

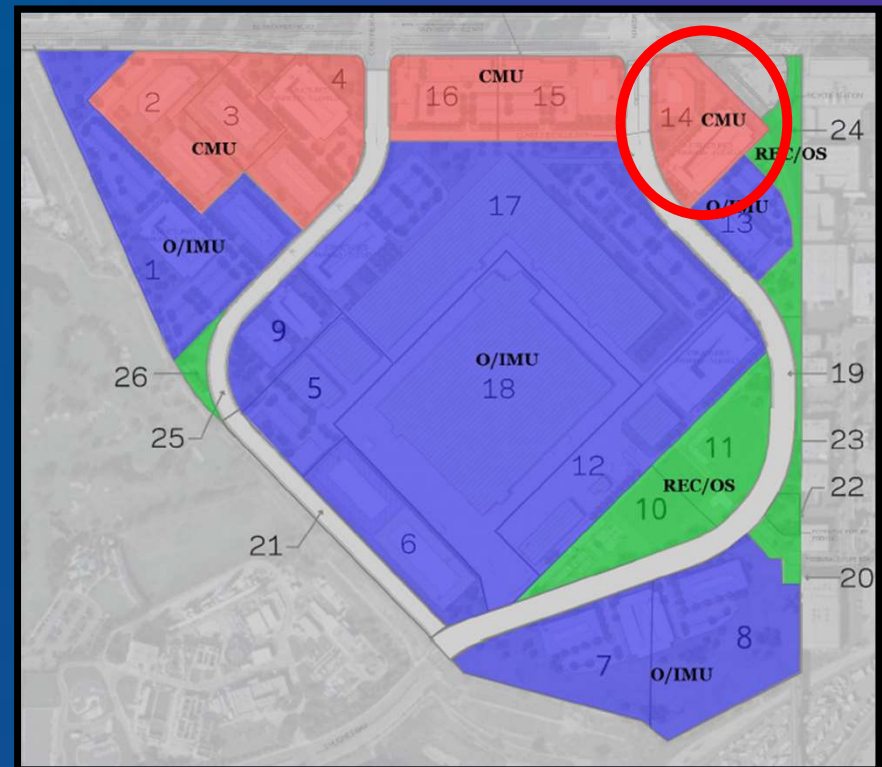


El Segundo South Campus Specific Plan Amendment and Addendum No. 2 to the Final Environmental Impact Report

EA-1360 and Specific Plan Amendment No. SPA 24-01

Site Description

- Lot 14
 - Site measures 3.9273 acres
 - Commercial/Office Mixed Use (CMU) land use designation
 - Identified as Phase 2 in the ESSCSP
 - Currently vacant



Project Description

- Amending the ESSCSP land use designation for Lot 14
 - From Commercial/Office Mixed Use (CMU) to Office/Industrial Mixed Use (O/IMU)
- Addendum No.2 to the Final Environmental Impact Report approved under EA-905
- No development proposed

Proposed Specific Plan Amendments

Land Use – Project Development Scenario

Table III-2 Land Use – Project Development Scenario is amended as follows:

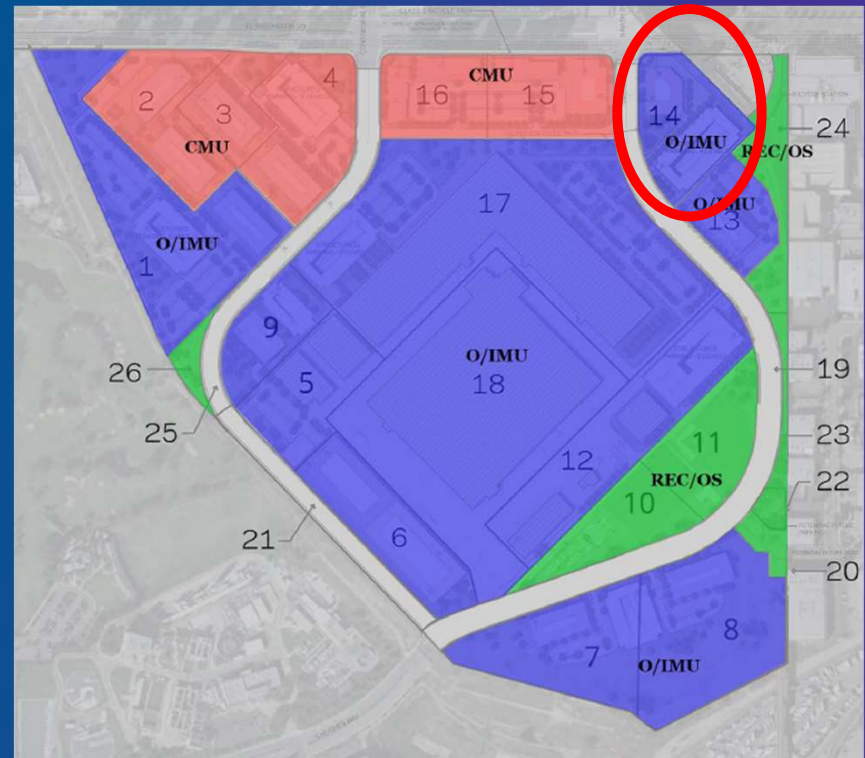
**Table III-2
Land Use – Project Development Scenario**

