

## Memorandum

Date: September 27, 2022

To: Jami Williams, Debbie Jewell; RRM Design Group

From: Alex Melaragno, Eleanor Hunts, and Andrew Jarnagin

Subject: El Segundo Downtown Specific Plan Update – Existing Parking Conditions

LB21-0042

#### Vehicular Parking in El Segundo Downtown Specific Plan Area

This memo summarizes the results of an Existing Conditions analysis of parking utilization in the El Segundo Downtown Specific Plan (DSP) area for both on-street and off-street parking spaces. In coordination with City of El Segundo staff, peak weekday and weekend parking periods were determined to select survey periods, and parking utilization surveys were conducted on Thursday, May 26<sup>th</sup>, 2022 at 5:00 PM and Saturday, May 28<sup>th</sup>, 2022 at 1:00 PM within the DSP area. Parking supply in the DSP area is visualized in **Figure 1**. Thursday and Saturday peak hour parking utilization are shown in **Figure 2** and **Figure 3**, respectively.

#### Off-Street Parking Utilization

The number of observed off-street parking spaces within the study area is 268 parking spaces among four parking lots and one parking structure. During the weekday peak hour counts, off-street parking utilization was approximately 71%, while weekend peak hour utilization was approximately 50%. See **Table 1** for detailed off-street parking utilization data.

#### **On-Street Parking Utilization**

The number of on-street parking spaces within the study area is 556 parking spaces. During the weekday peak hour counts, on-street parking utilization was approximately 83%, while weekend peak hour utilization was approximately 59%. See **Table 2** for detailed on-street parking utilization data.

Of the east-west streets in the study area, Franklin Avenue had the highest utilization (98%) during the weekday peak hour<sup>1</sup>. Franklin Avenue and Grand Avenue had the highest utilization

<sup>&</sup>lt;sup>1</sup> El Segundo Boulevard has 100% occupancy during the weekday counts, but contains only 8 spaces



(78% and 75%, respectively) during the weekend peak hour. Among north-south streets, parking utilization was highest on Eucalyptus Drive (103%) which exceeded 100% occupancy due to illegally parked vehicles and Standard Street (95%) during the weekday peak hour. During weekend peak hour, utilization was highest on Main Street (71%) and Richmond Street (67%).

#### **Overall DSP Area Parking Trends**

- Off-street parking utilization is consistently highest at the lot located on the northeast corner of Franklin Avenue & Richmond Street and lowest at the lots at the northeast corner of Grand Avenue & Richmond Street and the southwest corner of Mariposa Avenue & Main Street.
- On-street parking is generally most occupied in the southern portion of the DSP area (south of Holly Avenue).



**Table 1: Off-Street Parking Supply and Utilization** 

Lot or Structure	Space Type	Number of Spaces	Thursday Occupancy <sup>1</sup>	Saturday Occupancy <sup>2</sup>	General Restrictions
NE Corner of	Regular	51	100%	88%	2 Hour Parking, 8am-6pm except Sundays
Franklin Ave & Richmond St	Accessible	2	100%	50%	Passenger Vehicles Only, 72 Hour Limit
	90 Min Parking	28	68%	86%	
	20 Min Parking	9	89%	56%	No Oceanicht Booking
	Accessible	1	100%	0%	No Overnight Parking (Indoor)
NE Corner of	Employee	7	29%	57%	, ,
Grand Ave & Richmond St <sup>3</sup>	Regular	57	54%	18%	
Richmond St <sup>3</sup>	Accessible	2	50%	0%	
	Permit Only	9	22%	0%	No Overnight Parking
	Reserved 99 Cent Truck Only	1	0%	0%	(Rooftop)
	Regular	7	71%	14%	
SW Corner of Mariposa Ave &	Passenger Vehicles Only	17	65%	12%	None
Main St	Accessible	1	100%	0%	
	Loading	1	0%	0%	
	Regular	50	76%	48%	Free Public Parking
NW Corner of	Accessible	3	67%	33%	Weekends/Evenings 6pm-6am
Grand Ave & Standard St	Reserved	5	80%	80%	Permit Parking 6am-6pm
<i>E Side of</i> Main St between	Regular	15	67%	87%	2 Hour Parking 8am-6pm
Holly Ave & Pine Ave	Accessible	2	100%	50%	Passenger Vehicles Only

Source: Fehr & Peers.

