

The logo of the City of El Segundo, featuring a circular seal with a building and the text "CITY OF EL SEGUNDO" around the perimeter.

CITY OF
EL SEGUNDO

Downtown Specific Plan Update

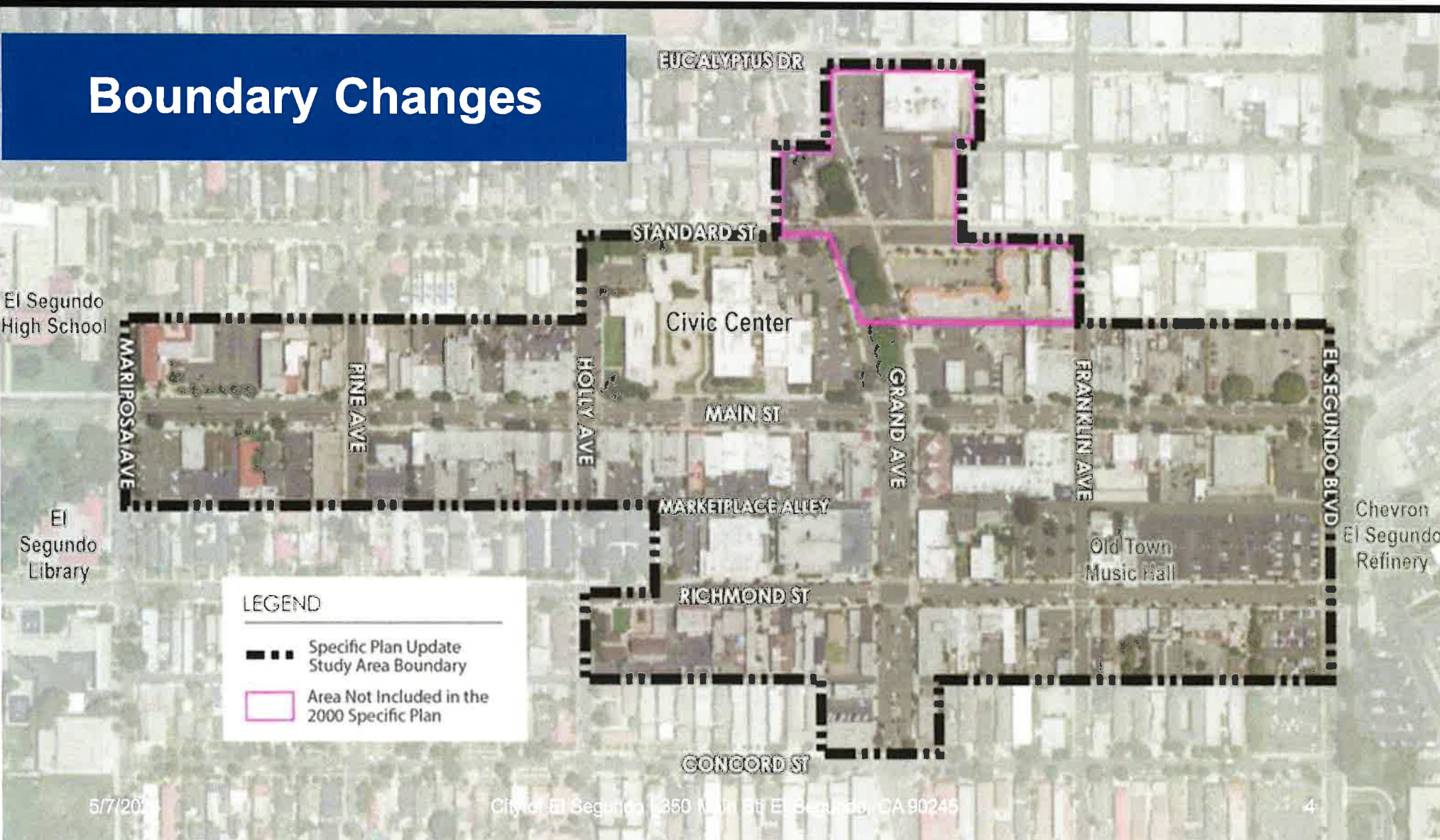
Background

- 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)