Parcel	Use	Acreage	Building Area (Net)	Building Area (Gross) ²	Assumed FAR ³
Commercial/Office Mixed Use (CMU)					
2	Office	4.85	380,040	425,645	1.80
3	Office	2.57	191,540	214,525	1.71
4	Office	5.20	191,540	214,525	0.85
15	Commercial	3.99	46,000	51,520	0.26
16	Commercial	3.35	37,000	41,440	0.25
<i>Subtotal</i>		19.97	846,120	947,654	0.97
Office/Industrial Mixed Use (OI MU)					
1	Office	10.01	191,540	214,525	0.44
5	Existing	4.38	67,465	82,412	0.35
6	Warehouse Light Ind.	4.57	82,000	91,840	1.17
			150,000	168,000	
7	Office	5.71	163,840	183,500.8	0.66
8	Office	8.07	163,840	183,500.8	0.47
9	Office	2.79	160,840	180,141	1.32
12	Existing	7.78	53,934	82,798	0.16
13	Office	2.71	121,820	136,438.4	1.03
14	Office	3.93	50,000	56,000	0.29
17	Existing	22.32	996,871	1,121,048	1.03
18	Existing	18.41	670,619	783,689	0.84
<i>Subtotal</i>		90.67	2,822,769	3,283,892.6	0.73
TOTAL DEV		110.62	3,718,889 ⁴	4,231,547	0.77
19-26	Roads/OS	18.25	--	--	--
Recreational/Open Space					
10	Recreation	3.47	0	0	0
11	Recreation	3.88	0	0	0
<i>Subtotal</i>		7.34	0	0	0
El Segundo Blvd. New Dedication	Road and Bike Path	0.83	--	--	--
El Segundo Blvd. Existing Dedication	Road	5.22	--	--	--
TOTAL		142.28			0.60

Proposed Specific Plan Amendments Cont.

Land Use Plan Map

*ESSCSP Exhibit 5 Land Use
Plan is amended as follows:*



Proposed Specific Plan Amendments Cont.

Permitted Uses

*ESSCSP Table IV-1 Allowable Uses
Table is amended as follows:*

**Table IV-1
Allowable Uses**

Use	CMU	O/I MU	REC/OS
Alternative fuel stations	P	P	--
Cafes	P	P	--
Data Centers	C	P ₂	--
Financial institutions	P	P	--
General Offices, including medical and dental	P	P	--
General storage and warehousing	--	P ₂	--
General storage and warehousing (Raytheon Company only)	P	P ₂	--
Health Clubs	P	P	--
High and medium bay labs	--	P	--
High and medium bay labs (Raytheon Company only)	P	P	--
Light Industrial uses	--	P	--
Light Industrial uses (Raytheon Company only)	P	P	--
Movie and Entertainment Facilities	P	P	--
Multimedia Related Offices	P	P	--
Postproduction Facilities	P	P	--
Public facilities, including, but not limited to, fire and police facilities, post offices, and libraries.	P	P	--
Public Utilities	P	P	P
Recreation Facilities (public and private)	P	P	P
Research and Development, including scientific research and experimental development laboratories	P	P	--
Restaurants, full service	P	P	--
Restaurants, fast food	P	P	--
Retail uses (excluding off site sale alcohol sales)	P	P	--

