



**EL SEGUNDO**  
Downtown Specific Plan Update

***Downtown  
Specific Plan***

September 19, 2023



# Agenda



- ❖ Background and status
- ❖ Specific Plan Highlights
  - ❖ Use, FAR, and Density
  - ❖ Parking
  - ❖ Street redesign
  - ❖ Outdoor dining
  - ❖ Civic Center
- ❖ Next steps





# Background and status



2021

Project initiation (late 2021)



2022

Community outreach (2022)



2023

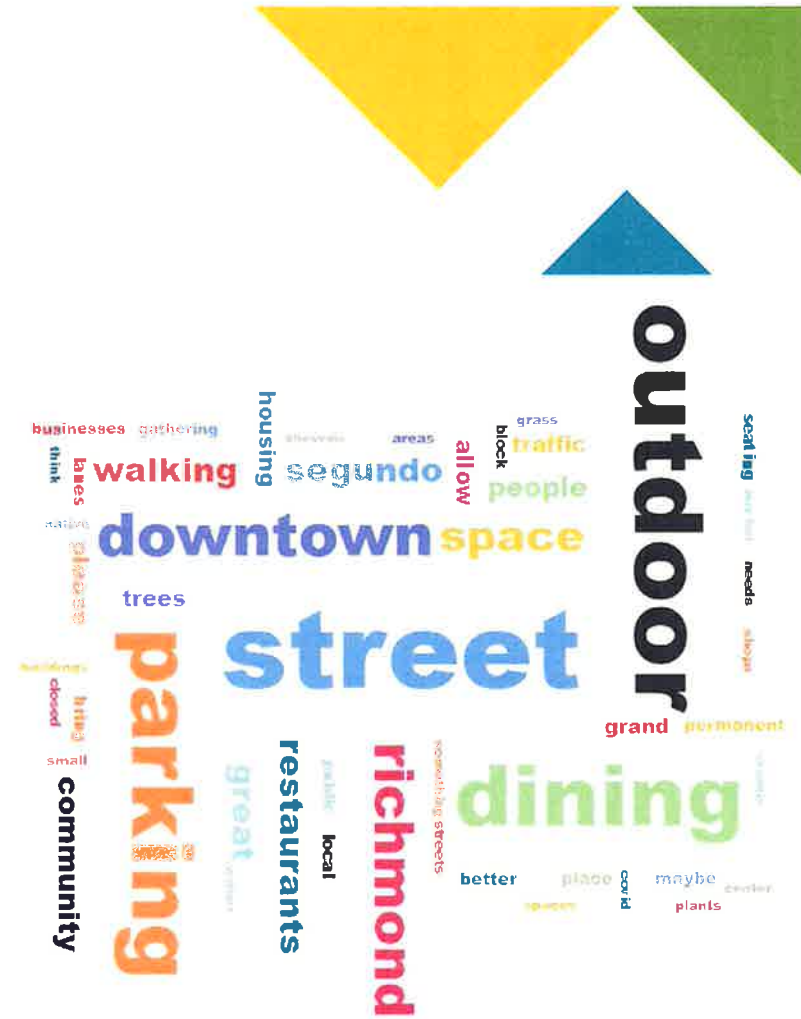
Environmental Impact Report (2023)

2023

Draft Specific Plan (May 2023)

2023

Planning Commission Study Session  
(June 2023)