 $<sup>^{1}</sup>$ Thursday parking counts were conducted on May 26th, 2022, 5:00 pm to 6:00 pm

<sup>&</sup>lt;sup>2</sup>Saturday parking counts were conducted on May 28<sup>th</sup>, 2022, 1:00 pm to 2:00 pm

<sup>&</sup>lt;sup>3</sup>The off-street parking located at the NE Corner of Grand Ave & Richmond Street is two-level parking structure



**Table 2: On-Street Parking Supply and Utilization** 

Street & Side of Street	From	То	Curb	Spaces	Thursday Occupancy <sup>1</sup>	Saturday Occupancy <sup>2</sup>
			Regular	16	56%	50%
W Mariposa Ave (N)	Main St	Richmond St	Green	2	50%	50%
			Blue	2	50%	50%
W Mariposa Ave (S)	Richmond St	Main St	Regular	6	50%	33%
E Mariposa Ave (S)	Main St	Standard St	Regular	8	25%	0%
F Dine Ave (NI)	Ctondord Ct	Main St	Regular	9	89%	89%
E Pine Ave (N)	Standard St	Main St	Green	1	0%	100%
W Pine Ave (N)	Main St	Richmond St	Regular	5	80%	60%
W Pine Ave (S)	Richmond St	Main St	Regular	10	60%	20%
			Blue	2	50%	50%
E Holly Ave (S)	Main St	Standard St	Green	5	0%	0%
			Regular	10	80%	80%
E Holly Ave (N)	Standard St	Main St	Regular	10	70%	40%
			Yellow	1	0%	0%
W Holly Ave (N)	Main St	Richmond St	Green	4	100%	25%
			Regular	6	67%	83%
W Holly Ave (S)	Richmond St	Main St	Regular	6	83%	83%
W Holly Ave (S)	Concord St	Richmond St	Regular	9	78%	44%
W Holly Ave (N)	Richmond St	Concord St	Regular	11	73%	64%
M. Crand Ava (NI)	Alley	Concerd St	Regular	2	100%	100%
W Grand Ave (N)	Alley	Concord St	Green	1	100%	100%
W Grand Ave (Mid)	Alley	Concord St	Regular	5	100%	100%
W Grand Ave (Mid)	Concord St	Alley	Regular	5	100%	100%
M Crand Ava (S)	Concord St	Alley	Green	1	100%	100%
W Grand Ave (S)	Concord St	Alley	Regular	4	100%	100%
W Grand Ave (N)	Richmond St	Alley	Regular	5	100%	100%
W Grand Ave (Mid)	Richmond St	Alley	Regular	5	100%	100%
W Grand Ave (Mid)	Alley	Richmond St	Regular	5	80%	80%
W Grand Ave (S)	Alley	Richmond St	Regular	4	100%	100%
W Grand Ave (N)	Marketplace	Richmond St	Green	1	100%	100%
W Grand Ave (Mid)	Marketplace	Richmond St	Regular	5	60%	80%
W Grand Ave (Mid)	Richmond St	Marketplace	Regular	5	100%	100%
W Grand Ave (S)	Richmond St	Marketplace	Green	3	0%	0%