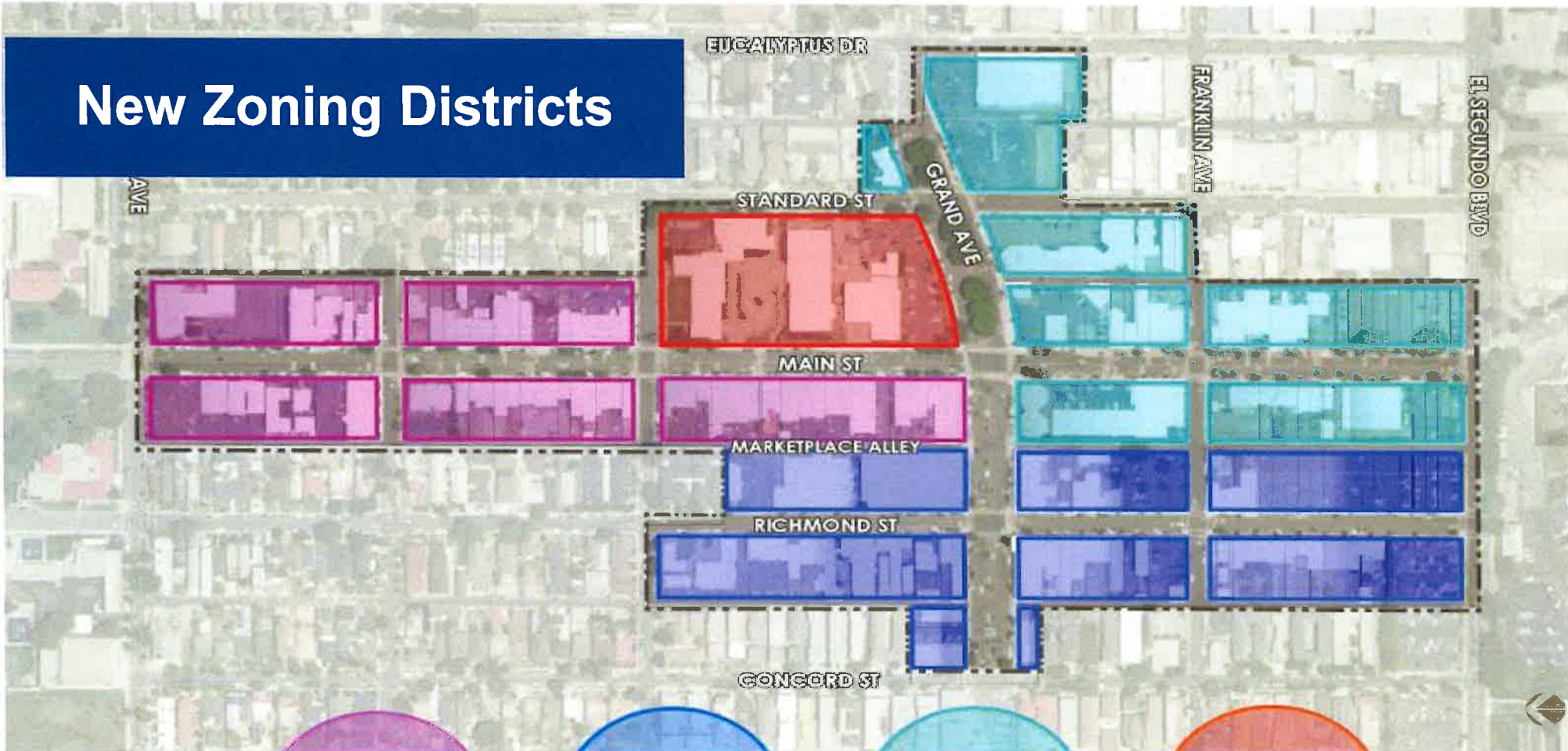
Downtown Specific Plan Contents

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



New Zoning Districts



Main Street
District

Richmond Street
District

Grand Avenue
District

Civic Center
District

El Segundo | 350

El Segundo, CA 90245

Chapter 2 - Private Realm

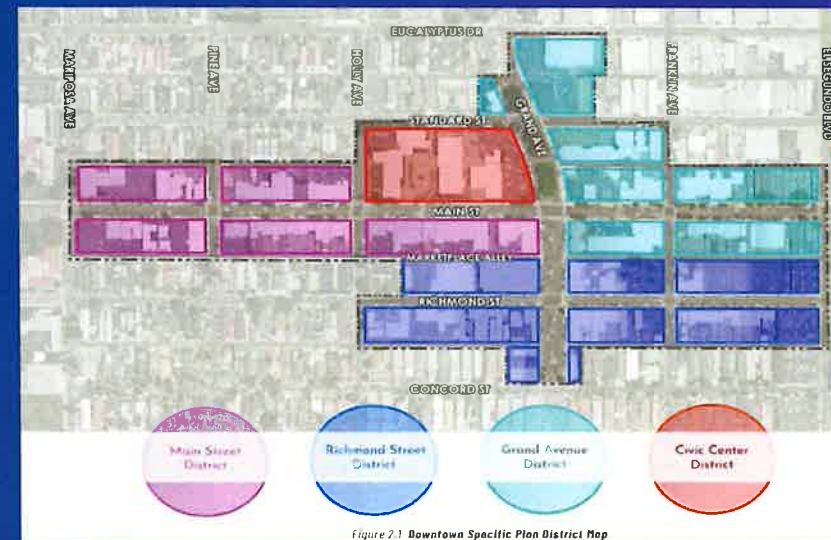
Permitted Uses

- 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	Main Street District	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 feet 10-foot step-back 	<ul style="list-style-type: none"> • 45 feet (No step-back) 	<ul style="list-style-type: none"> • 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.)
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.)
Restaurants:		
Dining area	1 space per 75 s.f.	1 space per 667 s.f.
Non-dining area	1 space per 250 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 passage along the public sidewalk
- Dining area surface material



