Smoky Hollow Specific Plan Update

March 21, 2017
Update

- Past schedule
- Progress
  - Street profiles
  - FAR & height
  - Parking
- Future schedule
Recent Public & Staff Input

- Public workshop 1  March 2016
- Public Workshop 2  November 2016
- EDAC meeting  November 2016
- Internal charette  January 2017
El Segundo Boulevard

- Existing: 2 lanes each way
- Proposed: 2 lanes each way plus parking on north side
- Results in a net gain of about 100 spaces
- No bicycle lanes
Grand Avenue

- Keep 2 lanes each way
- Add sharrow lanes to outer lanes

Traffic at rush hour / parking other times

Sharrow lanes
Sharrows

• Traffic lanes that cars and bicycles share
• Rush hour: Bikes near curb, automobile traffic flows
• Off peak: Parked cars at curb, bikes between parked and moving cars
Franklin Avenue

- Existing: 1 lane each way with parking on curb where available
- Proposed: Pedestrian and bike-friendly “complete” street
North-South Streets

• Existing: 1 lane each way with parking on each side
• Proposed: One way plus angled parking on one side
• Results in net gain of parking of about 90 space at full buildout
Floor Area Ratio & Height

• Keep FAR at 0.6
• Keep building height at 30 feet

• 1.0 FAR & up to 50 feet height achievable if meeting certain objectives and policy goals to be spelled out in the plan
  • Public parking
  • Public open space
  • Sensitive to surroundings and topography
  • Etc.
Parking

• Set up in-lieu parking program

• Streamlined parking standards

• Address nonconforming parking

• Restrict Smoky Hollow ILPP revenue to Smoky Hollow street and sidewalk improvements
Schedule

• Scoping meeting (EIR) April 12
• Specific plan draft & revisions May-June
• Draft EIR & revisions July
• Public review of DEIR August-September
• Planning Commission October
• City Council November-December

• Smoky Hollow In-lieu parking program Fall