Street & Side of Street	From	То	Curb	Spaces	Thursday Occupancy <sup>1</sup>	Saturday Occupancy <sup>2</sup>
W Grand Ave (N)	Main St	Marketplace	Regular	4	100%	100%
W Grand Ave (Mid)	Main St	Marketplace	Regular	5	60%	60%
W Grand Ave (Mid)	Marketplace	Main St	Regular	5	80%	80%
W Grand Ave (S)	Marketplace	Main St	Regular	4	100%	100%
E Grand Ave (N)	Standard St	Main St	Regular	7	86%	57%
E Grand Ave (S)	Main St	Alley	Green	1	0%	0%
E Grand Ave (Mid)	Standard St	U Turn Slot	Regular	6	83%	67%
E Grand Ave (Mid)	U Turn Slot	Standard St	Regular	5	100%	80%
E Grand Ave (S)	Alley	Chase Driveway	Green	2	50%	50%
E Grand Ave (N)	Red Curb	Standard St	Regular	5	20%	20%
E Grand Ave (Mid)	Standard St	Rite Aid Driveway	Regular	5	0%	0%
M Franklin Ava (NI)	Dishmand St	Cancard St	Regular	8	113%	50%
W Franklin Ave (N)	Richmond St	Concord St	Yellow	1	0%	0%
W Franklin Ave (S)	Concord St	Richmond St	Regular	5	100%	100%
W Franklin Ave (N)	Main St	Richmond St	White	10	100%	70%
W Franklin Ave (S)	Richmond St	Main St	Regular	8	88%	88%
E Franklin Ave (N)	Standard St	Main St	Regular	4	125%	125%
E Franklin Ave (S)	Main St	Standard St	Regular	4	75%	75%
W El Segundo Blvd (N)	Main St	Richmond St	Regular	8	100%	38%
Main St (E)	E El Segundo Bl	E Franklin Ave	Regular	9	89%	56%
Main St (W)	E Franklin Ave	E El Segundo Blvd	Regular	5	100%	100%
Dialogo and Ct (E)	W. El Comundo Di	E Emphilip Asso	Regular	12	100%	42%
Richmond St (E)	W El Segundo Bl	E Franklin Ave	Blue	1	100%	100%
			Regular	22	86%	95%
Richmond St (W)	E Franklin Ave	W El Segundo Blvd	Blue	1	100%	0%
			Green	10	40%	30%
Richmond St (W)	W Grand Ave	VA/ Examplelia Avea	Regular	7	100%	71%
Richinona St (W)	W Grand Ave	W Franklin Ave	Blue	1	0%	0%
Dishmond Ct (F)	M Crand Ava	W Holly Ave	Regular	16	100%	69%
Richmond St (E)	W Grand Ave	vv Holly Ave	Blue	1	100%	0%
Richmond St (W)	W Holly Ave	W Grand Ave	Regular	31	100%	71%
Main St (E)	E Pine Ave	W Mariposa Ave	Regular	17	82%	24%
Main S+ MM	W Marinasa Arra	E Pine Ave	Regular	11	100%	9%
Main St (W)	W Mariposa Ave	E FILLE AVE	Green	3	67%	0%



Street & Side of Street	From	То	Curb	Spaces	Thursday Occupancy <sup>1</sup>	Saturday Occupancy <sup>2</sup>
Main St (E)	F Holly Ave	E Pine Ave	Regular	12	92%	42%
Main St (E)	E Holly Ave	E Pine Ave	Green	1	100%	0%
Main Ct (M)	E Pine Ave	E Haller Area	Regular	12	100%	92%
Main St (W)	E Pine Ave	E Holly Ave	Blue	1	100%	0%
Main St (E)	E Grand Ave	E Holly Ave	Regular	14	100%	64%
Main Ct (M)	F 11 all A	F Grand Ave	Regular	15	100%	67%
Main St (W)	E Holly Ave	E Grand Ave	Blue	1	100%	0%
Main St (E)	E Franklin Ave	E Grand Ave	Regular	2	100%	100%
Main St (W)	E Grand Ave	E Franklin Ave	Regular	5	100%	80%
Ctordond Ct ((A))	F. Cuand Aug	E Franklin Ave	Regular	13	92%	85%
Standard St (W)	E Grand Ave	E Franklin Ave	Green	1	100%	100%
Charadayal Ch (E)	C Carabbia Acca	Crand Ava	Regular	7	71%	29%
Standard St (E)	E Franklin Ave	E Grand Ave	Green	1	100%	100%
Eucalyptus Dr (W)	E Grand Ave	E Franklin Ave	Regular	17	106%	29%
Freedom to a Du (F)	E Evenddin Avve	F. Cuanad Assa	Green	2	50%	0%
Eucalyptus Dr (E)	E Franklin Ave	E Grand Ave	Regular	10	110%	20%
Charadayal Ct (F)	E Crond Ave	F. I. I. II A	Green	1	100%	100%
Standard St (E)	E Grand Ave	E Holly Ave	Regular	11	73%	55%
Standard St (E)	E Grand Ave	E Holly Ave	Blue	1	0%	100%
Standard St (W)	E Holly Ave	E Grand Ave	Regular	11	55%	55%
Total				556	83%	59%

Source: Fehr & Peers.

