

The seal of the City of El Segundo is located in the top left corner. It features a circular design with a central figure and the words "CITY OF EL SEGUNDO" around the perimeter.

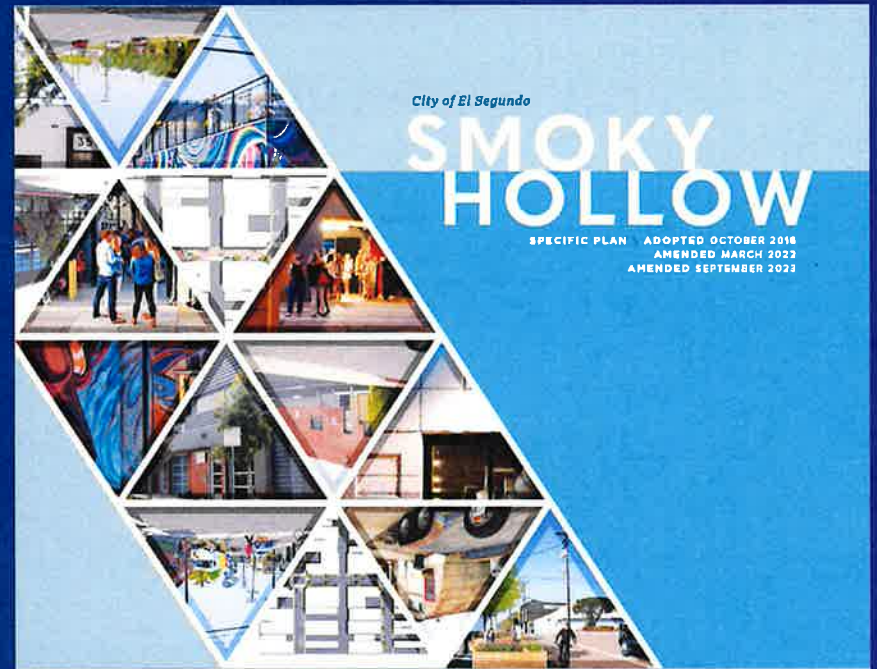
CITY OF
EL SEGUNDO

Smoky Hollow Specific Plan Update

City Council Public Hearing
October 17, 2023

Tonight's Hearing

- Background
- Identify key changes made
- Discuss revised approach to Community Benefits Plan



Background

- Specific Plan Goals:
 - Creative office, R&D, and tech business incubator
 - Pedestrian environment
 - Make public improvements



Proposed Changes

- Permitted uses
- Options for El Segundo Boulevard
- Misc. Provisions (i.e. caretaker units, “changes of occupancy,” etc.)
- Community Benefits Plan process

