maintaining competitiveness in the global economy
- Reduction in the homeless population results in significant cost savings within public health and safety systems, such as police and fire departments.

Moreover, affordable housing developments frequently provide a range of on-site services to residents at no cost. These services may encompass:

- Children's homework tutoring programs
- Children's summer camps
- Life skills workshops covering topics such as financial management, nutrition, and healthcare
- Job skills workshops
- Supportive services for homeless residents, including case management, mental health services, and substance abuse treatment services

These services can be offered by the developer and/or partnering organizations, offering residents opportunities to acquire the knowledge and skills necessary for independent living.

Housing-Related Public Outreach and Engagement

City staff and consultants have implemented multiple outreach initiatives to date with the goal of gathering community input to shape its housing initiatives. The following is a summary of outreach activities:

- Community meeting on April 13, 2021
- Development of a City webpage for the Housing Element Update
- Community survey
- YouTube video regarding Housing Element Update
- Social media (Facebook, Twitter, City's website, etc.)
- Postcards to agencies, local businesses, non-profits, & religious facilities
- Notices published in El Segundo Herald on April 8, May 13, & June 10, 2021

- Joint Planning Commission/City Council meeting on June 14, 2021
- Planning Commission review of the Housing Element on September 30, 2021 & January 13, 2022
- City Council review & adoption of the Housing Element on February 1, 2022
- The Housing Element was reviewed and adopted by the City Council on February 1, 2022.
- On March 24, 2022, the Planning Commission held a study session on the Affordable Housing Strategic Plan.

Business Community Input

The El Segundo Economic Development Corporation (ESEDC) emphasized the need for increased housing opportunities, enabling younger professionals to reside within the City. They recognized that integrating work and life aspects, such as housing, in the same city fosters employee well-being. The consensus was that more housing is essential for the thriving of the business community in the City.

Housing Efforts in Progress

The Housing Programs outlined in the El Segundo Housing Element for the 6th Cycle represent a commendable initial step in addressing the City's unmet housing needs. Notably, three of these Programs (Programs 3, 5, and 8) have the potential to contribute to the City's affordable housing production significantly. However, additional efforts are imperative to stimulate the development of affordable housing, as the Programs outlined in the Housing Element are unlikely to yield a sufficient number of units to fulfill the City's RHNA goals. Specifically:

- The properties identified in the Housing Element's Site Inventory are privately owned, and their owners may not be inclined to sell at a viable price point during this housing cycle.
- The City is predominantly developed, and many existing parcels are too diminutive, even when combined, to be considered viable. This is due to various factors such as rising land costs, escalating construction expenses, increasing interest rates, and governmental funding criteria that favor large-scale projects. Building more than 30 units, and ideally 50 or more units, is imperative for the feasibility of an affordable housing development.
- It is highly improbable that market-rate developments will be capable of meeting the City's RHNA goals on their own, especially regarding very low-income units. To illustrate, despite being the first apartment project approved in over 30 years and exceeding the capacity of all other rezoning sites in size, density, and height (e.g., 90 units per acre compared to the 30/50 units per acre for the rezoning sites), the Pacific Coast Commons (PCC) project is expected to create 32 affordable housing units of the total 263, including 3 designated for very low-income individuals. Consequently, it would take 3.41 PCC projects to satisfy the City's low-income RHNA goals and a staggering 69 PCC projects to meet the very low-income goals.

Affordable Housing Opportunities

The initiatives outlined in this AHSP to promote affordable housing align with, complement, and execute the Housing Programs outlined in the City's Housing Element Update, originally adopted on February 1, 2022, by the City Council. This AHSP also aligns with the Housing Goals and Policies articulated in the Housing Element to fulfill the City's RHNA affordable housing production goals. The following are five strategic goals that guide the 2021-2029 Housing Element:

Goal 1: Preserve and protect the existing housing stock by encouraging the rehabilitation of deteriorating dwelling units and the conservation of the currently sound housing stock.

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

income households.

Goal 3: Provide opportunities for new housing construction in a variety of locations and a variety of densities.

Goal 4: Remove Governmental constraints on housing development.

Goal 5: Provide housing opportunities including ownership and rental, fair-market and assisted, in conformance with open housing policies and free of discriminatory practices.

Affordable Housing Priorities

While all policy, program, and funding strategies will be studied for future implementation to spearhead affordable housing developments, the City has selected four primary strategies (in **bold** below) to prioritize efforts toward meeting RHNA goals.