# Specific Plan Update Boundary

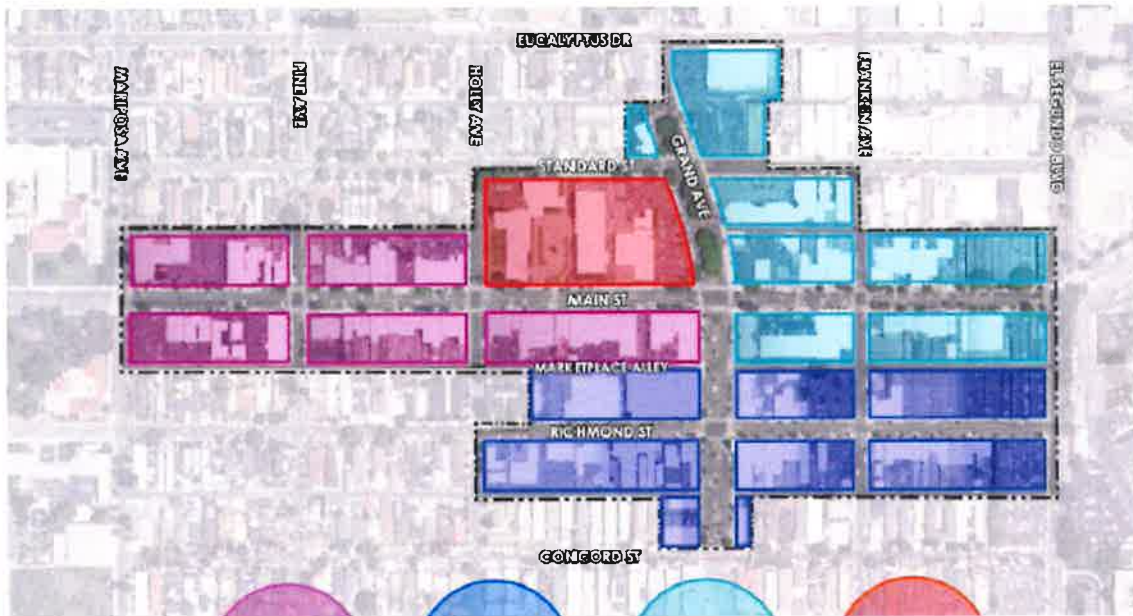


**LEGEND**

- Specific Plan Update Study Area Boundary
- Area Not Included in the 2000 Specific Plan

# Land Use Districts

## New Zoning Districts



Downtown Specific Plan District Map





# Uses and Development Standards



## ❖ Office use restrictions

- ❖ **Current: Permitted in all districts**
- ❖ **Proposed: Limited to 2<sup>nd</sup> floor & rear on Main Street**



## ❖ Residential density

- ❖ **Current: 1 unit per 3,500 square feet**
- ❖ **Proposed: No density standard**



## ❖ Commercial density

- ❖ **Current FAR: 1.0 max**
- ❖ **Proposed: No FAR limit**



# Grand Avenue District



- ◆ Large properties
- ◆ Building height - 60 feet
- ◆ Residential opportunity





# Outdoor dining

## ❖ Private Realm – Design standards and Guidelines

### Outdoor dining

- Barriers
- Furniture (tables, chairs, etc.)
- Shade structures
- Lighting
- Pedestrian access
- Adjacent business visibility







# Parking Strategy



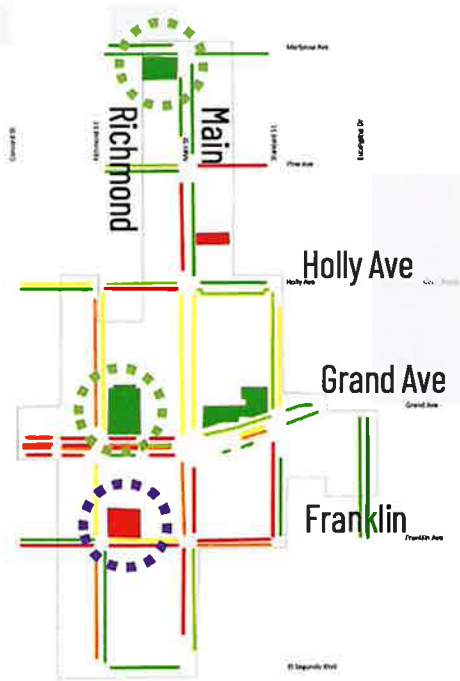
- ❖ Private property
  - ❖ Parking rate reductions
  - ❖ Promote shared parking



- ❖ Public property
  - ❖ Manage existing public parking
  - ❖ Multimodal mobility
  - ❖ New public parking structures



# Parking Analysis

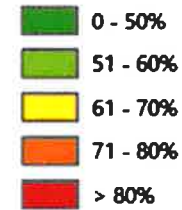


Existing Weekend Utilization



Existing Weekday Utilization

## OFF-STREET PARKING UTILIZATION

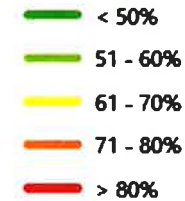


Highest at the northeast corner of Franklin Avenue & Richmond Street



Lowest at the northeast corner of Grand Avenue & Richmond Street and southwest corner of Mariposa Avenue & Main Street