Update Permitted Uses

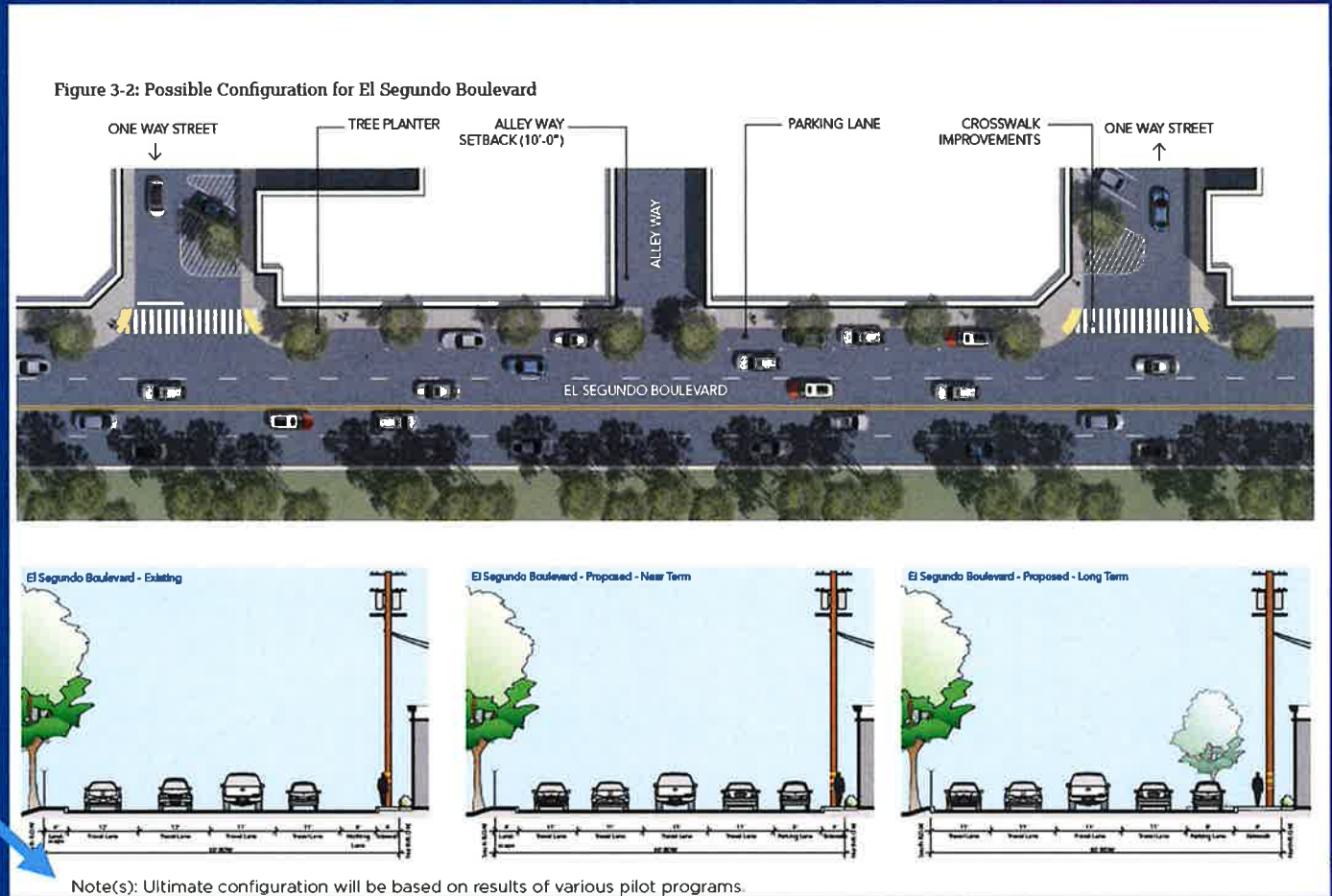
- Small fitness centers ($\leq 2,500$ sf) by right;
- Large fitness centers with CUP
- Tutoring uses
- Eliminate CUP requirement for restaurants

Clarifications

- Change outdoor dining parking exemption to match Downtown language
- Clarify only one caretaker unit allowed per building
- Change in “use”, not “occupancy”, will trigger compliance with parking standards

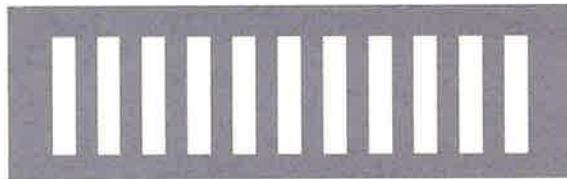
Options for El Segundo Boulevard

- Pilot project not well received.
- Provide options for pedestrians and cyclists.



Flexibility for El Segundo Boulevard

Zebra Crosswalk



require additional analysis based on existing conditions prior to implementation.

3.2.1 El Segundo Boulevard

El Segundo Boulevard is classified as a "minor arterial," running east/west along the south edge of the Specific Plan area, bordering the Chevron Oil Refinery. El Segundo Boulevard links the Smoky Hollow area to downtown El Segundo to the west and the office parks east of Pacific Coast Highway, and beyond to the Metro C Line El Segundo stations and I-405 freeway.

Transformative strategies for El Segundo Boulevard aim to improve mobility for pedestrians and cyclists and potentially address parking shortages in the district. Understanding that change is incremental, the Specific Plan identifies easy-to-implement improvements for the near term as well as

longer-term solutions. In the short term, the City will undertake pilot projects to explore a preferred configuration. This may include providing parallel parking, installing a protected bike lane, widening sidewalks, or some combination of these improvements. The changes in the short and long terms will not require any street widening and will maintain four travel lanes. The final configuration will be based on feedback from residents and business owners, together with a scheme that works with other citywide mobility objectives. In addition, high-visibility crosswalks will be added along El Segundo Boulevard, marked with traditional continental stripes (sometimes referred to as zebra striping). Contrasting and high-visibility crosswalks indicate pedestrian pathways and have been shown to improve safety behavior of motorists. Complete Streets provide options for modes of travel.

