



CITY OF
EL SEGUNDO

Downtown Specific Plan Update

Background

- Project initiation (late 2021)
- Community Outreach (2022)
- Environmental Impact Report (2023)
- Draft Specific Plan (May 2023)
- Planning Commission Study Session (June 2023)
- City Council Study Session (September 2023)
- Draft Environmental Impact Report (EIR) public review (February 2-March 18, 2024)
- Preparation of Final EIR (March 31, 2024)

Downtown Specific Plan Contents

1. Introduction and Vision
2. Private Realm- Land Use and Development Standards
3. Public Realm- Multimodal Mobility
4. Public Realm- Placemaking and Beautification
5. Infrastructure and Public Facilities
6. Implementation
7. Administration

Boundary Changes

El Segundo High School

El Segundo Library

EUCALYPTUS DR

STANDARD ST

Civic Center

MAIN ST

MARKETPLACE ALLEY

RICHMOND ST

CONCORD ST

GRAND AVE

FRANKLIN AVE

Old Town Music Hall

Chevron El Segundo Refinery

MARIPOSA AVE

PINE AVE

HOLLY AVE

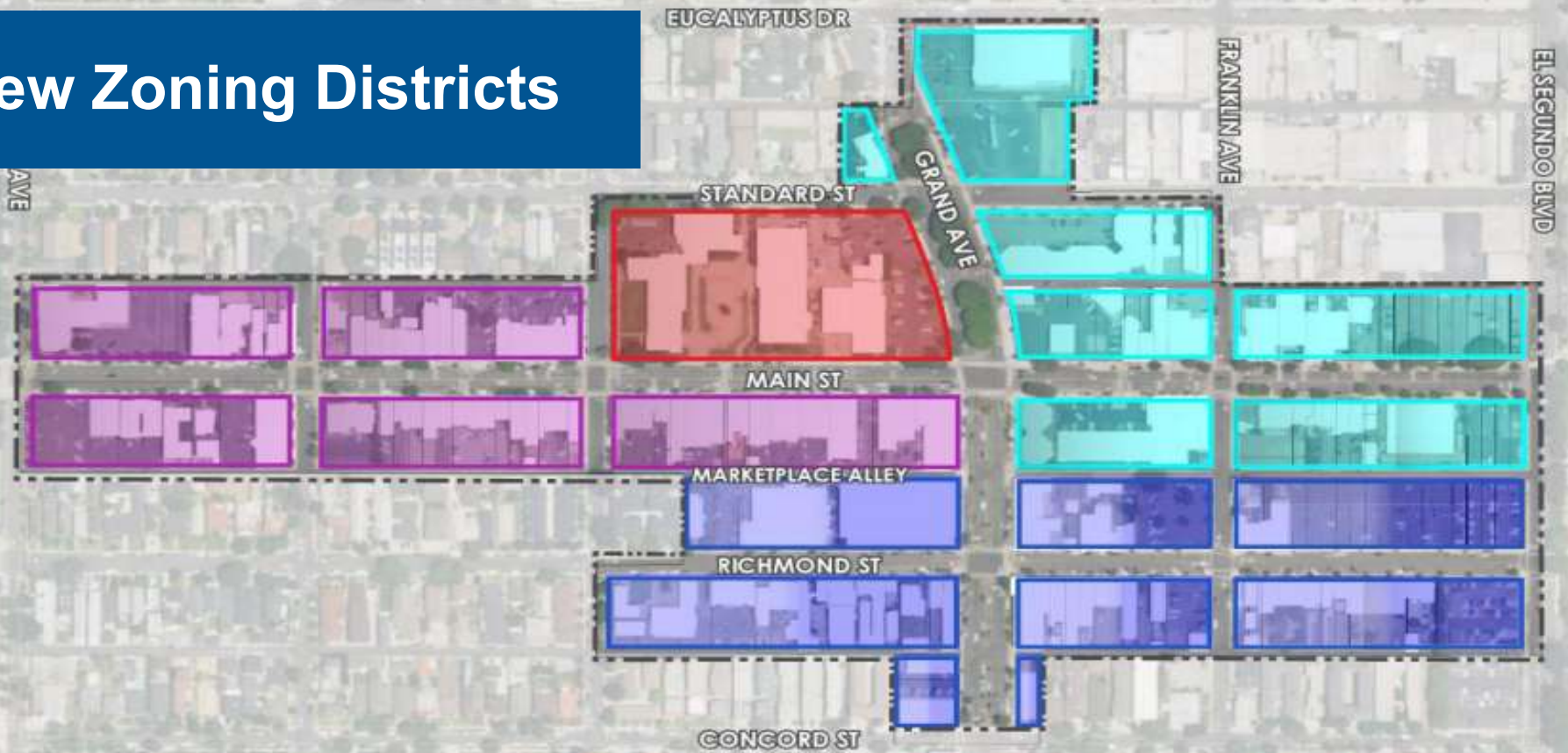
EL SEGUNDO BLVD

LEGEND

--- Specific Plan Update Study Area Boundary

□ Area Not Included in the 2000 Specific Plan

New Zoning Districts



Main Street District

Richmond Street District

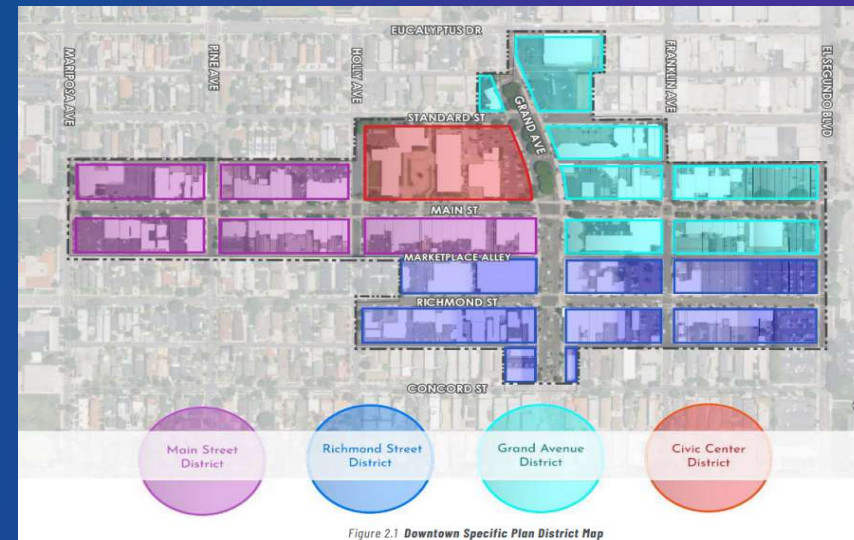
Grand Avenue District

Civic Center District

Chapter 2 - Private Realm

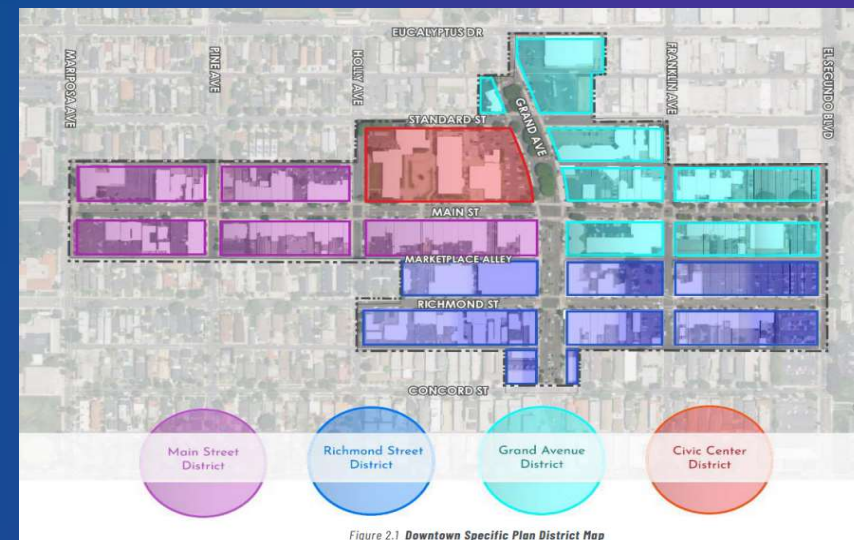
Permitted Uses

- Main Street office and financial uses
 - Above or behind the primary street ground floor uses
- Multi-family residential
 - Permitted in all three commercial districts
 - Permitted on the ground floor in Richmond St and Grand Ave districts