Chapter 3: Public Realm



Pedestrian
Improvements



Bicycle
Improvements

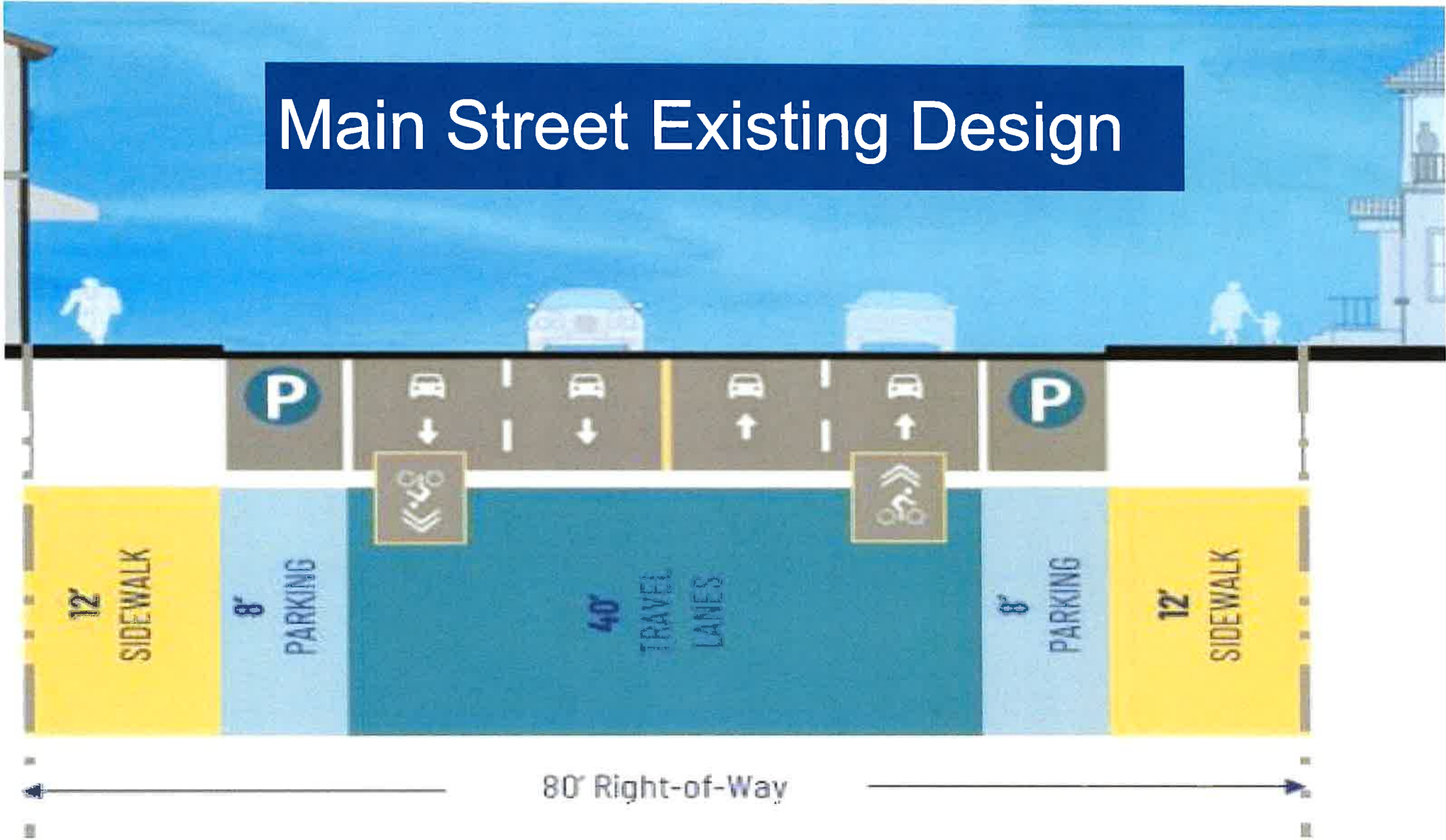


Public Transit
Improvements

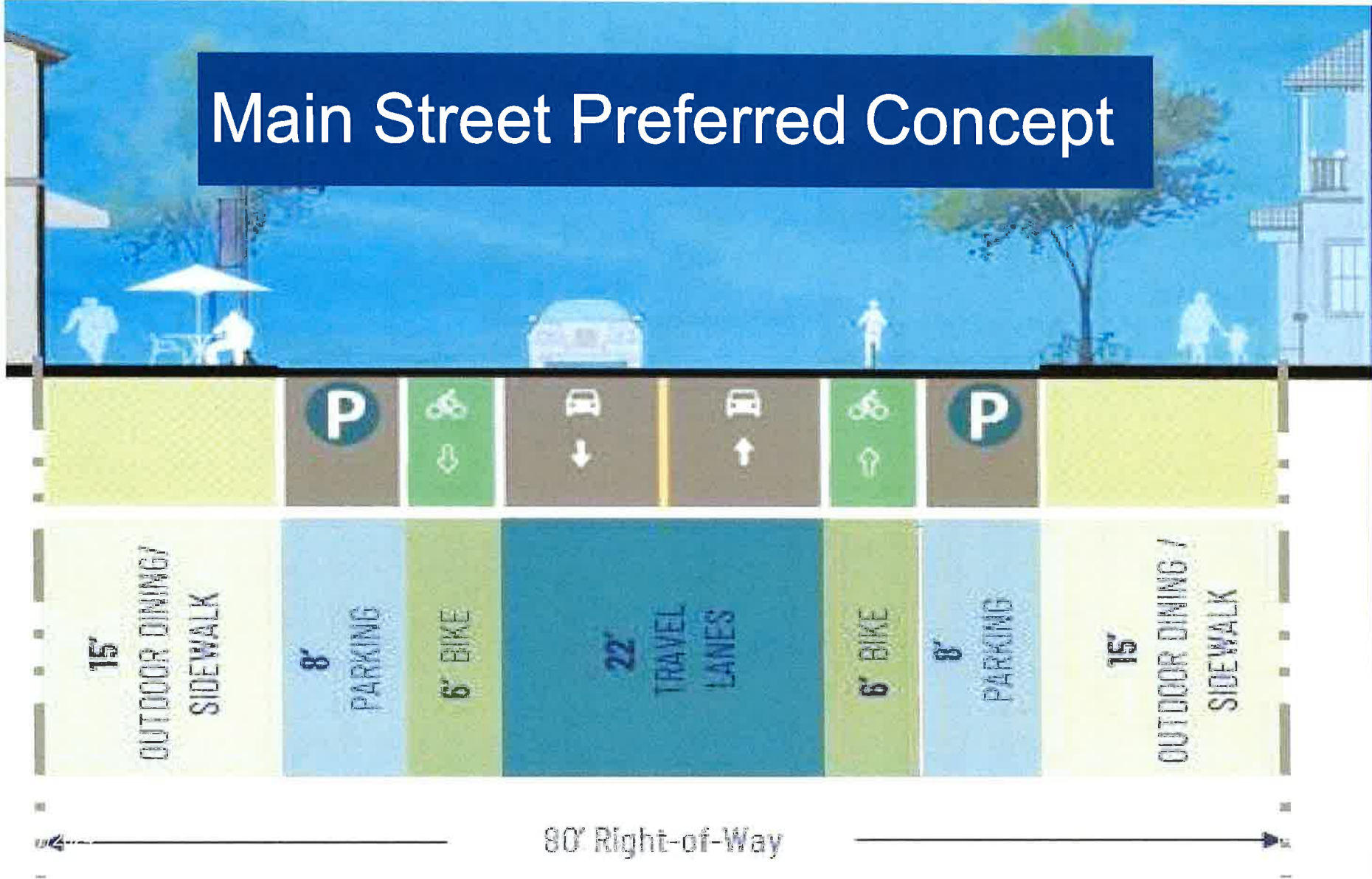


Vehicular
Circulation

