SMOKY HOLLOW
SPECIFIC PLAN
Outstanding Issues from August 21:

1. Medium Density Residential Overlay
2. Parking on El Segundo Boulevard
3. Building Height Limits
Medium Density Residential Overlay

MDR Becoming R-3
Medium Density Residential Overlay

- Originally proposed to be eliminated
  - No residential in new specific plan
  - Previously activated areas being rezoned to R-3 & removed from SP
  - Text links to old policies and goals
  - Ambiguous in places
Medium Density Residential Overlay

- New proposal in the revised ordinance
  - Keep MDR Overlay intact
  - Follow up in a few months to fix identified problems
  - Study live-work and other options in future
Parking on El Segundo Boulevard

- Concern is safety related to traffic speed and visibility
  - Hill near Center Street
  - Line of sight exiting to eastbound ESB
  - Traffic speed
Parking on El Segundo Boulevard

- Narrowing lanes to reduce speeds
- Propose pilot project at west end of SH
- Need to study possible signal at Center Street intersection
Parking on El Segundo Boulevard

- Narrowing lanes to reduce speeds

<table>
<thead>
<tr>
<th>Lane Width in Meters</th>
<th>City</th>
<th>Fatality Rate per 100,000 population</th>
<th>Safety Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.60 - 2.80</td>
<td>Jakarta, Singapore</td>
<td>3.6 - 6.4</td>
<td>Less safe</td>
</tr>
<tr>
<td>2.80 - 3.25</td>
<td>Amsterdam, Berlin, Copenhagen, Paris, Tokyo, Toronto</td>
<td>1.3 - 3.2</td>
<td>Safe</td>
</tr>
<tr>
<td>3.25 - 3.60</td>
<td>New Delhi, Mumbai, Knoxville, Greensboro, New York, Sao Paulo</td>
<td>6.1 - 11.8</td>
<td>Unsafe</td>
</tr>
<tr>
<td>3.60 and higher</td>
<td>Beijing, Chennai, Fortaleza</td>
<td>20.0 - 27.2</td>
<td>Very unsafe</td>
</tr>
</tbody>
</table>

Sources: Fatality rate data from WRI Cities Safer by Design, Qia J et al. (2014), Sivak and Swain (2015); Lane width data from Mazur (2015), Mohan D et al. (2015).
Building Height Limits

• Up to 50 feet proposed with community benefits

• Up to 50 feet currently allowed on east side with lot consolidation

• New FAR achievable only with additional height—everyone wants high ceilings now
Examples of Community Benefits

- Pocket parks
- Publicly-accessible surplus parking
- Dedication to widen the sidewalk
- Fund intersection improvements and crosswalks
- Fund lighting, way-finding signs, landscaping
- Fund improvements on Franklin Avenue
- Public art
- Bike-share docking stations
Building Height Limits

- Seeking Council direction
  - Add 3-story limit to numeric height limit?
  - Restrict additional height to east side?
  - Make height-related CBP subject to Council approval?