Development Standards

- Residential Density
 - Current: 1 unit per 3,500 s.f.
 - Proposed: No limit
- Commercial Density
 - Current FAR: 1.0 max
 - Proposed: No limit



Development Standards

- Height

Current Limit	Proposed Main Street District	Proposed Richmond Street District	Grand Avenue District
<ul style="list-style-type: none">• 30 feet (2 stories)• 45 feet (3 stories)25-foot step-back	<ul style="list-style-type: none">• 30 feet• 45 feet10-foot step-back	45 feet (No step-back)	60 feet* (No step-back)

*Except for properties that front Main Street



Development Standards

- Parking
 - Substantial reductions on private property requirements
 - Part of overall Parking and Mobility Strategy



Development Standards

- Parking

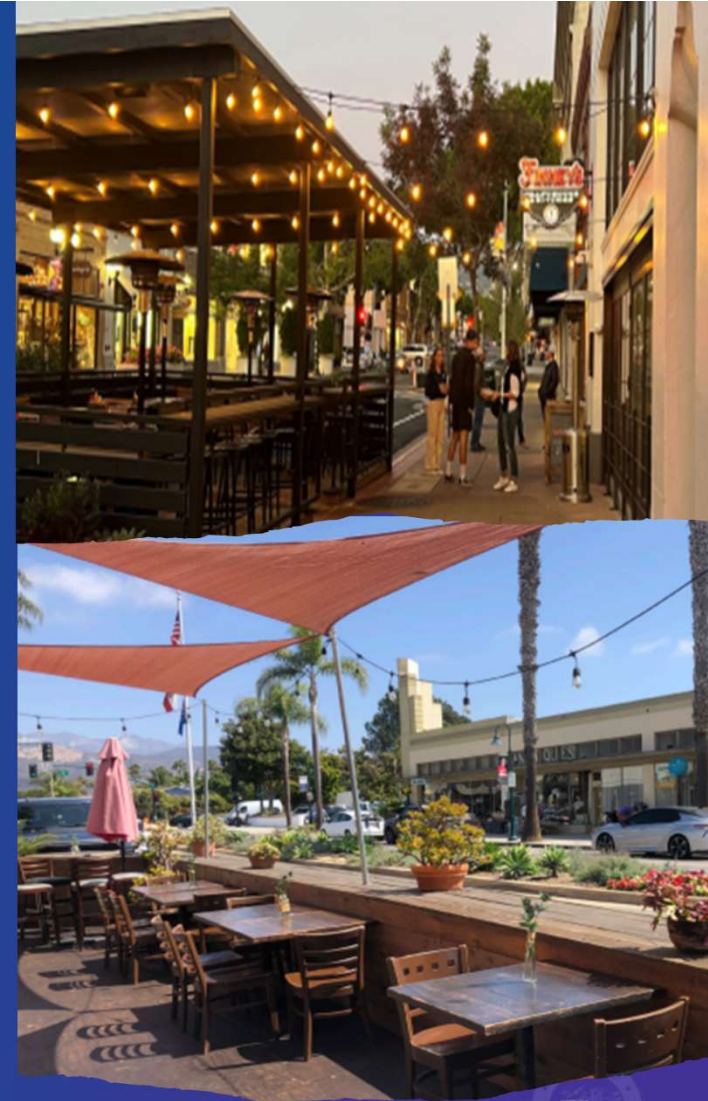
Use Category	Current requirement	Proposed requirement
Retail	1 space per 300 s.f.	1 space per 667 s.f. 1 space per 400 s.f. (over 10,000 s.f.)
Restaurants: Dining area Non-dining area	1 space per 75 s.f. 1 space per 250 s.f.	1 space per 667 s.f.
Professional Office	1 space per 300 s.f.	1 space per 500 s.f. 1 space per 333 s.f. (over 10,000 s.f.)
Outdoor Dining	0 spaces - up to 200 s.f. 1 space per 75 s.f. - over 200 s.f.	0 spaces - up to 500 s.f. 1 space per 300 s.f. - over 500 s.f.