Green curb - short term parking, typically 20 minutes

Blue - Accessible reserved spaces

Yellow - loading zone

White - passenger loading zone

#### **Next Steps**

In addition to providing an understanding of existing parking supply and utilization, the parking counts will be used to calibrate the Urban Land Institute (ULI) Shared Parking Model. The ULI Shared Parking Model will be developed for existing conditions, with land use parcel data provided by the City. Once calibrated, the model will be developed with the future land use

 $<sup>^{1}</sup>$ Thursday parking counts were conducted on May 26<sup>th</sup>, 2022, 5:00 pm to 6:00 pm

<sup>&</sup>lt;sup>2</sup>Saturday parking counts were conducted on May 28<sup>th</sup>, 2022, 1:00 pm to 2:00 pm

<sup>&</sup>lt;sup>3</sup>Colored curb parking:

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program approved under the updated DSP to provide an understanding of future parking conditions in the study area and guide opportunities for parking operations.



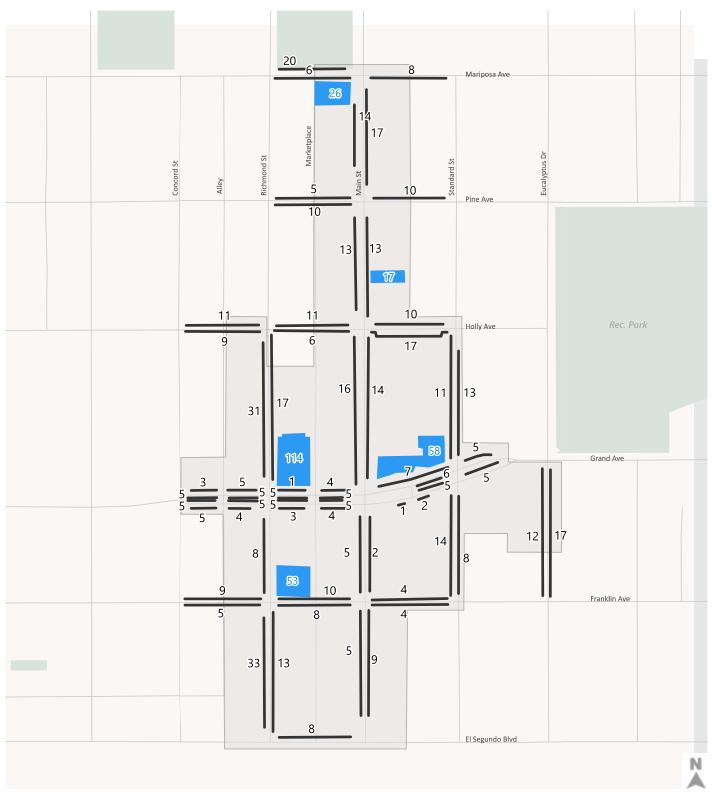
### **Attachments**

Figure 1 – Parking Supply Map

Figure 2 - Weekday Peak Hour Parking Utilization Map

Figure 3 - Weekend Peak Hour Parking Utilization Map

**Appendix: Raw Parking Count Data** 



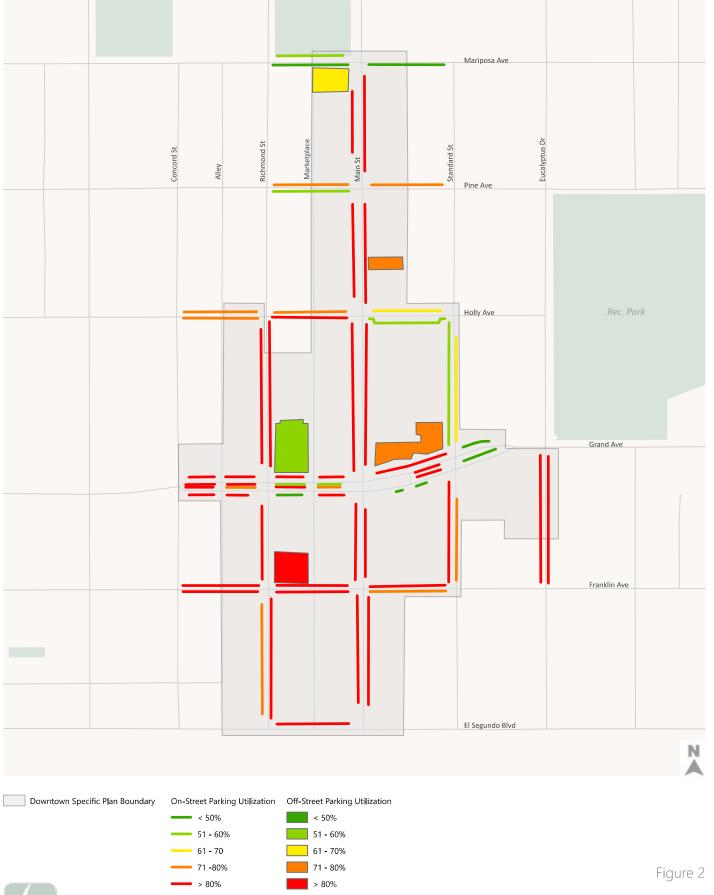


Off-Street Parking Supply

Downtown Specific Plan Boundary

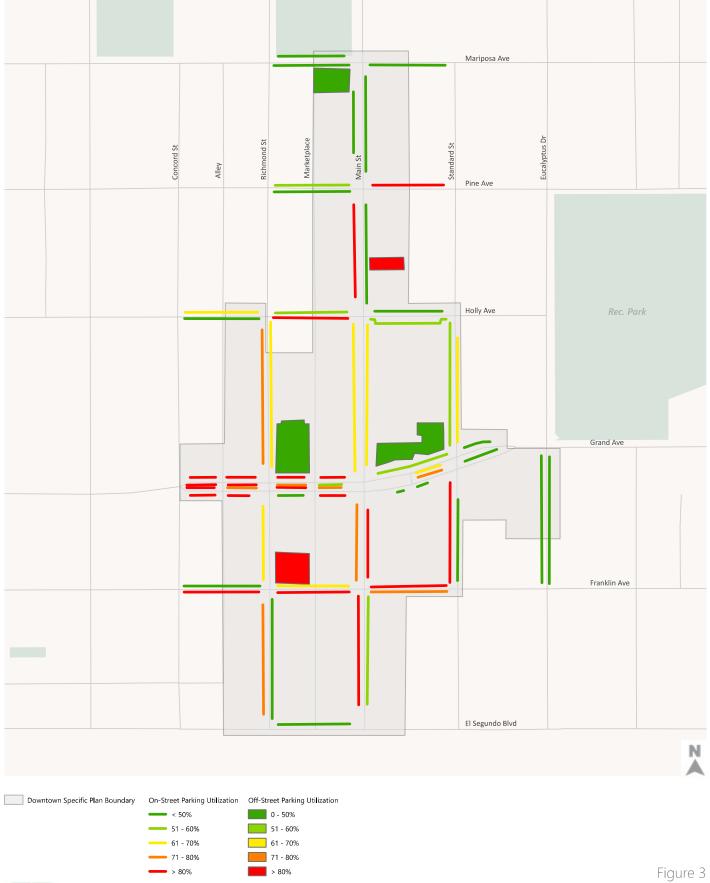


Figure 1





Weekday Peak Hour Parking Utilization 5:00 PM Thursday





# Prepared by National Data & Surveying Services

# **Parking Study**

**Project:** 22-020176

City: El Segundo, CA