Description/Target	CMU	O/I MU	REC/OS
Parking structures and surface parking lots	A ₁	P ₃ /A ₃	P/A
Radar towers	A/AUP	A/AUP	A/AUP
Video arcades, defined as any business with three or more video or arcade machines.	C	C	C
All uses that are not permitted, conditionally permitted, or determined to be similar uses as specified above.	--	--	--
All uses that are involved with the storage of waste materials as the primary business	--	--	--
Freight Forwarding	--	--	--
Gasoline and Diesel Service Stations	--	--	--
Mini-storage	--	--	--
Residential Uses	--	--	--
AUP Administrative Use Permit			
A Permitted Accessory Use			
C Conditional Use			
P Permitted Use			
-- Not Permitted			
Note: Pursuant to the ESMC, uses of a similar nature which are unlisted in Table IV-1 may be considered by the Director of Planning and Building Safety, subject to appeal to the Planning Commission.			
1 Surface Parking Lots is a permitted (P) use within Phase 1 CMU District subject to ESSCSP Section VI. Development Standards: D. Parking and Loading.			
2 Data center buildings within 100 feet of El Segundo Blvd on Parcel 14 are subject to review and approval through an Administrative Use Permit (AUP). Data center buildings beyond 100 feet of El Segundo Blvd on Parcel 14 will be permitted by right subject to site plan review.			
3 Parking structures and surface parking lots within 100 feet of El Segundo Blvd on Parcel 14 are subject to review and approval through an Administrative Use Permit (AUP). Parking structures and surface parking lots beyond 100 feet of El Segundo Blvd on Parcel 14 will be permitted by right subject to site plan review.			
4 As per the definition of "Warehousing and Distribution" contained in El Segundo Municipal Code (ESMC) § 15-1-6			

Specific Plan Amendment Findings

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

Environmental Review

- Environmental Impact Report (“EIR”) was prepared for the ESSCSP (EA-905) certified on December 15, 2015.
- Addendum to the Final EIR (EA-905) for the ESSCSP was prepared in accordance with State CEQA Guidelines.

Addendum No. 2 to FEIR Findings

- No new information of substantial importance shows any of the following:
 - (i) that the project will have one or more significant effects not discussed in the previous EIR;
 - (ii) that significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (iv) that mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- Total number of traffic trips will not exceed the trip ceiling identified in FEIR.
- Proposed additional uses on Lot 14 have lower trip generation rates than currently permitted uses.
- Impacts would remain less than significant with mitigation.

Recommendation

- Adopt Resolution No. 2956 recommending City Council adopt Addendum No. 2 to the original ESSCSP EIR, and
- Adopt Resolution No. 2957 recommending City Council approve the ESSCSP amendments.

Questions

Per ESMC 15-1-6: WAREHOUSING AND DISTRIBUTION: A building or premises in which goods, merchandise, or equipment are stored for eventual distribution.



City of El Segundo

SMOKY HOLLOW

SPECIFIC PLAN \ ADOPTED OCTOBER 2018
AMENDED MARCH 2022
AMENDED NOVEMBER 2023

SP Vision vs. Allowed Uses

Encourage land uses that support the District's Vision (Page 15)

"...become an incubator hub and creative center..." (Page 14)

"...attract creative and cutting-edge businesses..." (Page 14)

"Facilitate development of...flexible/research and development space and intensification of these desirable uses on appropriate sites." (Page 17)

Industrial Uses:

- Brewery/Alcohol Production
- Light and Heavy Industrial
- Outdoor Storage
- Personal Storage, Collection

General Office

Commercial/Services:

- Alcohol Sale with Food Service
- Restaurants
- Gym/Fitness Studio
- Tutoring, Business and Consumer Support, Veterinary Services
- Wholesaling
- Public Facilities and Assemble Halls

Objectives:

- Introduce flexibility in land use
- Support innovative start –ups
- Implement City Strategic Plan
- Address hard-tech uses that do not fit into traditional land use categories



Research Overview

- **Notable cities:**
- Berkeley - Updated R&D definition for flexibility; less restrictive parking requirements; and allow R&D as by-right permitted uses.
- Eureka - Repurposed a fairground for business incubation catering to the specialty food and agricultural industry clusters.
- Vacaville - Business parks, biotechnology, and advanced manufacturing.
- San Jose - Lifesciences incubator facilities.
- Palm Desert - Technology incubator hub