## ON-STREET PARKING UTILIZATION



Highest in the southern portion of DSP area (south of Holly Avenue)

# Parking Management Strategies

## ON-STREET PARKING IMPROVEMENTS

- Re-stripe parallel parking spaces with delineation lines
- Expand angled parking



## OFF-STREET PARKING IMPROVEMENTS



- Implement a shared-parking program for local businesses
- Develop informational programs for drivers – such as increased parking wayfinding signage or online parking maps



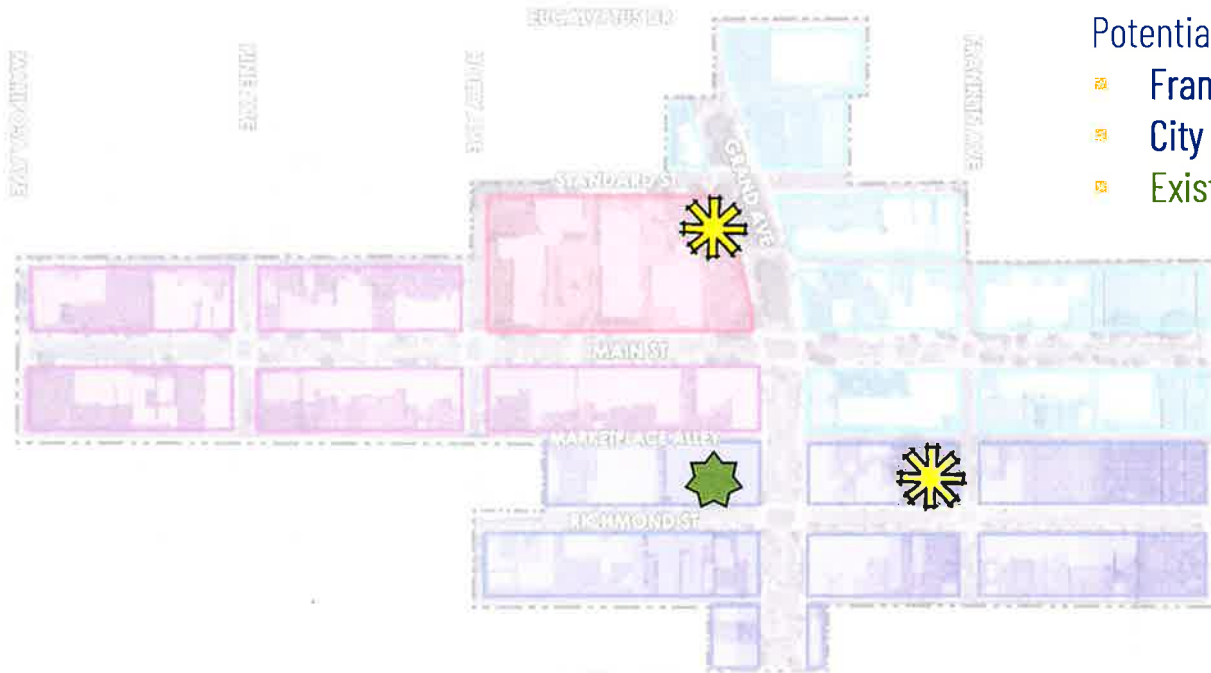
# Multimodal Mobility

- ❖ Pedestrian improvements
- ❖ Bicycle improvements
- ❖ Public Transit Improvements
- ❖ Vehicular Circulation / Street Improvements



