

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.

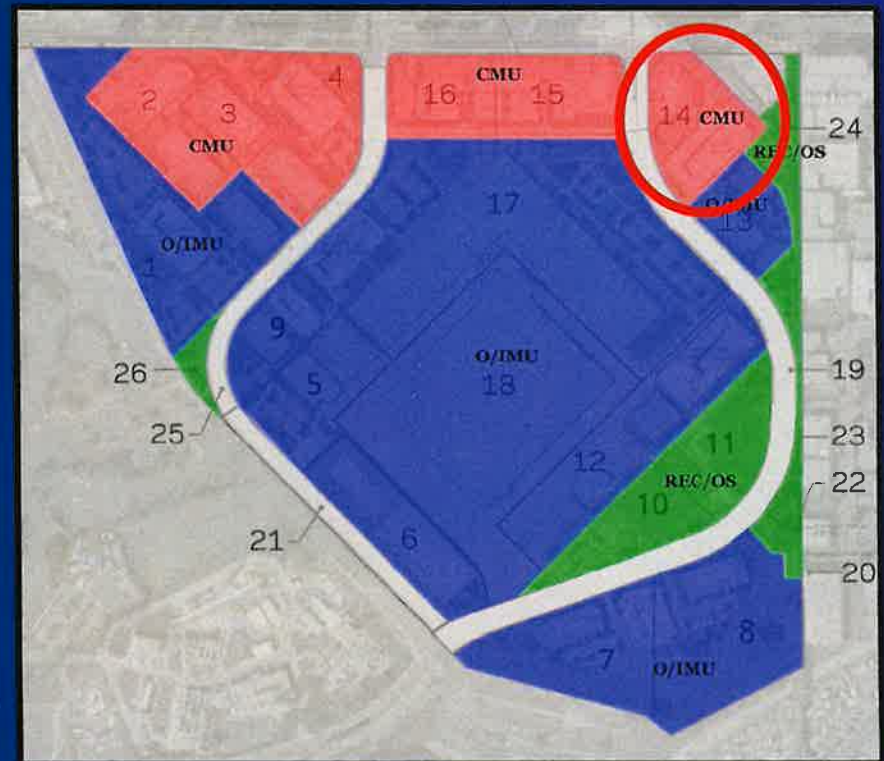
CITY OF
EL SEGUNDO

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



Proposed Ordinance

- Amend the ESSCSP
 - Change land use designation of Lot 14 from Commercial/Office Mixed Use (CMU) to Office/Industrial Mixed Use (O/I MU)

Proposed Specific Plan Amendments

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

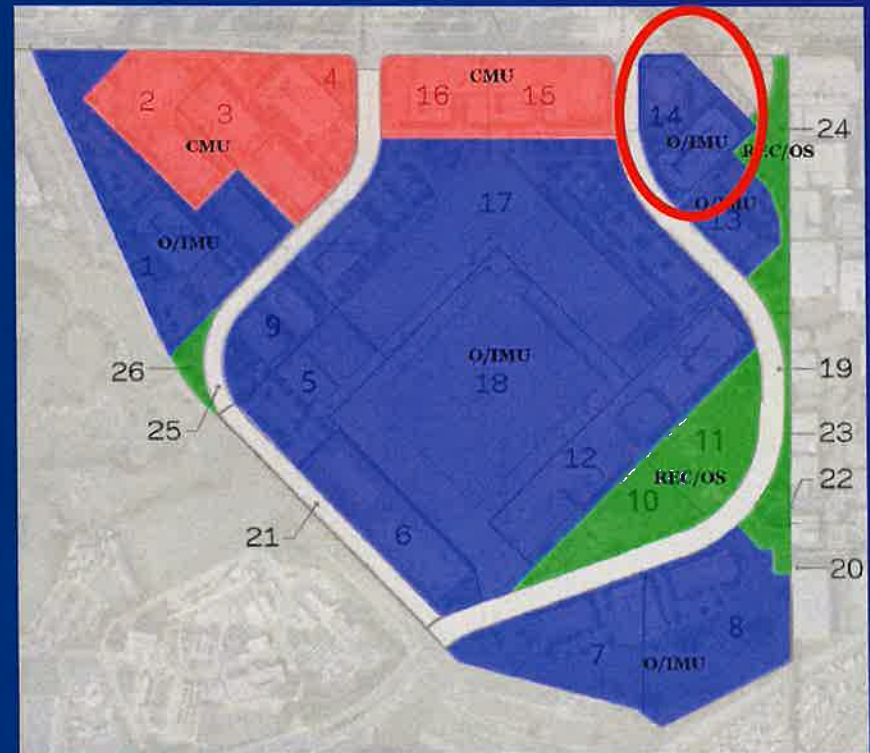
**Table III-2
Land Use – Project Development Scenario**

Parcel	Use	Acraege	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	82,000 150,000	91,840 168,000	1.17
7	Office	5.71	163,840	183,500.8	0.66
8	Office	8.07	163,840	183,500.8	0.47
9	Office	2.78	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	60,000	66,000	0.28
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	3,283,692.6	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 amended as follows:*



Proposed Specific Plan Amendments

Cont.

Permitted Uses

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

Table IV-1
Allowable Uses

Use	CMU	O1/MU	REC/OS
Alternative fuel stations	P	P	--
Cafes	P	P	--
Data Centers	C	P₂	--
Financial institutions	P	P	--
General Offices, including medical and dental	P	P	--
General storage and warehousing	--	P₃	--
General storage and warehousing (Raytheon Company only)	P	P₃	--
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	--

Descriptive targets	CMU	O1/MU	REC/OS
Parking structures and surface parking lots	A ₁	P₃/A₃	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		

Planning Commission Action

- Adopted Resolution No. 2956 recommending City Council approve Addendum No. 2
- Adopted Resolution No. 2957 recommending City Council approve the proposed Specific Plan Amendments

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.

Proposed City Council Resolution

- Approving Addendum No.2 to the ESSCSP EIR approved under EA-905
 - Analyze the land use change of Lot 14
 - No new impacts

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