1. Zebra crosswalks, also referred to as continental crosswalks, alert motorists that they are approaching a pedestrian zone.

Options:

- Parallel parking
- Protected bike lane
- Wider sidewalks
- High-visibility crosswalks
- Combination of the above

Design Standards and Community Benefits

- Current Community Benefits Plan policy awards points for quality architecture
- Community benefits plans generally focus on amenities that enhance the public realm for all users:
 - Improved pedestrian and bicycle mobility
 - Street furniture
 - Landscaping
 - Open spaces and parklets
 - Public art

Changing Design Guidelines to Design Standards

Table 2-7: Design Standards

DESIGN STANDARDS	SMOKY HOLLOW WEST	SMOKY HOLLOW EAST
A. Entry Orientation and Ground Floor Treatment		
1 Pedestrian Entry Orientation and Treatment	<p>a. Buildings adjacent to a street shall provide a minimum of one primary entry oriented to the sidewalk or publicly accessible pedestrian path.</p> <p>b. Secondary entries, where provided, shall be clearly identified and provided with an unobstructed path of travel from a sidewalk or parking lot.</p> <p>c. Where pedestrian access to an alley is provided, such access shall include safety lighting. Doors shall open inward from the alley.</p>	
2 Ground Floor Ceiling Height	The minimum interior floor-to-ceiling height of the ground floor shall be 12 feet.	
B. Circulation		
1 Universal Accessibility	<p>a. Where necessary to accommodate ADA-accessible sidewalks, streetscapes, and amenities in constrained rights-of-way, an easement shall be provided on private property between the sidewalk and building edge. The easement may be used for pedestrian circulation or to accommodate street trees, furniture, and utilities.</p> <p>b. Ease of access shall be provided along and across sites through leveling outdoor and indoor height differences, providing accessible ramps and handrails, removing obstacles along interior pedestrian paths, and minimizing curb cuts.</p>	
2 Surfacing Materials for Pedestrian Routes	In parking lots, pedestrian circulation routes shall be clearly distinguished through the use of paving materials, colors, and textures that contrast with the driveways and drive aisles.	
C. Building Design		
1 Transparency	For new buildings or additions of 1,000 square feet or more of gross floor area fronting Franklin Avenue, a minimum 15% facade transparency shall be provided at the ground level or first 12 feet of height above grade, whichever is less, through the utilization of windows, entries, or similar openings (see Figure 2-3: Building Transparency, Franklin Avenue Frontages).	

Slide 11

LSO Use this slide and the next to highlight the new provisions, esp. for C. Bldg Design.
Laura Stetson, 2023-09-11T20:14:39.396

DESIGN STANDARDS	SMOKY HOLLOW WEST	SMOKY HOLLOW EAST
2. No Blank Walls	Along any street, no wall shall extend more than 20 feet without including doors, windows, non-commercial murals, or landscaping that cover at least 20 percent of the façade. The purpose is to avoid blank walls.	
3. 360° Architecture	All building facades shall include detailing consistent with the overall building design.	
4. Materials and Colors	A combination of at least three different materials and/or colors shall be used on all facades facing the right-of-way.	
5. Corner Buildings	<p>Any building that is located at the intersection of two streets shall have a distinctive corner treatment that includes, for example:</p> <ul style="list-style-type: none"> a. Windows that meet at the corner b. A building edge cut back from the corner at a 45-degree angle c. A distinctive non-commercial mural d. A change in building material e. A small plaza 	
D. Landscaping and Stormwater Treatment		
1. Plant Palette	Drought-tolerant and native plants and trees shall be used and selected from the plant palette established in this Specific Plan (see Figure 3-9: Tree/Stormwater Planter Design and Plant Palette).	
2. Stormwater Facilities	To the maximum extent practical, stormwater facilities shall be incorporated into landscaped areas. Where such incorporation is not practical, such facilities shall be integrated into site and building design, including through the use of rain barrels.	

