Existing and proposed boundaries
Specific Plan Update Process

1. **Existing Conditions**
   - Stakeholder Interviews, Profile Report, Employment and Market Study, and Community Workshop #1
   - 2015/2016

2. **Visioning and Alternatives**
   - Vision, Concept Alternatives Summary, and Community Workshop #2
   - 2016

3. **Draft Plan and CEQA**
   - Draft Smoky Hollow Specific Plan, Environmental Analysis (EIR), and Community Open House
   - 2017/2018

4. **Public Hearings and Adoption**
   - Planning Commission and City Council Public Hearings, Adoption, and Final Documents
   - Summer 2018
Community Workshop #1: Vision
Community Workshop #2: Alternatives

QUESTION 4 SUMMARY
A. Existing Condition
B. Inclusive Street
C. Promenade

Which Franklin Avenue alternative do you prefer?

A. Existing Condition 68%
B. Inclusive Street 12%
C. Promenade 15%
D. Other 6%
The Specific Plan

- Chapter 1 - Vision
- Chapter 2 - Private Realm
- Chapter 3 - Public Realm
- Chapter 4 - Administration
- Chapter 5 - Implementation
VISION: GUIDING PRINCIPLES

Promote a Vibrant Smoky Hollow

Support Infrastructure Improvements

Preserve Smoky Hollow’s Mid-Century Industrial Feel
VISION: GUIDING PRINCIPLES

Develop Parking Solutions

Encourage Land Uses that Support the District’s Vision

Define an Attractive and Distinctive Image for Smoky Hollow
VISION: GUIDING PRINCIPLES

Provide Connections Between Destinations for All Travel Modes

Emphasize Flexibility, Creativity, and Innovation
Private Realm

- Permitted uses
- Development standards
- Exceptions
- Community Benefits Plan concept
- Nonconformities
Zoning Map

Specific Plan Zoning Districts:
- Smoky Hollow West
- Smoky Hollow East
- Public Facility
- Parking

Smoky Hollow Specific Plan Boundary
Parks and Open Space
Permitted Uses

- All industrial uses and studios still permitted
- General offices permitted without size limit
- Restaurants now require CUP (except take-out only)
- Assembly Halls permitted with CUP
- Parking facilities in P zone
- Self-storage, pet daycare, and auto repair/body shops removed
Development Standards

• Floor Area Ratio:
  • From 0.6 to 0.75 in Smoky Hollow West
  • From 0.6 to 1.0 in Smoky Hollow East
  • Calculated on gross square feet instead of net

• Community Benefit Plan
  • Up to 1.5 FAR with Planning Commission approval
  • Above 1.5 FAR with City Council approval
Development Standards

• Building Height:
  • Still 35 feet
  • Up to 50 feet with Community Benefit Plan

• Setbacks:
  • Front - From 4-10 feet to 0 feet
  • Side - Remains unchanged at 0 feet
  • Rear - From 5 feet to 0 feet, but 10 feet adjacent to an alley
Development Standards

• Vehicle Access:
  • No new curb cuts permitted along street frontages
  • Existing curbs to be removed for new buildings in most cases

• Loading Spaces:
  • Not required for most lots
  • Required for restaurants and very large buildings
  • 10-foot rear setback along alleys can be used for loading
  • Common loading spaces on each block to be explored
Development Standards

• Parking:
  • 1 space for every 400 gross square feet
  • For nonconforming properties, changes in occupancy will trigger compliance

• Bicycle parking:
  • Consistent with the California Green Building Code
Parking In-lieu Fee Program
Smoky Hollow and adjacent areas
Need for parking solutions

• Small lots
• High parking demand
• Little street parking available
Options

• Increase parking requirements
• Reduce parking requirements
• Parking demand management or reduction strategies
• Management of existing parking supply
• Increase public parking supply
• Some combination of the above
Increasing Public Parking Supply

An in-lieu fee program:

1. An optional way to meet parking requirements
2. City collects funds to build parking
3. Street parking is more efficient than private parking
Fees, Payments, and Limits

- Street parking costs about $27,600 per space

- Recommended payment method
  - Full payment
  - 50% up front plus 10 annual payments

- Other recommendations
  - Full payment and Director-level review for in-lieu above 50% of requirement
  - Regular re-evaluation of program
Public Realm

- El Segundo Boulevard
- Grand Avenue
- Franklin Avenue
- North/South Streets
- Alleys
- Parking Solutions and Management
- Landscaping
- Parklets
Reconfigure El Segundo Boulevard
Grand Avenue Improvements
Franklin Avenue Improvements

- Tree Planter
- Alley Way Setback (10'-0'')
- Tree Planter
- Artistic "Industrial Style" Crosswalk
- One Way Street
- Tree Planter
- Tree Planter
- One Way Street
Reconfigure north-south streets
Parklets
Exceptions and Community Benefits Plans

- Administrative Adjustments
  - Up to 10% deviation from numeric development standards
  - Any request exceeding 10% requires approval of a Community Benefits Plan
Exceptions and Community Benefits Plans

- Community Benefits Plan
  - Tier 1: Planning Commission
    - Building Height up to 50 feet
    - FAR up to 1.5
    - Other deviations above the Director level
  - Tier 2: City Council
    - FAR above 1.5
    - Three or more deviations including height and/or FAR
Exceptions and Community Benefits Plans

- Community Benefits Plan
  - Examples of Community Benefits
    - Publicly accessible open space
    - Publicly accessible parking
    - Funding of streetscape improvements
    - Public art
    - Etc.
Design Guidelines

- Conserve & Retain
- Convey a Sense of Old & New
- Use Fences and Walls as an Extension of the Architecture
- Develop Outdoor Gathering Spaces
- Select Drought-Tolerant and Native Plants
Incorporate Different Materials
Specify 360° Architecture
Encourage Additions Complementing Existing Features
Convey a Sense of Old & New
Design Creative Signs
Utilize Natural Light
Incorporate Small, Medium, and Large Scales
Design Guidelines

- Enhance Building Character
- Facilitate Gathering
- Provide Landscape
- Encourage Connectivity
- Design for Signage, Wayfinding, and Public Art

- Enhance Entry Expression
- Incorporate Small, Medium, and Large Scales
- Provide Street Furniture
- Design Layered and Lush Landscaping
- Select Drought-Tolerant Plants
- Provide Ease of Access
Implementation

- Examples from the Action Plan (30 Specific actions)
  - # 3 Detailed Engineering Study
  - # 5 CIP Integration
  - # 8 Parklet Pilot Project
  - # 21 Establish Parking In-Lieu Fee
  - # 25 Expand lunchtime shuttle services
Implementation - Funding

- Developer Contributions
  - Impact mitigation
  - Parking In-lieu fees
  - Community Benefit Plans
  - Other agreements

- District Based Resources
  - Special Assessment Districts
  - Community Facilities Districts
  - Enhanced Infrastructure Financing District
California Environmental Quality Act (CEQA)

Environmental Impact Report (EIR)

Describes the potential environmental consequences of the proposed Smoky Hollow Specific Plan
Public Review of EIR

• March 8 - April 23, 2018
• Commenters:
  • Gabrieleno Band of Mission Indians-Kizh Nation
  • South Coast Air Quality Management District (SCAQMD)
  • California Department of Conservation, Division of Oil Gas and Geothermal Resources, Southern District (DOGGR)
  • California Department of Transportation (Caltrans)*
  • Sandstone Properties
Draft EIR Recirculation

• New analysis completed
• Revised EIR Traffic section circulated for public review: June 22 - August 6
• No new comments received
Final EIR

Draft EIR → Recirculated EIR → Final EIR → Public Hearing → Certification

11/8/18