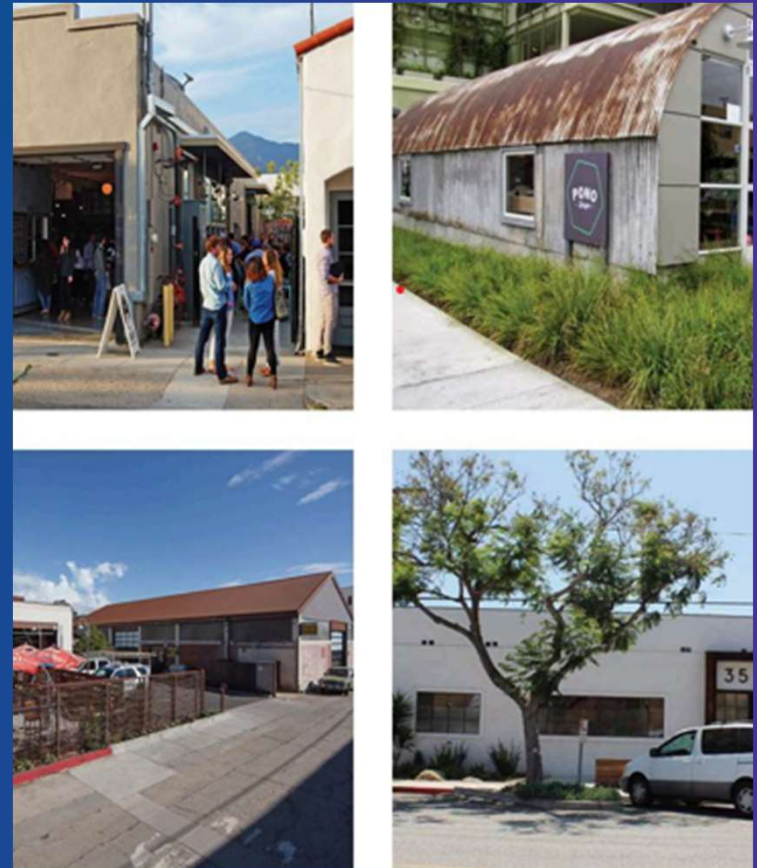
Research Conclusions

- Incubator programs focus on co-working spaces with shared overhead expenses.
- Incubators typically house multiple tenants
- Cities select a specific incubator industry and develop tailored programs and incentives around that niche or targeted industry.



Defining the “Use”

- **Start ups**
- **Innovative and non-traditional operations**
- **Key Activities:** Aimed at generating new and improved products/services
 - Design, development, testing, prototyping, scaling up.
 - All-in-one labs, offices, R&D, warehousing, light manufacturing
- **Focus:** Low employee count, large workspace needs
 - Minimizes impacts to on-site parking availability



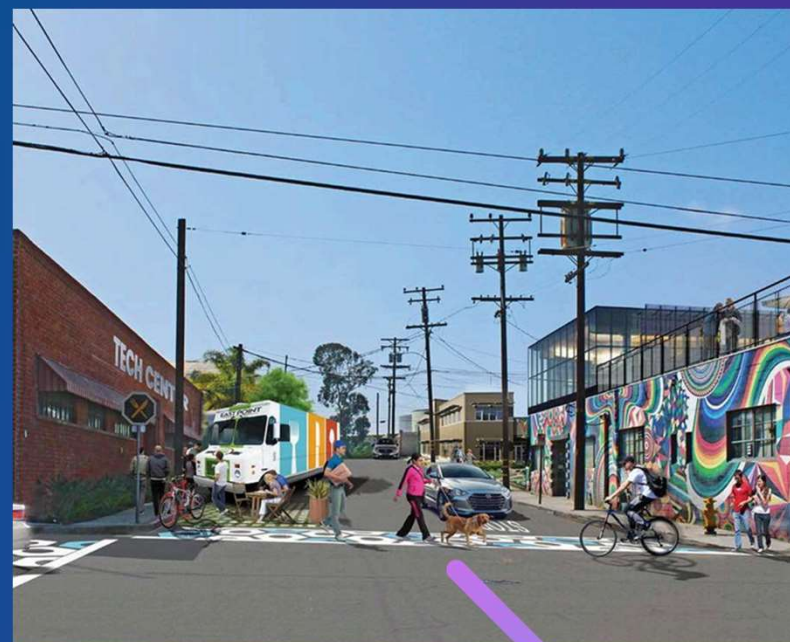
Regulatory Methods

- **By-Right Approval:**
 - Pros: Less staff time, business friendly.
 - Cons: Enforcement challenges, spillover impacts
- **Administrative Uses Permit (AUP):**
 - Pros: Flexibility, incorporates feedback, business/ site-specific conditions.
 - Cons: More staff time, longer timelines, higher costs.
- **Temporary Uses Permit (TUP):**
 - Pros: Low cost, flexibility, encourages growth.
 - Cons: Staff time for extensions, perceived as restrictive