Development Standards

• Outdoor Dining Design

- 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



Chapter 3: Public Realm



Pedestrian
Improvements



Bicycle
Improvements



Public Transit
Improvements

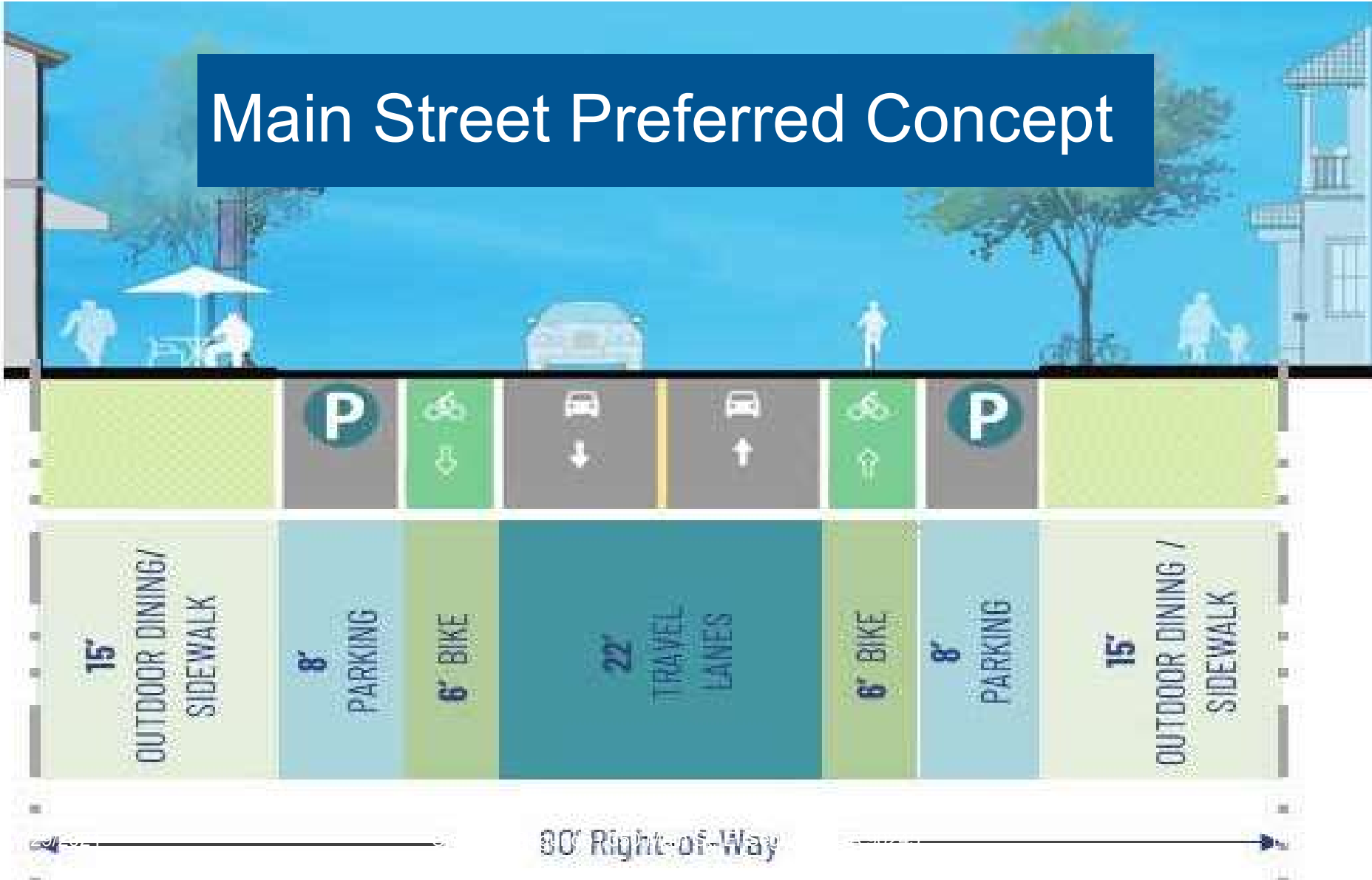


Vehicular
Circulation

Main Street Existing Design



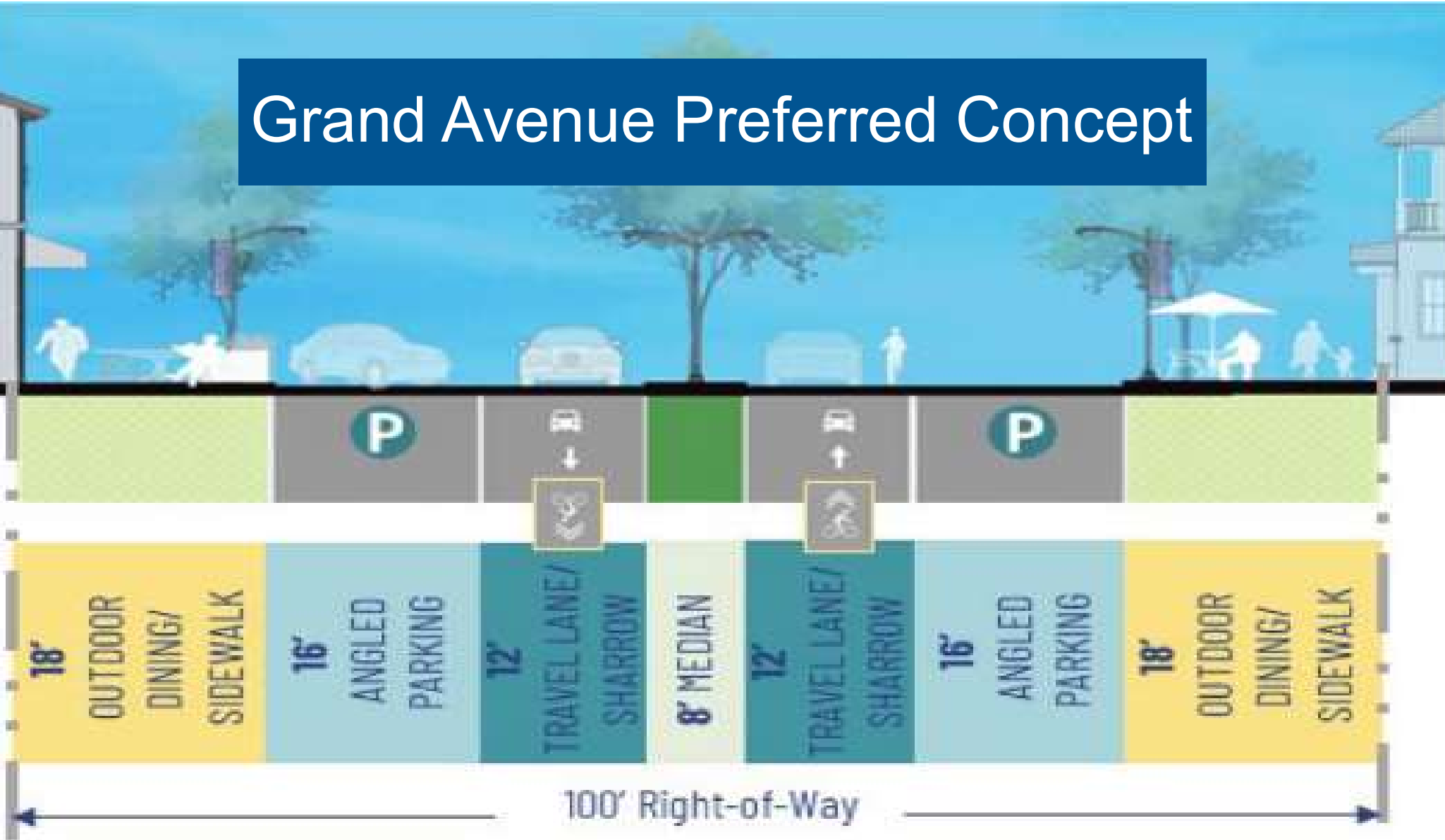