# Potential Parking Structures

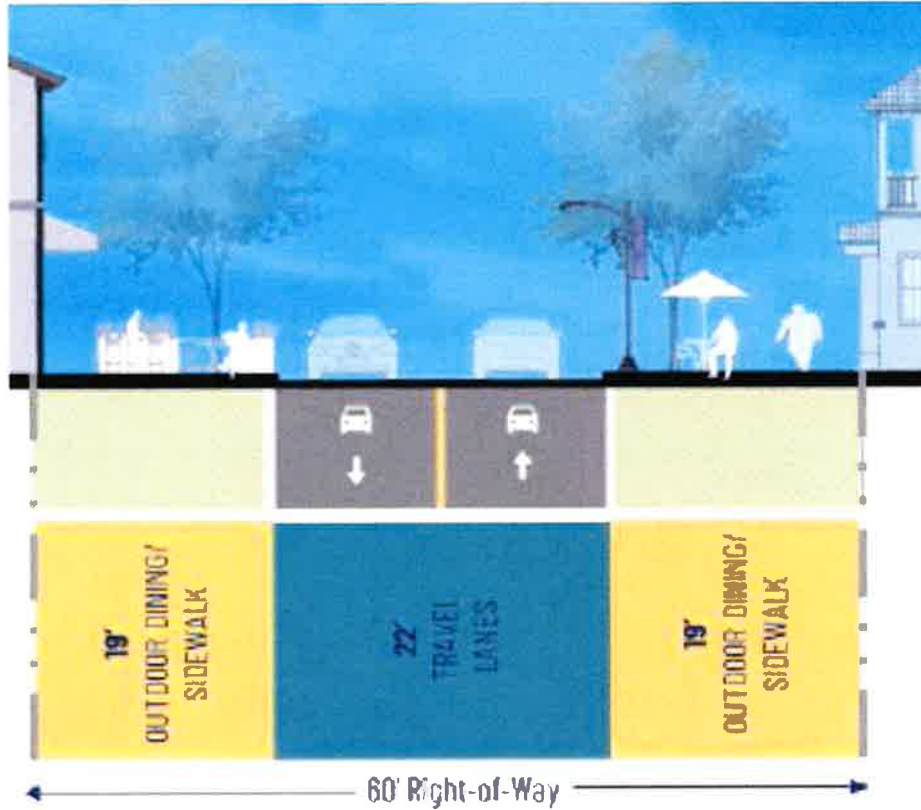
## POTENTIAL ADDITIONAL PARKING STRUCTURES



- Potential new parking structures at:
- ★ Franklin Avenue & Richmond Street
  - ★ City Hall
  - ★ Existing Structure on Grand Avenue