Consider Development Standards

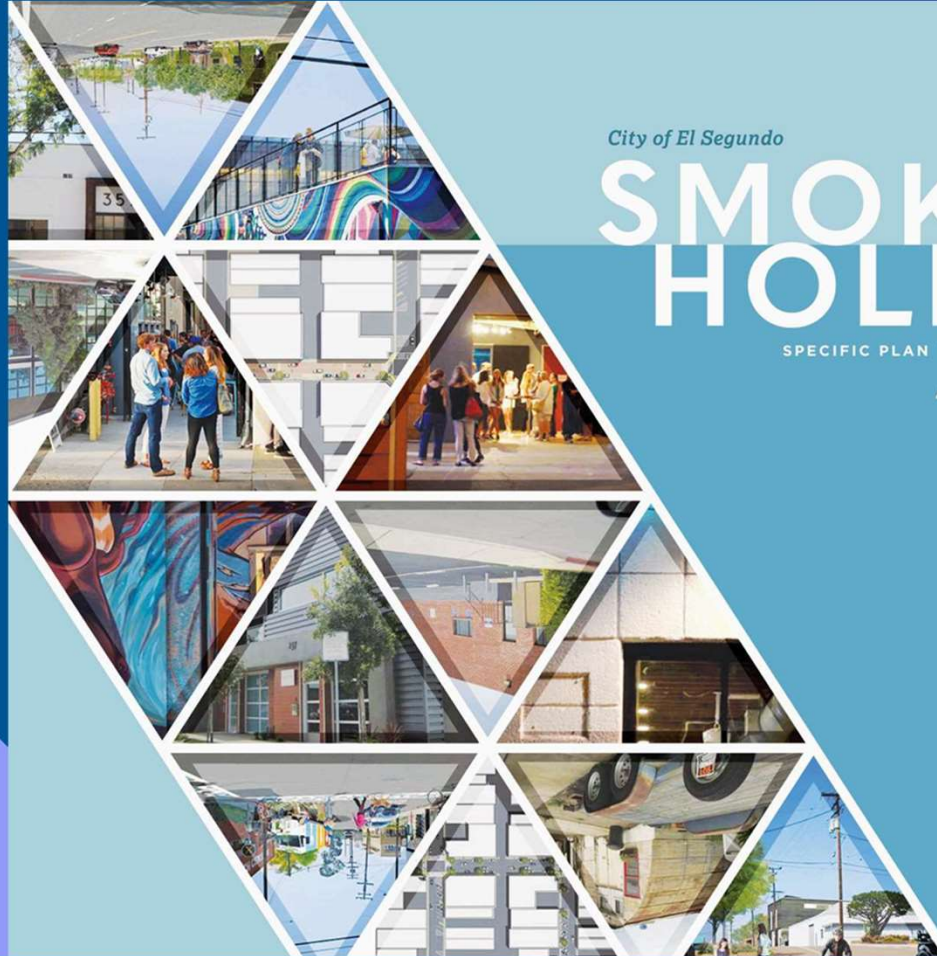
- Noise, odor, and dust regulations.
- Screening
- Leverage existing ESMC standards rather than developing new standards from scratch
- Performance standards for air quality, fire hazards, waste management, and aesthetics.
- Parking requirement:
 - Align with existing Zoning Code
 - Less restrictive parking standards
 - Flexible parking determination
 - Waive parking requirements under certain conditions



Key Discussion Points

- Define the Use
- Determine whether it should be allowed by-right, through an AUP or through a TUP





City of El Segundo

SMOKY HOLLOW

SPECIFIC PLAN | ADOPTED OCTOBER 2018
AMENDED MARCH 2022
AMENDED NOVEMBER 2023



Working Draft Definition

- An establishment specifically designed to nurture the growth and development of innovative, early-stage businesses.
- Intended to support small visionary start-ups with large aspirations, fostering an environment where innovation thrives and supporting growth during their initial stages.
- Facilitate a variety of activities aimed at generating new and improved products and services, as well as enhancing existing ones. Activities within incubator uses take place in various forms, such as design, development, testing, prototyping, and scaling up, and the outcomes can range from products, inventions, patents, or knowledge.
- May include labs, offices, R&D, warehousing, and light manufacturing functions as part of the overall incubator use. Incubator uses may encompass businesses in sectors such as technology, biotechnology, creative industries, (insert other industries here), and other fields focused on research, development, and innovation.
- These uses are intended for businesses with low employee counts and large workspace needs, thereby minimizing their impact on the area's parking availability.