Research Design

The following methodology was used to select the affordable housing strategies prioritization:

- A total of ten policies, programs, and funding strategies were created to encourage the creation of affordable housing within the City of El Segundo and further implement housing element goals.
- All council members were given a list with a description of all the strategies and then asked to independently recommend one policy, two programs, and one funding strategy to prioritize.
- Council members' preferences are shown anonymously as provided in the Appendix.
- Strategies with the highest choice are given preference for implementation.

The proposed services and programs support the core vision of what the Housing Element hopes to accomplish by reducing the displacement of lower-income households, expanding affordable housing opportunities, and conserving existing housing stock affordable to lower-income households. These opportunities are categorized by policy, program, and funding. The strategies highlighted in **bold** were selected as the Council Member's Affordable Housing Strategies prioritization.

Policy Strategies

Live/Work Preference Policy

- Codify that part of the affordable housing agreement (including, but not limited to, a Development Agreement, or Density Bonus Agreement) includes a local priority preference for people who live or work in El Segundo when applying for new affordable housing rental units
- Remedy or mitigate the displacement and gentrification impacts that may result from development activities

Long-lasting Affordable Homes Policy

- Currently, most affordability restrictions are placed for 30 or 55 years, after which time those units return to market rate
- It is recommended that any new pro-housing policies or development agreements include language restricting the affordable units in perpetuity.

Waiver or Deferment of Fees for Affordable Homes Policy

- Alleviate cost burden for affordable housing developers
- Improve the competitiveness of certain affordable housing funding sources

Program Strategies

Helping Affordable Housing Grow Program

- Give money to developers building affordable homes
- Buy land and encourage developers to build affordable homes there
- Pay developers or homeowners to keep homes affordable

Restructuring Park Vista for Housing Credits Program

- Refinance using a government funding source that will deed-restrict the property as low-income housing
- Park Vista will be subject to a Land Use Regulatory Agreement (LURA) that is recorded against the property and establishes the affordability for RHNA credit
- Keep current residents, no rent increase

Affordable Housing Focus Area Program

- Community survey shows residents want affordable housing in high-resource areas:
 - Smoky Hollow
 - West side of PCH between Imperial and El Segundo Blvd
 - E. Imperial Ave.
 - Downtown El Segundo
- These areas are competitive for tax-exempt bonds and low-income tax credits to build affordable housing because of the proximity to amenities
- Workforce Housing in Smoky Hollow

Downtown Homes for Young Professionals to Work, Live, and Play Program

- Integrate work/life in the downtown area by developing more housing opportunities and cooperating with El Segundo Development Corporation and the City’s Economic Development staff to attract younger professionals

Funding Strategies

Charge fees and other in-lieu fees for new developments

- Commercial Linkage Fees may be charged to developers of new, non-residential buildings including office, retail, industrial, and manufacturing facilities to generate revenue for the City’s Affordable Housing Fund
- In-lieu fees, such as the in-lieu fee of \$5.3 million charged by the City in 2017 to the developer of a former school site who ultimately did not provide 6 affordable units in accordance with the permits issued for the project

Enhanced Infrastructure Financing Districts (EIFDs)

- Financed through increased property tax within designated boundaries
 - I. Freeze the property tax revenues that flow from a designated project area to the city at the “base level”
 - II. Additional tax revenue in future years is diverted into a separate pool of money for affordable housing
- All housing that is developed must be affordable

Local Trust Fund for Affordable Housing

- Apply to State’s Local Housing Trust Fund Program
- Match funds to local housing trust funds dedicated to the creation of affordable housing

These opportunities are categorized by policy, program, and funding. To guide plan implementation, the strategies highlighted in bold were identified as the short-term priorities.