# Richmond Street / Outdoor dining

## ❖ Recommended Alternative 1



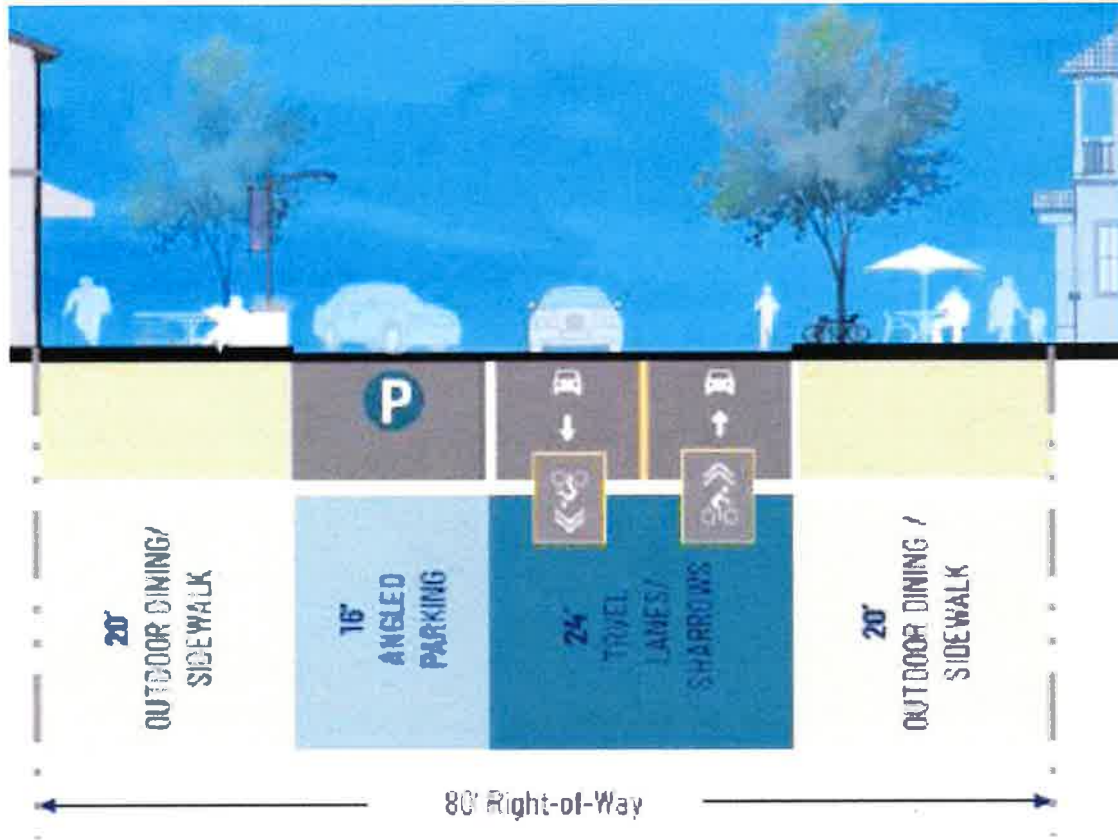
# Richmond Street / Outdoor dining

## ❖ Alternative 2



# Main Street

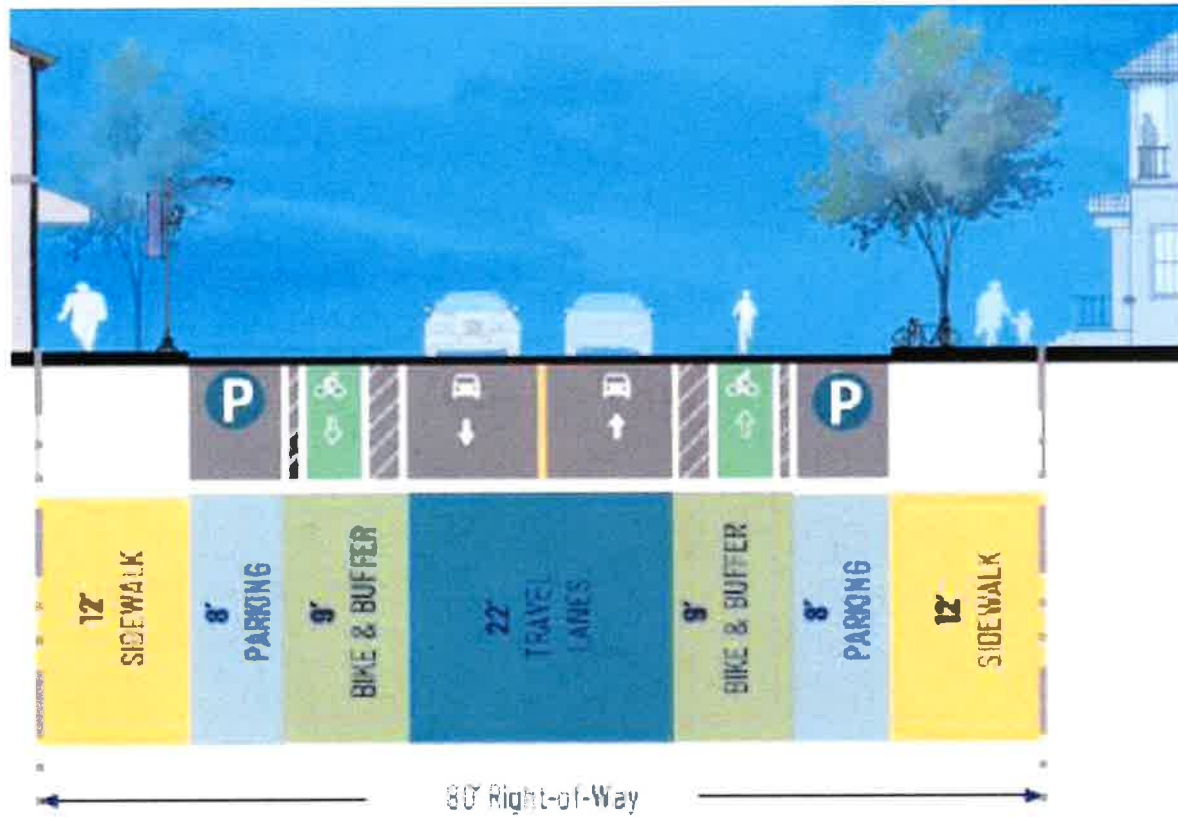
## ❖ Recommended Alternative 1





# Main Street

## Alternative 2





# Civic Center

- No major redevelopment
- Plaza improvements
- Parking structure