Note(s):
sf = square feet; ft = feet

Revised Community Benefits Plan Process

EXHIBIT "A"

SMOKY HOLLOW COMMUNITY BENEFITS TABULATION WORKSHEET

Project Name: _____

Group A Enhance Building Character (minimum 4 required)

yes	no	n/a	criteria
			Build on the quality industrial character
			Convey a sense of old and new
			Build upon existing context
			Conserve and retain the character-defining features
			Encourage additions that complement existing character-defining features
			Incorporate small, medium, and large scales
			Emphasize design at the pedestrian level
			Specify 360° architecture
			Enhance entry expression
			Encourage the use of roll-up doors and sliding walls at street frontages
			Grant secondary entries to alleys
			Incorporate different materials, colors, and textures

Minimum 4 required in this group

Group B Facilitate Gathering (minimum 2 required)

yes	no	n/a	criteria
			Form an active street wall
			Provide street corner plazas
			Develop outdoor gathering spaces
			Provide alley-facing gathering spaces
			Provide ease of access
			Enhance surface parking
			Use enduring, quality paving materials
			Provide street furniture
			Use exterior lighting to accentuate safety and design
			Provide Wi-Fi hotspots

Minimum 2 required in this group

Group C Incorporate Landscape and Environmental Design (minimum 3 required)

yes	no	n/a	criteria
			Design layered and lush landscaping
			Select drought-tolerant and native plants
			Utilize planters and pots to provide greenery
			Improve landscaping in parking areas
			Use fences and walls as an extension of the architecture
			Utilize natural light

Minimum 3 required in this group

Group D Encourage Connectivity

yes	no	n/a	criteria
			Install bike facilities

If "yes," total bike storage spaces provided: Required:

Group E Design for Storage, Way-Finding, and Public Art

yes	no	n/a	criteria
			Design signs as an integral component
			Incorporate way-finding through integral design
			Encourage public art

SMOKY HOLLOW COMMUNITY BENEFITS FINDINGS WORKSHEET

Project Name: _____

Step 1 Finding: The proposed building height, intensity, or deviation from the development standards would not be detrimental to the public health, safety or

→ If finding is met, proceed to Step 2. If finding cannot be met, stop, the project does not qualify.

Step 2 Finding: The proposed community benefits provide exemplary project and/or streetscape design

Number of criteria this project incorporates:

→ If 17 or more, proceed to Step 3, otherwise stop, the project does not qualify.

Step 3 Finding: The proposed community benefit directly implements objectives of the specific plan

→ If none of the proposed community benefits meet this finding, stop, project does not qualify.
 → If at least one proposed community benefit meets this finding and project does not qualify for Tier 2, proceed to Planning Commission.
 → If at least one proposed community benefit meets this finding and project qualifies for Tier 2, proceed to Step 4.

Only Tier 2 projects must meet Findings 4 & 5

Step 4 Finding: The community benefits proposed do not principally benefit the project or occupants of the project, but rather provides a district or area-wide

→ If finding is met, proceed to Step 5. If finding cannot be met, stop, the project does not qualify.

Step 5 Finding: The value of the community benefits bear a relationship to the value generated by the project.

	Sums of developer costs for qualified proposed community benefits by groups:	Community value of proposed improvements
Group A: Architecture	\$ - multiply by (Number of met criteria in Group A > 6 * 8.33%)	\$ -
Group B: Open Space	\$ - multiply by (Number of met criteria in Group B > 5 * 10%)	\$ -
Group C: Landscaping	\$ - multiply by (Number of met criteria in Group C > 3 * 16.67%)	\$ -
Group D: Connectivity	\$ - multiply by (Number of met criteria in Group D > 2 * 50%)	\$ -
Group E: Other	\$ - multiply by (Number of met criteria in Group E * 33.33%)	\$ -
Cafes and coffee shops	\$ - distance to nearest similar? <input type="text"/> Select one	\$ -
Undergrounding utilities	\$ - multiply by 100%	\$ -
Approved public infrastructure	\$ - multiply by 110%	\$ -
Other proposed benefits	\$ -	\$ -

Projects with more \$2 million of more value added must contribute at least 10% of value added to public infrastructure.
 *These benefits are not considered for qualifying purposes unless accepted by City Council.

Total cost for community benefits to developer: \$

Estimated added project value: \$

Community value of proposed benefits: \$

Community value share of added value:

→ If CV/AV is <30%, recommend additional community benefits and recalculate
 → If CV/AV is >30%, go to Planning Commission for recommendation to City Council



Slide 14

LS0 This can be used to discuss how complex the current CBP is. Show how some of the things have been moved to Design Stds - e.g., corner plazas, enhanced surfacing, 360-degree architecture.