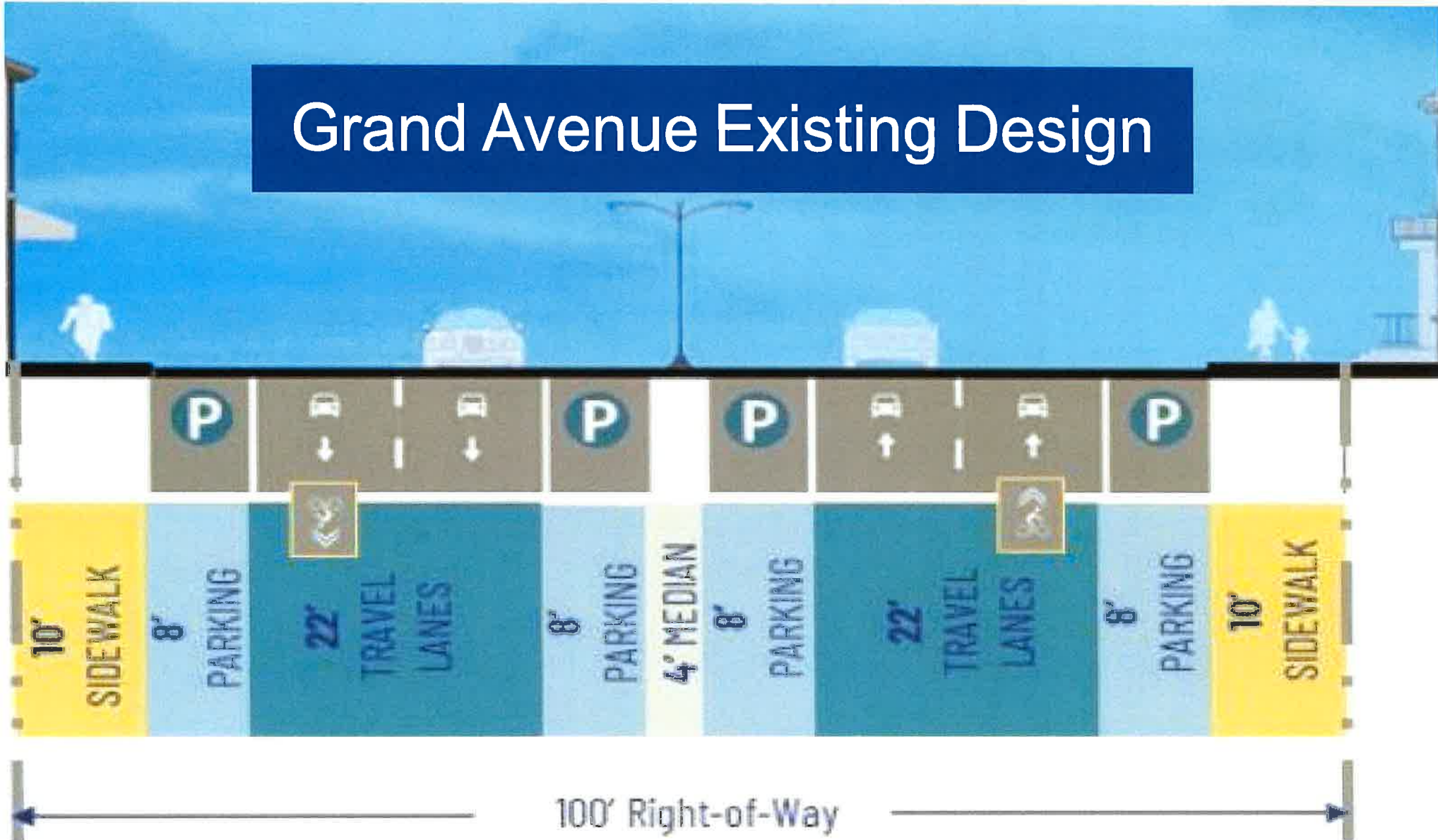
Main Street Existing Design



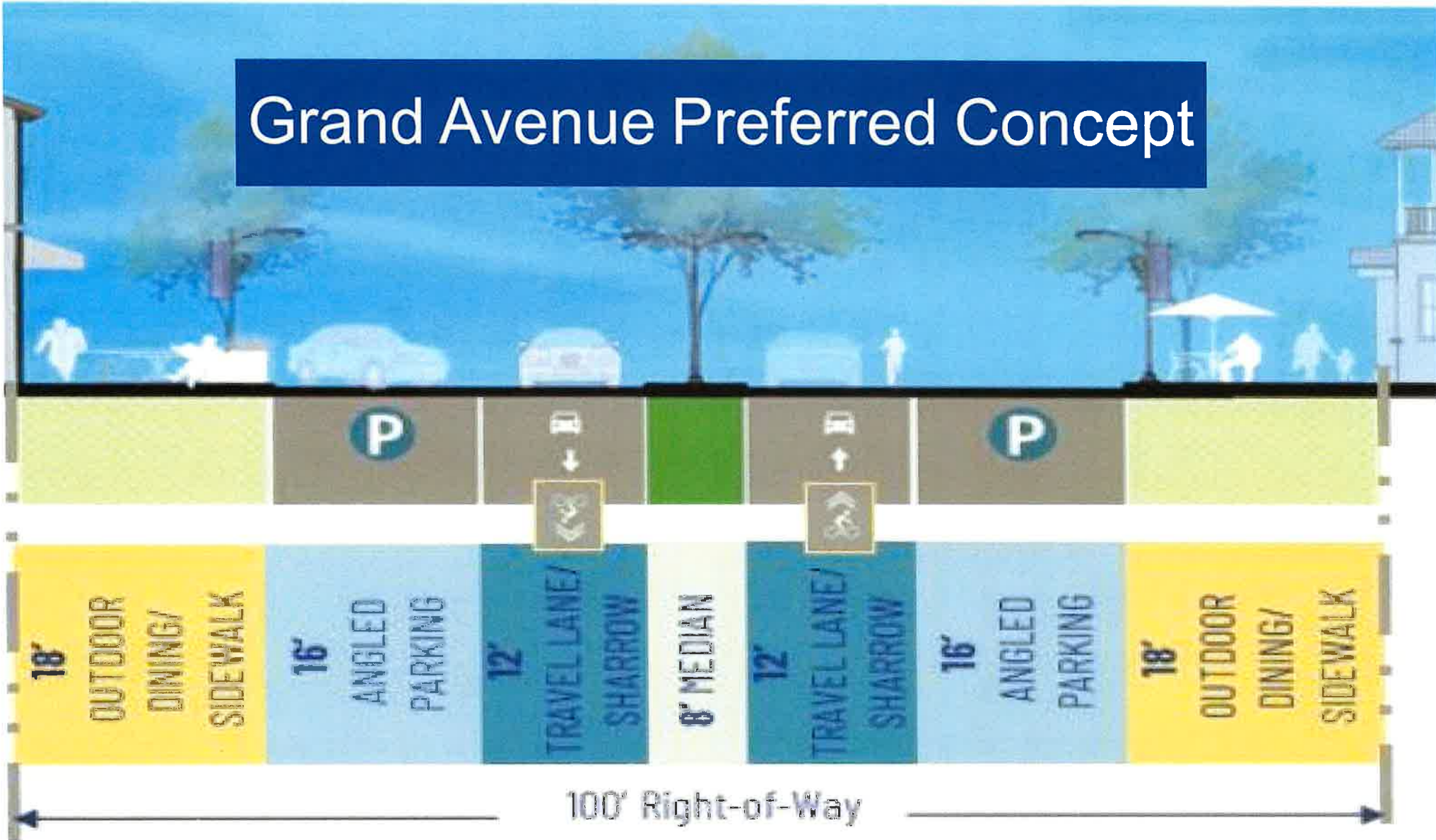
Main Street Preferred Concept



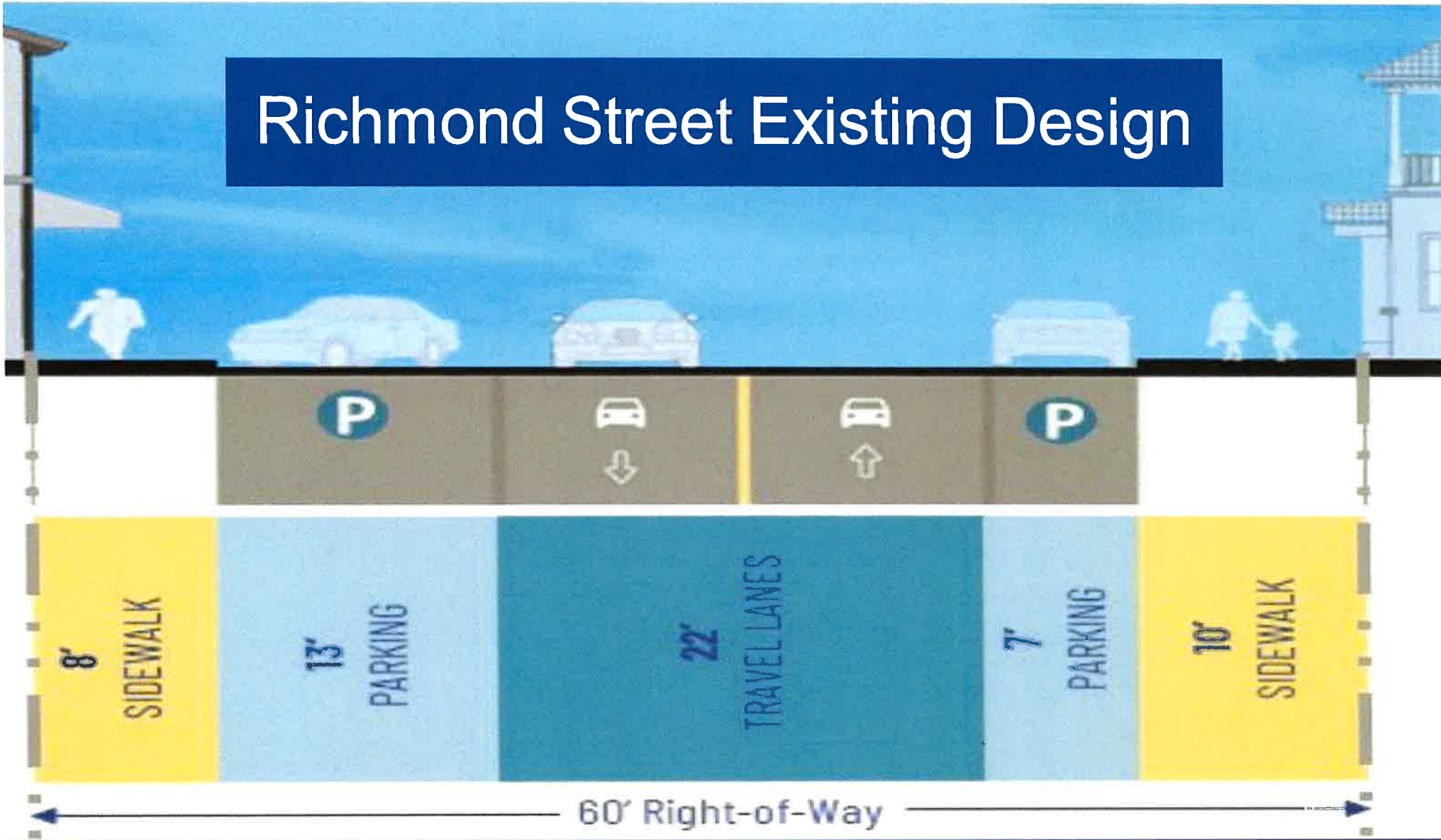
Grand Avenue Existing Design