PROGRAM			OUTCOME	PRIORITY
Category	TASK/PROJECT	DESCRIPTION	MILESTONES	Timeframe
Policy	Live/Work Preference	•Codify that part of the affordable housing agreement (including, but not limited to, a Development Agreement, or Density Bonus Agreement) includes a local priority preference for people who live or work in El Segundo when applying for new affordable housing rental units	1. City attorney deems policy legal 2. Text Amendment	1-5 years

Policy	Long-lasting Affordable Homes	<ul style="list-style-type: none"> •Currently, most affordability restrictions are placed for 30 or 55 years, after which time those units return to market rate •It is recommended that any new pro-housing policies or development agreements include language restricting the affordable units in perpetuity. 	1. Text Amendment	5-10 years
Policy	Waiver or Deferment of Fees for Affordable Homes	<ul style="list-style-type: none"> •Alleviate cost burden for affordable housing developers •Improve the competitiveness of certain affordable housing funding sources 	<ol style="list-style-type: none"> 1. City Council approval 2. Create a "No Fee" Permit Ordinance 	5-10 years
Program	Affordable Housing Focus Area	<ul style="list-style-type: none"> •Community survey shows residents want affordable housing in high-resource areas: <ul style="list-style-type: none"> o Smoky Hollow o West side of PCH between Imperial and El Segundo Blvd o E. Imperial Ave. o Downtown El Segundo •These areas are competitive for tax-exempt bonds and low-income tax credits to build affordable housing because of the proximity to amenities •Workforce Housing in Smoky Hollow 	1. Rezone any necessary sites to allow for housing	1-5 years
Program	Downtown Homes for Young Professionals to Work, Live, and Play	<ul style="list-style-type: none"> •Integrate work/life in the downtown area by developing more housing opportunities and cooperating with El Segundo Development Corporation and the City's Economic Development staff to attract younger professionals 	1. Adopt the Downtown Specific Plan	1-5 years

Program	Helping Affordable Housing Grow	<ul style="list-style-type: none"> •Give money to developers building affordable homes •Buy land and encourage developers to build affordable homes there •Pay developers or homeowners to keep homes affordable 	<ol style="list-style-type: none"> 1. The adopted city budget includes matching funds for affordable housing 2. Submit grant application(s) 3. Receive funding 	5-10 years
Program	Restructuring Park Vista for Housing Credits	<ul style="list-style-type: none"> •Refinance using a government funding source that will deed-restrict the property as low-income housing •Park Vista will be subject to a Land Use Regulatory Agreement (LURA) that is recorded against the property and establishes the affordability for RHNA credit •Keep current residents, no rent increase 	<ol style="list-style-type: none"> 1. Refinance PV 	5-10 years
Funding	Local Trust Fund for Affordable Housing	<ul style="list-style-type: none"> •Apply to State’s Local Housing Trust Fund Program •Match funds to local housing trust funds dedicated to the creation of affordable housing 	<ol style="list-style-type: none"> 1. Budget Housing Fund 	1-5 years
Funding	Charge fees and other in-lieu fees for new developments	<ul style="list-style-type: none"> •Commercial Linkage Fees may be charged to developers of new, non-residential buildings including office, retail, industrial, and manufacturing facilities to generate revenue for the City’s Affordable Housing Fund •In-lieu fees, such as the in-lieu fee of \$5.3 million charged by the City in 2017 to the developer of a former school site who ultimately did not provide 6 affordable units in accordance with the permits issued for the project 	<ol style="list-style-type: none"> 1. Adopt text amendment 2. Update fee schedule 	5-10 years

Funding	Enhanced Infrastructure Financing Districts (EIFDs)	<ul style="list-style-type: none"> •Financed through increased property tax within designated boundaries I. Freeze the property tax revenues that flow from a designated project area to the city at the “base level” II. Additional tax revenue in future years is diverted into a separate pool of money for affordable housing •All housing that is developed must be affordable 	1. Establish EIFD	5-10 years
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Appendix

Prioritization Result

The below displays each council member's selection. The results are as follows: Live/Work Preference, an Affordable Housing Focus Area, Downtown Homes for Young Professionals, and a Local Trust Fund for Affordable Housing strategy.

Policy					
Live/Work Preference	•	•	•	•	•
Long-lasting Affordable Housing					
Waiver or Deferment of Fees for Affordable Housing					

Program					
Helping Affordable Housing Grow					
Restructuring Park Vista for Housing Credits		•			
Affordable Housing Focus Area	•	•	•	•	•
Downtown Homes for Young Professionals	•		•		•

Funding					
Charge Fees and Other In-Lieu Fees for New Developments	•				
Enhanced Infrastructure Financing Districts					
Local Trust Fund for Affordable Housing		•	•	•	•

RESOLUTION NO. 5454

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO ADOPTING AN AFFORDABLE HOUSING STRATEGIC PLAN AFFIRMING THAT AFFORDABLE HOUSING IS A PRIORITY IN THE CITY OF EL SEGUNDO