# Civic Center

## ❖ Plaza improvements



*Provide gathering spaces for outdoor entertainment and events*



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



# Civic Center

## ❖ Plaza improvements



*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*



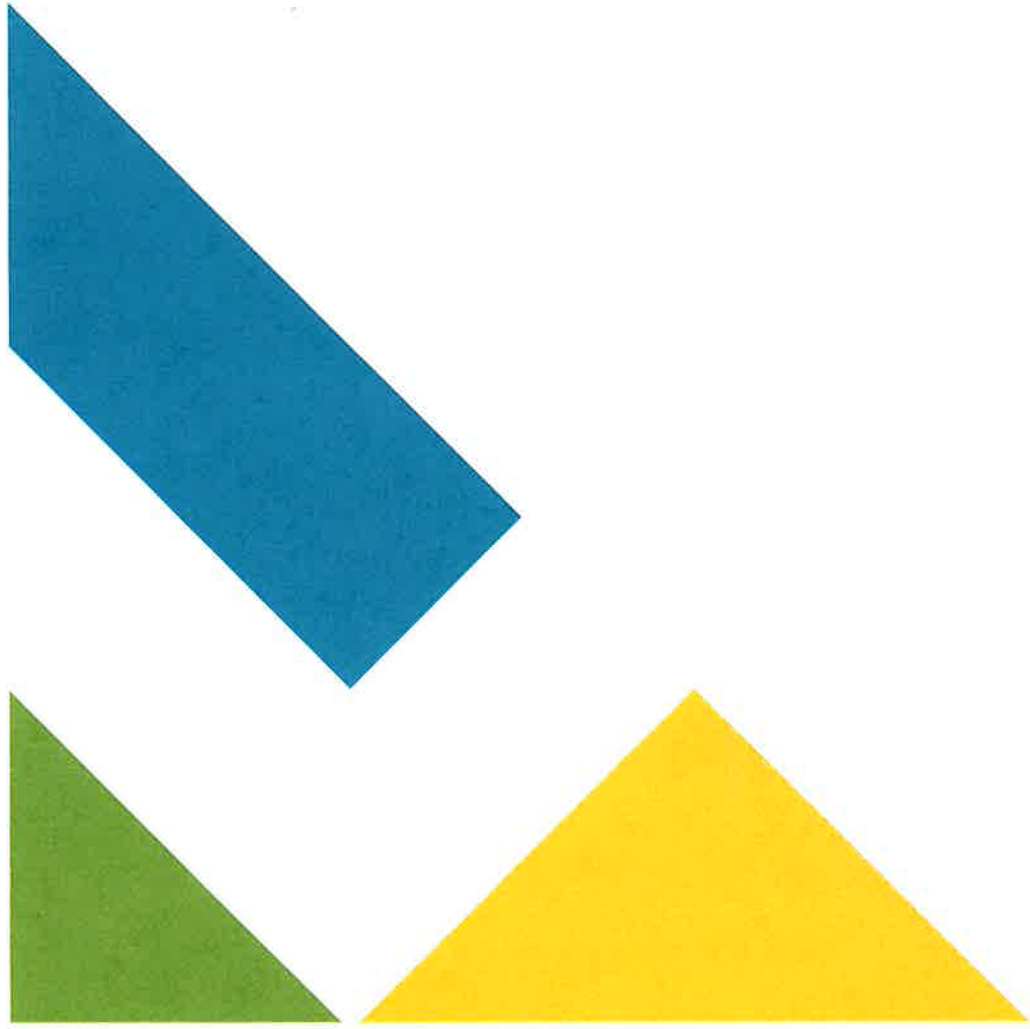


# Next Steps



- ❖ Finalize Downtown Specific Plan
- ❖ Draft Environmental Impact Report (EIR)
- ❖ Final Environmental Impact Report (EIR)
- ❖ Public hearings