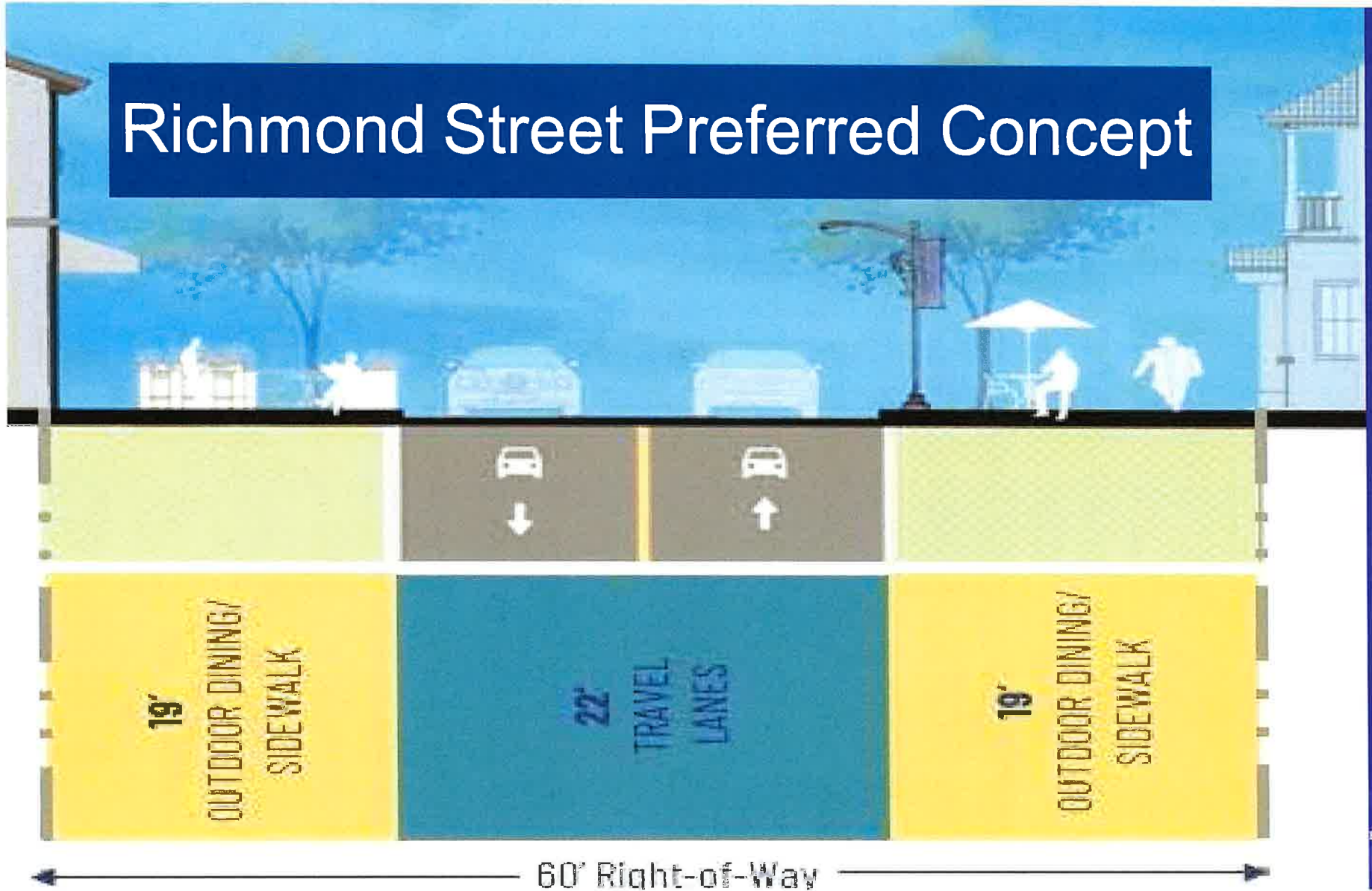
Grand Avenue Preferred Concept



Richmond Street Existing Design



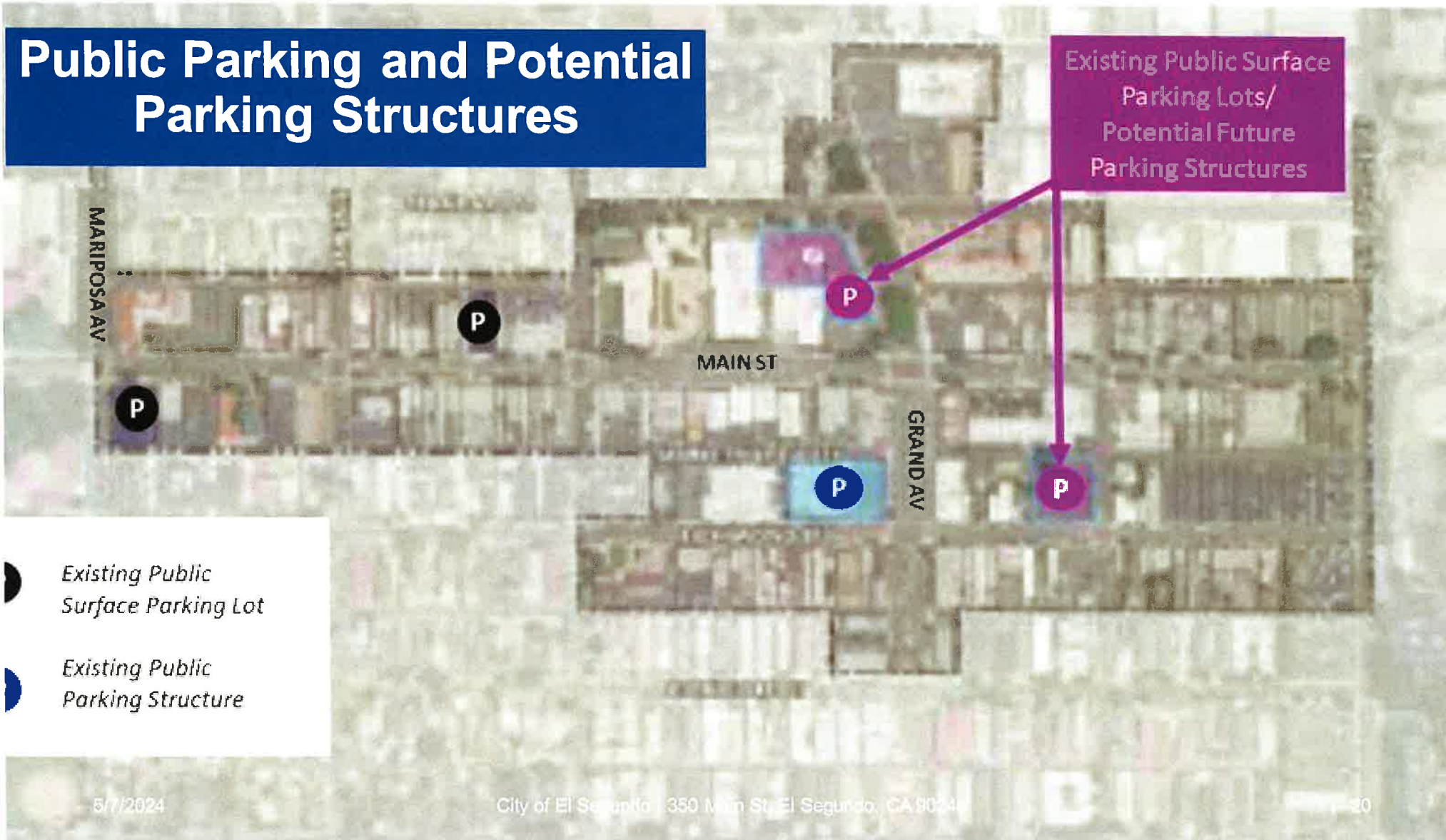
Richmond Street Preferred Concept



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 Lot