Lot	General Restriction	Space Type	Space	5/26/2022, Thursday 5:00PM	5/28/2022, Saturday 1:00PM
Lot 001	2 Hr Parking 8am-6pm except Sundays	Regular	51	51	45
	No boats, trailers, RVs allowed	Handicap	2	2	1
		90 Min Parking	28	19	24
		20 Min Parking	6	8	5
	INDOOR	Handicap	1	1	0
	No Overnight Parking	Good Stuff Employee	2	1	1
500 +0		Petros Kaff Employee	3	0	2
700 707		Callemos Dental Employee	2	1	1
		Regular 2 Hr Parking 8am-6pm except Sundays	25	31	10
	ROOFTOP	Handicap	2	1	0
	No Overnight Parking	Permit Only	6	2	0
		Reserved Cent Truck Only	1	0	0
		2 Hr Parking Bam-6pm except Sundays	4	ß	1
500		Passenger Vehicles Only 72 Hr Limit	17	11	2
		Handicap	1	1	0
		Loading	1	0	0
	Free Dublic Barking	Regular	50	38	24
Lot 004	Weekends/Evenings: 6pm-6am	Handicap	3	2	1
	reitiit raikiig. oaiii-opiii	Reserved	5	4	4
300 +0 1	2 Hr Parking 8am-6pm	Regular	15	10	13
	No boats, trailers, RVs allowed	Handicap	2	2	1

City: El Segundo, CA Street From То Marked/ Unmar Curb Restriction Space 5:00 PM 001 Main St Richmond St N Marked Regular 2 Hr Parking Bam-6pm except Sunday 001 001 002 Main St Unmarked Regular No Parking Tuesday 8am-11am 5 004 No Parking Anytime 005 E Pine Ave Main St N N Regular Regular sday 10am-12nn Street Sweeping/ 2 Hr Parking 8am N N 005 E Pine Ave W Pine Av Main St icky 10am-12nn Street Sweeping/ 2 Hr Parking 8am-0 Regular Regular No Parking Tuesday 8am-10em Street Sweeping sday 8am-10em Street Sweeping/ 2 Hr Parking 8am-6pm 007 Main St 007 Main St E Holly Ave 5 Marked Regular 2 Hr Parking 8am-6pm 2 IV Parking Ram 6pm/Temponary No Parking 7em-5pm (01/31-05/22)

Handxap