The City Council of the City of El Segundo does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. In 2016, the City Council approved a residential development (24 single-family units and 34 multi-family units) at the former Imperial Street School located at 540 East Imperial Avenue. After this approval, there were several meetings to discuss the number of multi-family units that might be dedicated as "affordable units." On March 17, 2020, the City Council amended the project's Specific Plan to allow the developer, DR Horton, to pay an "in-lieu" fee of \$5.3 million to the City in place of dedicating and/or producing future affordable housing units. Before looking to spend any of the \$5.3 million, the City established an Affordable Housing Fund, and the money was formally established with the adoption of the FY 2020-2021 Citywide Budget and became effective on October 1, 2020.
- B. In accordance with California law, the City is required to prepare a Housing Element for its General Plan every 8 years. The current planning cycle runs from October 15, 2021, through October 15, 2029, for jurisdictions within the Southern California Association of Governments ("SCAG") region.
- C. The Regional Housing Needs Allocation ("RHNA") for the City of El Segundo for the period of 2021-2029 indicates that the City has a total housing need of 521 units. From this allocation, the RHNA designates:
 1. Among these, 207 units are designated for extremely/very low-income households (earning less than 30%/50% of the Area Median Income or "AMI," respectively),
 2. 99 units are allocated for low-income households (earning less than 80% of the AMI)
 3. 84 units for moderate-income families with an AMI ranging from 81% to 120%, not to exceed \$105,600; and
 4. 131 units for above moderate-income families with an AMI above 120%
- D. On February 1, 2022, the City Council initially adopted El Segundo's 6th Cycle Housing Element, which articulated the City's commitment to adopting an Affordable Housing Strategic Plan ("AHSP").
 1. A public workshop and study session with the City's Planning Commission was held on March 24, 2022, to provide an opportunity for the Commission and the public to provide input on the draft AHSP.

2. On June 21, 2022, the City Council was asked to review the draft AHSP and provide feedback to staff on existing and proposed affordable housing programs. Feedback was incorporated into the final AHSP

SECTION 2: Findings and Conclusions. The City Council finds as follows regarding the Affordable Housing Strategic Plan:

- A. The Affordable Housing Strategic Plan aligns with the Housing Element of El Segundo's General to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing.
- B. The policies, programs, and funding opportunities have the potential to contribute to the City's affordable housing production.
- C. The proposed Affordable Housing Strategic Plan clarifies the direction and prioritization to accelerate affordable housing production in El Segundo.

SECTION 3: Environmental Assessment. Based on the facts set forth in Section 2, and on the evidence in the record as a whole, the City Council finds and determines that as a policy document, there is no substantial evidence that the proposed project will have a significant effect on the environment, cumulative or otherwise. The AHSP provides direction on facilitating affordable housing by outlining several opportunities categorized by policy, program, and funding; it does not modify or affect any allowable use or development standard within the City. Future development will require independent environmental assessment at time of implementation. Accordingly, adoption of this Resolution is exempt from further review under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines § 15061(b)(3), since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4: Approval. The City Council adopts and approves the AHSP attached as Exhibit "A" and incorporated by reference.

SECTION 5: Severability. If any part of this Resolution 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 Resolution are severable.

SECTION 6: Signature Authority. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of El Segundo, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 7: Effective Date. This Resolution will take effect immediately upon adoption and will remain effective unless repealed or superseded.

SECTION 8: City Clerk Direction. The City Clerk will certify to the passage and adoption of this Resolution, enter it in the City's book of original Resolutions, and make a record of this action in the meeting's minutes.

PASSED, APPROVED AND ADOPTED this 19th day of December 2023.



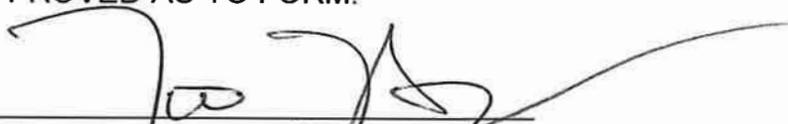
Drew Boyles, Mayor

ATTEST:



Tracy Weaver, City Clerk

APPROVED AS TO FORM:



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 Resolution No. 5454 was duly passed, approved, and adopted by said City Council, at a regular meeting of said Council held on the 19th day of December 2023, approved and signed by the Mayor, and attested to by the City Clerk, 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 19th day of December, 2023.



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