Main Street Preferred Concept



Grand Avenue Existing Design



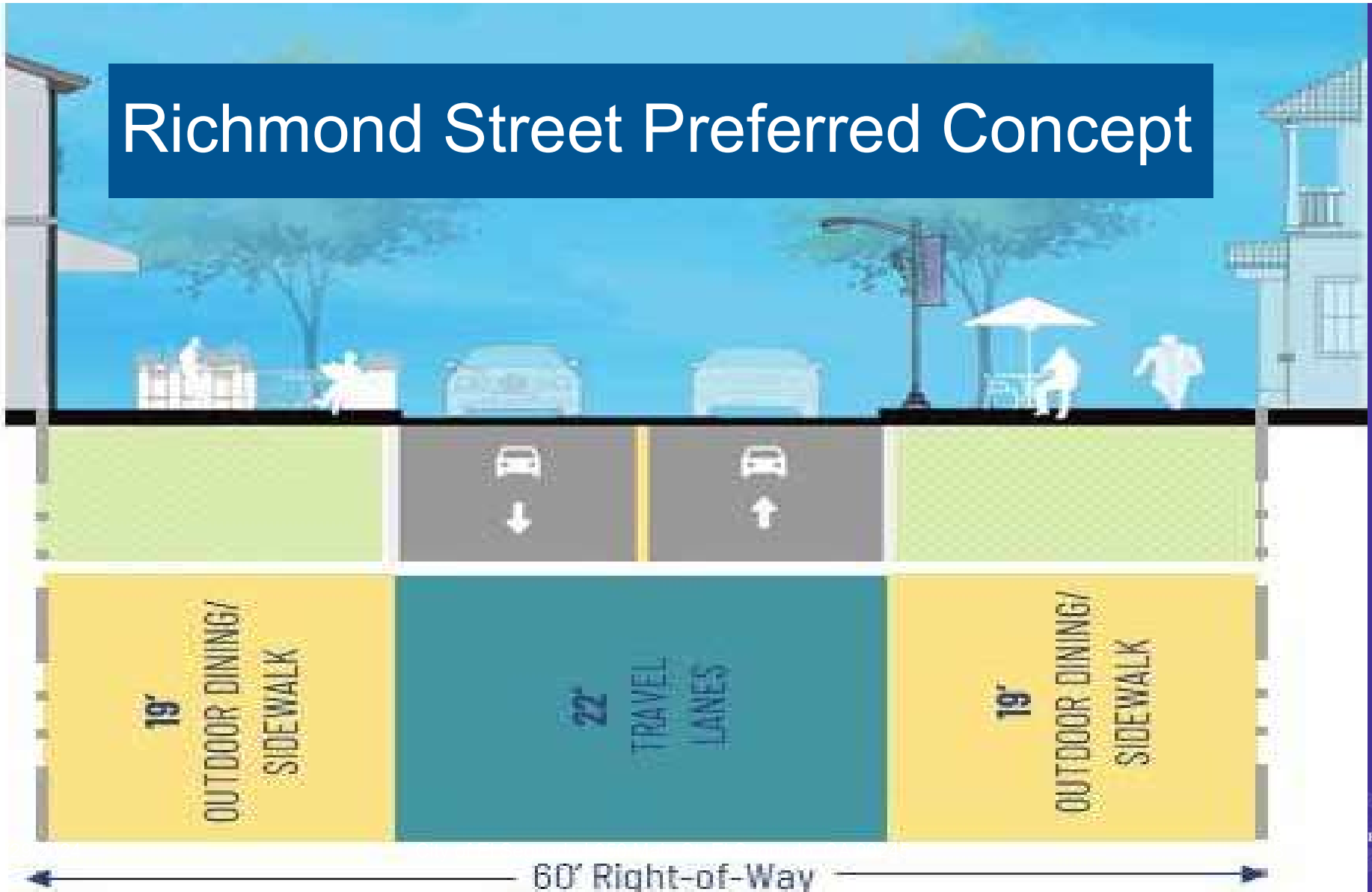
Grand Avenue Preferred Concept



Richmond Street Existing Design



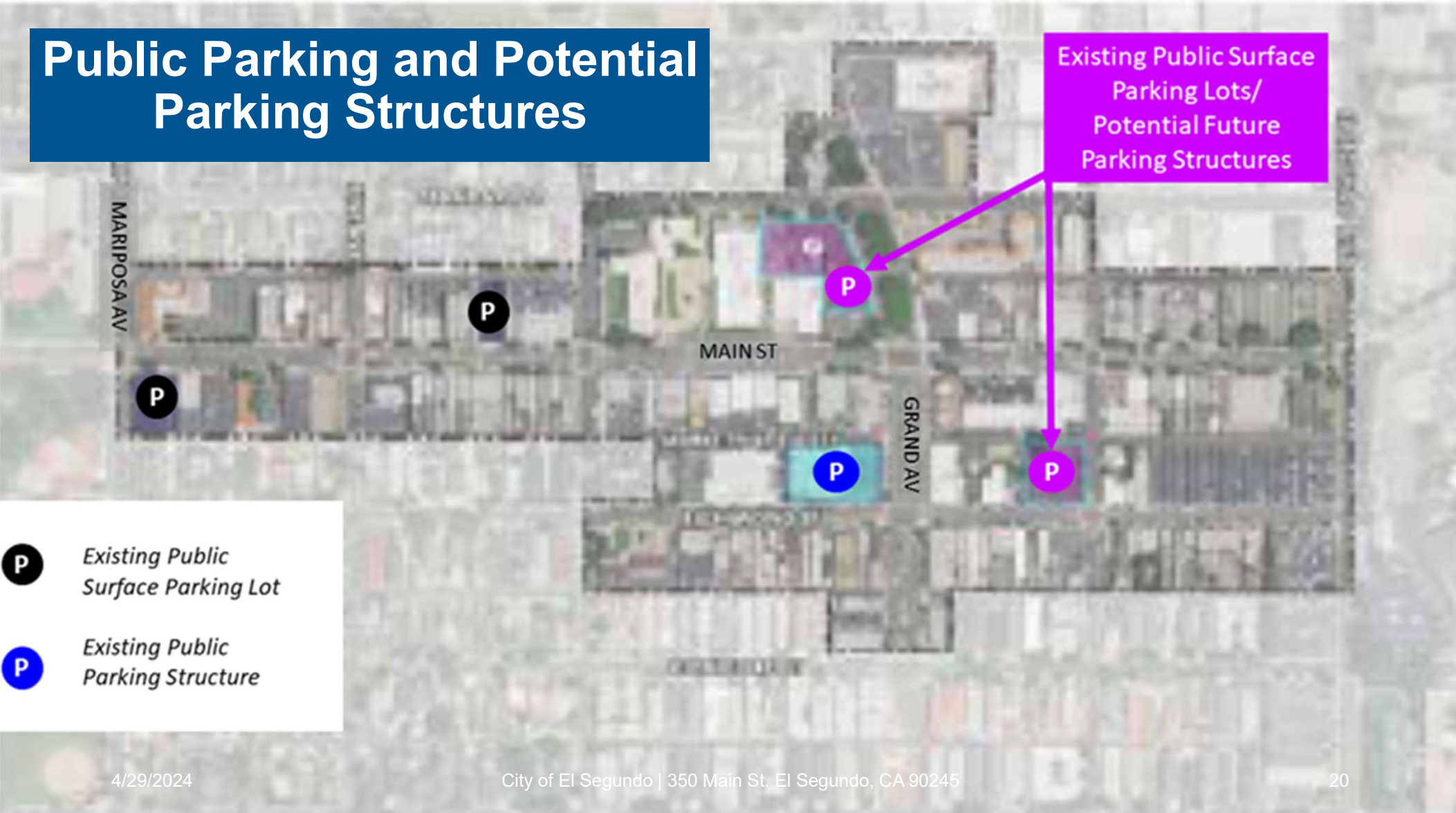
Richmond Street Preferred Concept



Summary of Parking Strategy

- Reduce private property parking requirements
- Improve pedestrian, bicycle, and transit access
- Improve management of existing private and public parking
- Expand parking supply through parking structures

Public Parking and Potential Parking Structures



Existing Public Surface
Parking Lots/
Potential Future
Parking Structures

-  Existing Public Surface Parking Lot
-  Existing Public Parking Structure

Chapter 6 - Implementation

- Action Plan
- Funding Mechanisms

CEQA/Environmental Impact Report

- Impacts are less than significant
 - Cultural/Historic
 - Geology
 - Hazardous Materials (Phase I)
 - Public Services
 - Tribal
- Public comments
 - Cultural/Historic
 - Aesthetics
 - Land use
 - Transportation





EL SEGUNDO

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Questions