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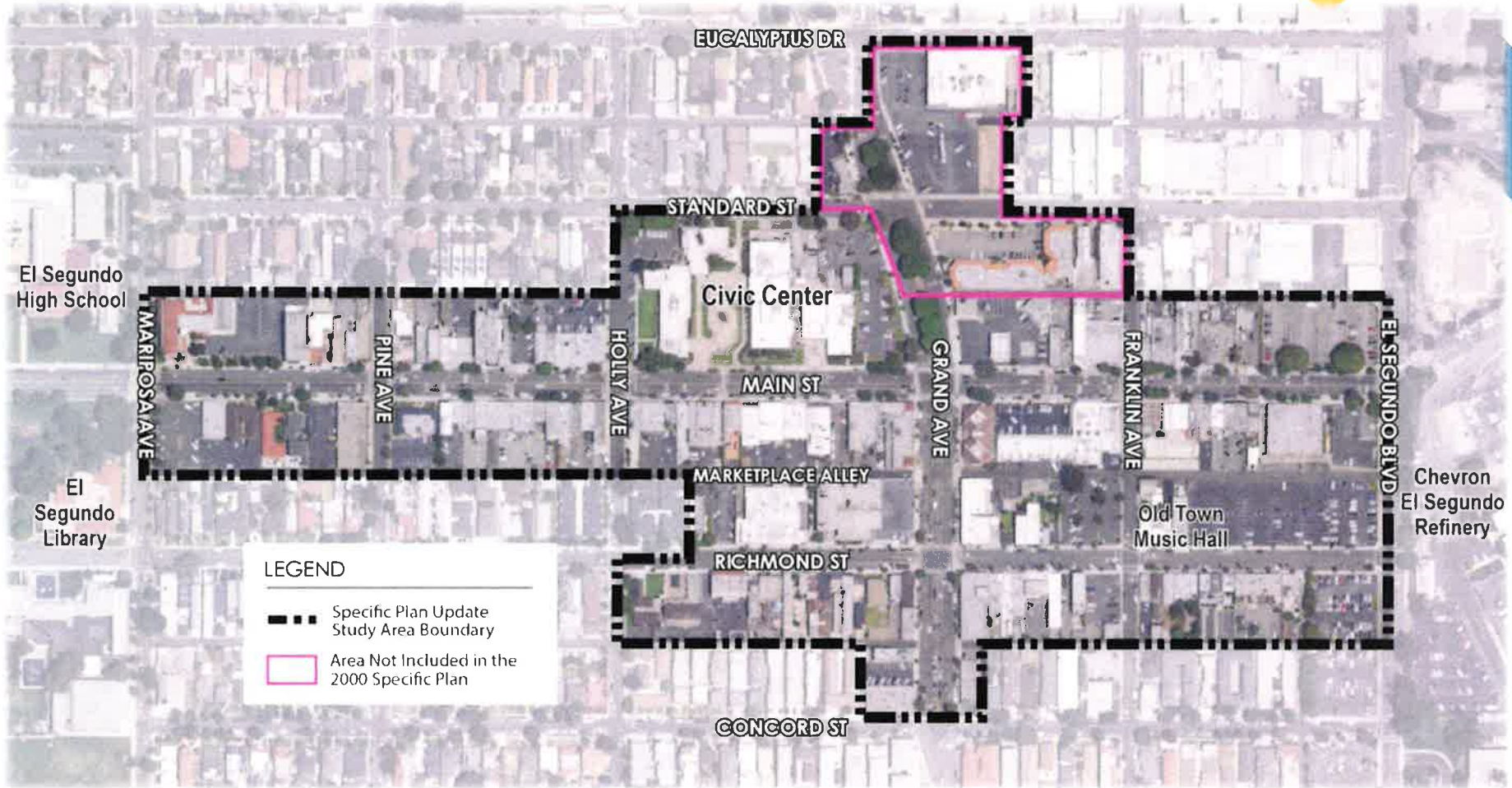
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# Extra slides

September 19, 2023

# Specific Plan Update Boundary







# Parking Strategy



## Private Property

### Parking

Use	Proposed requirement	Current requirement
Retail*	1 space per 667 s.f.	1 space per 300 s.f
Office*	1 space per 500 s.f.	1 space per 300 s.f.
Restaurants	1 space per 667 s.f.	1 space per 300 s.f.)
Outdoor Dining	0 spaces for 0-500 s.f.	0 spaces for 0-200 s.f.
Outdoor Dining	1 space per 300 s.f. for 500+ s.f.	1 per 75 s.f. for 200+ s.f.