Laura Stetson, 2023-09-11T20:15:21.704

Proposed Community Benefits Policy

1. Project architecture does not count as a community benefit, but project must comply with at least 50% of the guidelines.
2. Community benefits are precisely defined as the public realm improvements identified in Chapters 3 and 5.
3. Benefits will bear a relationship to “added project value.”
4. Required benefit value is 20% of overall added project value.

Recommendations

1. Adopt resolution No. 2940 recommending City Council approve an amendment to the Smoky Hollow Specific Plan updating permitted uses, development standards and design guidelines, simplifying the community benefit plan process, and clarifying various specific plan provisions.
2. Adopt resolution No. 2942 recommending City Council approve an amendment to the Community Benefits Plan Policy.

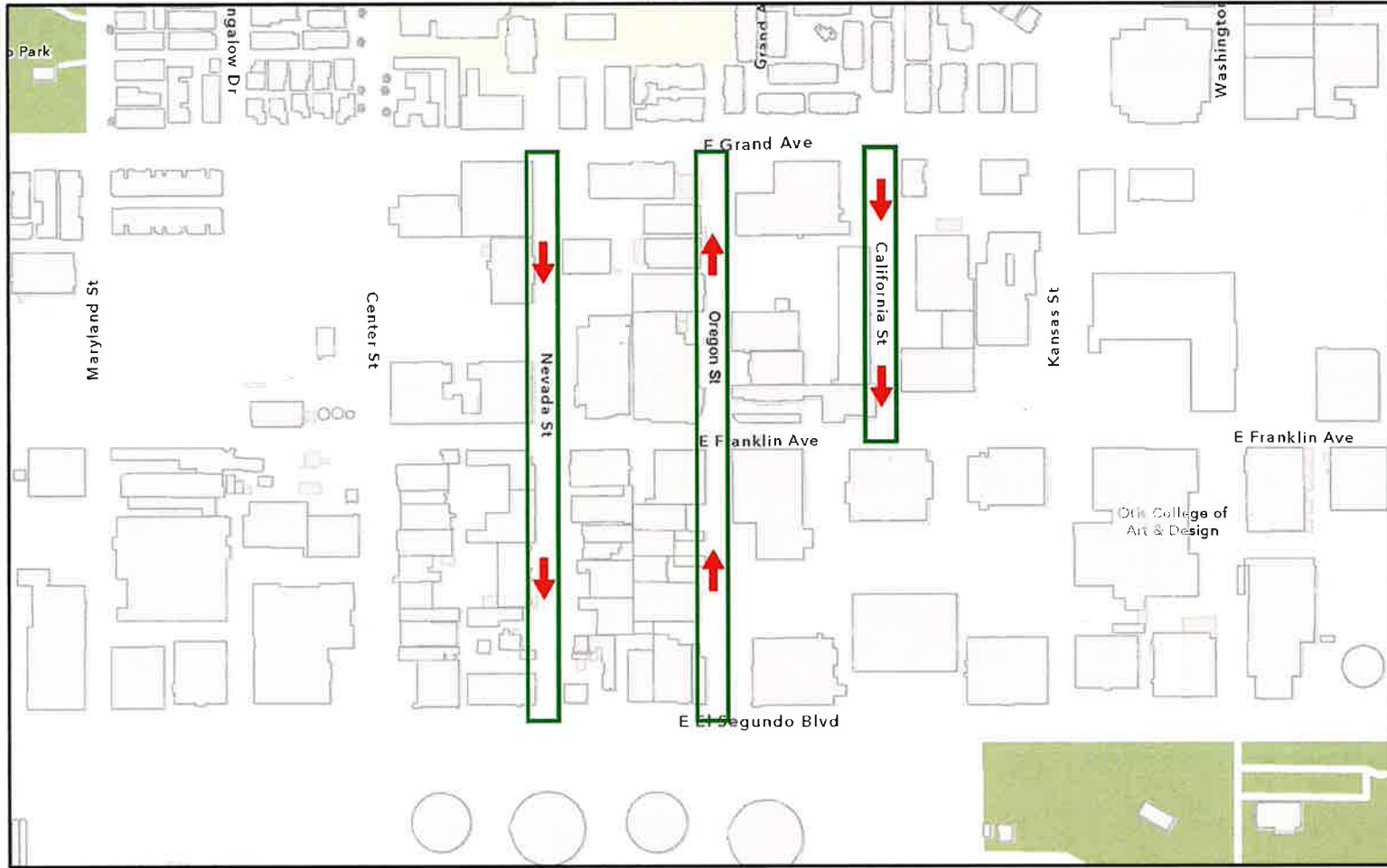
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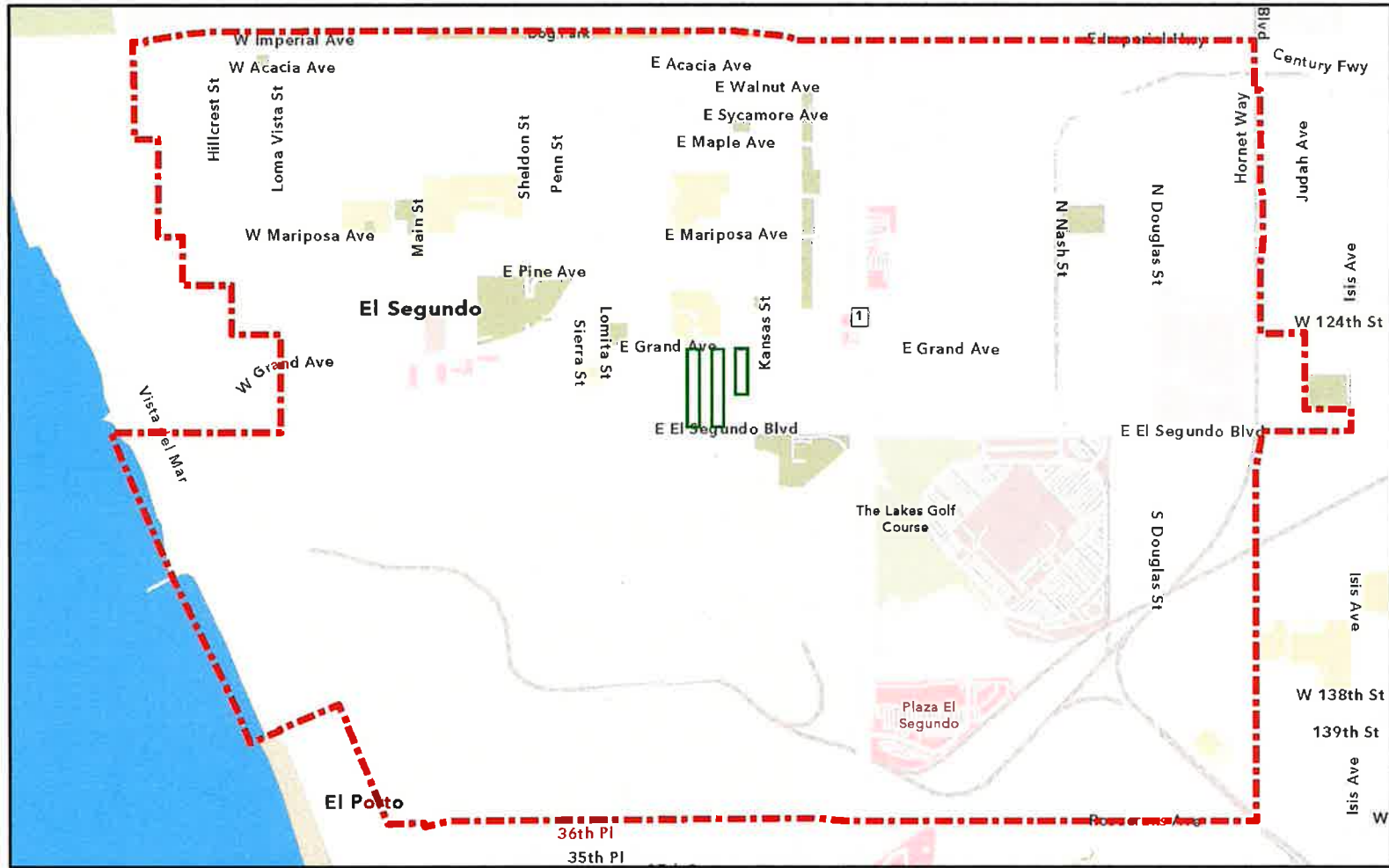
Parking In-lieu fee usage.

- Revenue Collected: \$338,352
- Designated for expenses: \$317,866 (two pilot projects)
- Funds available: \$20,486 (\$42,421)

Location Map - PW 23-05 Smoky Hollow Parking Pilot Project



Vicinity Map - PW 23-05 Smoky Hollow Parking Pilot Project



Discussion