Existing Public Parking Structure

Chapter 6 - Implementation

- Action Plan
- Funding Mechanisms

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



CEQA/Environmental Impact Report

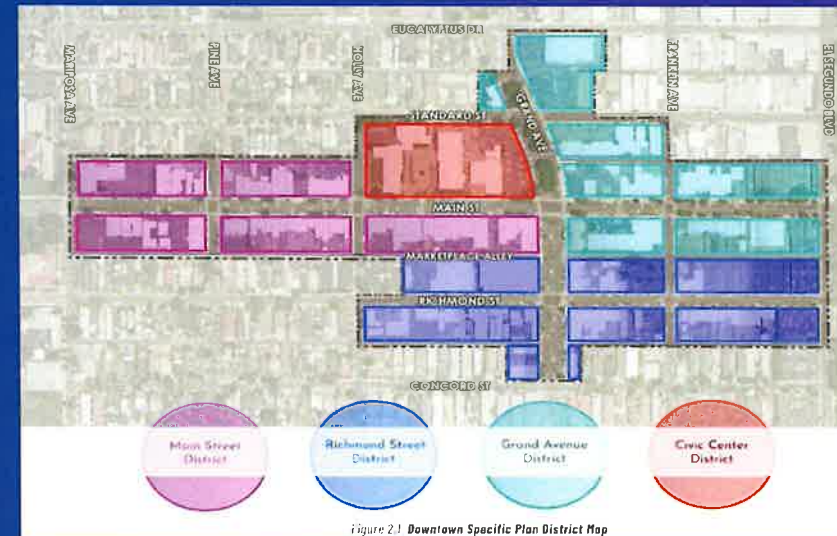
- Impacts are less than significant
 - Cultural/Historic
 - Geology
 - Hazardous Materials (Phase I)
 - Public Services
 - Tribal
- Public comments
 - Cultural/Historic
 - Aesthetics
 - Land use
 - Transportation

Planning Commission Recommendations

Permitted Uses

Museums

- Currently permitted in Richmond Street and Civic Center
- Permit in all districts



Planning Commission Recommendations

Dance / Night clubs

- Currently not permitted
- Permit in Grand Avenue District subject to an Administrative Use Permit (AUP)
- Amend name to Dance/night clubs or Dance club/entertainment venue
- Amend definition to permit assembly events
- Establish operational restrictions

Planning Commission Recommendations

Dance/night club restrictions

- Business size: 4,000 g.s.f max
- Dance floor: 10% of business (& 500 s.f. max)
- Noise:
 - Limit music volume to 90 dBA max
 - Sound proofing: require through AUP process
- Lighting:
 - Design to limit spill-over
 - Review through AUP process
- Queue:
 - Limit to business frontage width
 - Maintain clear passage along public sidewalk
- Entertainment Permit required

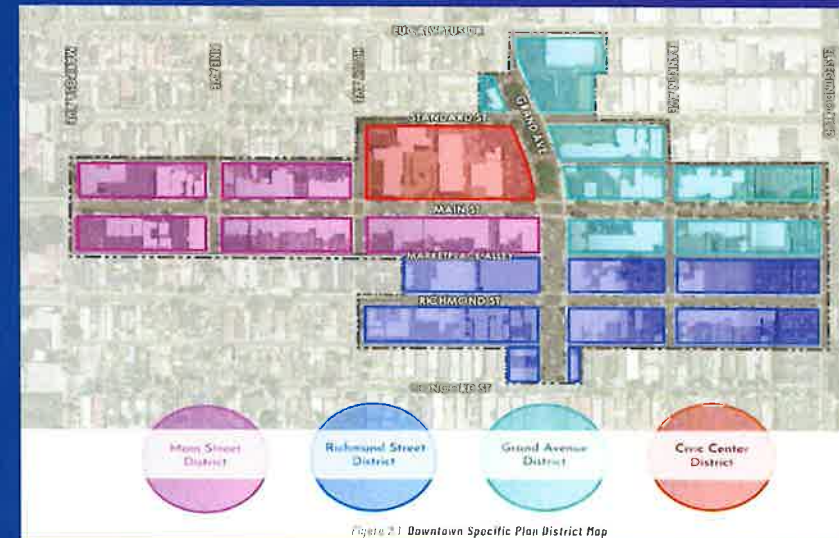
For discussion

- Location or orientation of entrance?
- Prohibition of cover charge

Planning Commission Recommendations

Options for City Council

- Adopt DSP as currently drafted
- Direct staff to incorporate Museums and Dance/Night clubs as described
- Provide other direction to staff regarding the PC recommended uses



Downtown Outdoor Dining Program



Neighboring Property Owners' Approval

Scenario 1: Signed petition by 100% of adjacent property owners/business owners located within 100' on the same side of the street

Scenario 2: Immediate adjacent business on both sides of the same street

Scenario 3: No need for adjacent approvals

Change of Business

Scenario 1: New business must reapply for outdoor dining

Scenario 2: New business may keep previously approved outdoor dining as- is

Scenario 3: New business may keep previously approved outdoor dining, but apply for tenant improvement if making changes

Application and Renewal Fees

SERVICE		REFERENCE NO.		
El Segundo Outdoor Dining Application and Annual Renewal Fee		ITEM #		
FEE STRUCTURE				
Outdoor Dining Application				
<u>Department</u>	<u>Position</u>	<u>Hour(s)</u>	<u>Fully Burdened Cost</u>	<u>Total</u>
Public Works	Administrative Specialist	1	\$104.21	\$104.21
Public Works	Senior Associate Engineers	8	\$228.3	\$1,826.40
Public Works	Senior Associate Engineers	3	\$228.3	\$684.90
Public Works	City Engineer	0.5	\$314.44	\$157.22
Public Works	Public Works Director	0.5	\$263.77	\$131.89
Building & Safety	Senior Building Inspector	1	\$194.15	\$194.15
Building & Safety	Plan Checker	1	\$181.54	\$181.54
Planning	Assistant Planner	1	\$203.22	\$203.22
City Manager	Deputy City Manager	0.5	\$263.73	\$131.87
Fire	Fire Marshal	0.5	\$204.69	\$102.35
Fire	Inspector	0.5	\$157.98	\$78.99
			Total	\$3,796.73
Annual Renewal				
<u>Department</u>	<u>Position</u>	<u>Hour(s)</u>	<u>Fully Burdened Cost</u>	<u>Total</u>
Building and Safety	Senior Building Inspector	1	\$194.15	\$194.15
Planning	Assistant Planner	1	\$203.22	\$203.22
Public Works	City Engineer	2	\$314.44	\$628.88
			Total	\$1,026.25



Summary of Actions

- Adopt a Resolution certifying the EIR and approving the General Plan Amendments for the Project
- Waive first reading and introduce Ordinance adopting the Specific Plan Amendment, Zone Change, and Zone Text Amendment
- Schedule a second reading for the Ordinance on May 21, 2024
- Adopt a Resolution updating the payment procedures for parking in-lieu fees
- Approve the Downtown Outdoor Dining Program Guidelines
- Adopt a Resolution establishing Downtown Outdoor Dining Application and Fees



Questions