20 Min Parking Ram-6pm except Sandsy/Temponary No Parking 7em-5pm (01/31-05/27) s s Marked Marked Regular 008 Marked 008 E Holly Ave Main St 009 E Holly Ave 2 Hr Parking Barn-6pm except Sunday 010 Main St Yellaw n-6pm except Sunday/No Parking Tuesday Sam-010 Main St Regular 011 Main St Regular ay 8am-10am Street Sweeping/2 Hr Parking 8am-012 Concord St Richmond St Regular 013 014 W Grand Ave Marked Regular Concord St No Parking Wednesday Sam-Sam Street Sweeping/2 Hr Parking Bam-6 014 W Grand Ave Alley Concord St N Mid Marked 20 Min Parking 8am-6pm 015 Mid S S 016 Regular 017 Marked 018 019 W Grand Av Richmond St Alley N Mid Marked Regular No Parking Wednesday Sam-Gam Street Sweeping/2 Hr Parking Bam-Gp 020 W Grand Av Alley Mid Unmarked Regular No Parking Wednesday Sam-Gam Street Swe 021 W Grand A Alley S N Marked 022 Marked Marketplace Richmond St Mid Mid Regular Regular 023 024 Marketplace No Parking Wednesday Sam-Gam Street Sweeping/2 Hr Parking Bam 5 Unmarked 025 Richmo S N Marked No Parking Wed 025A Unmarked Unmarked Marked Main St Mid 027 028 Mid S No Parking Wednesday Sam-Gam Street Sweeping/2 Hr Parking Bam-No Parking Wednesday Sam-Gam Street Sweeping/2 Hr Parking Bam-N Mid Mid Unmarked Unmarked Unmarked 029 030 Standard St U Turn Slot Main St Main St Regular Regular 031 Main St U Turn Slot No Parking Anytime 032 033 s Mid No Parking Wednesday Sam-Sam Street Su E Grand Av U Turn Slot 034 E Grand Av U Turn Slot Standard St Mid S Unmarked Regular No Parking Wednesday 8am-9am Street Sweeping/2 Hr Parking 9am-036 E Grand Ave Red Curb Standard St N Regular No Parking Mon-Fri Sam-7am Street Sweeping/2 Hr Parking 8am-6pm No Parking Wednesday 8am-9am Street Sweeping/2 Hr Parking 9am-6p 037 E Grand Av Rite Aid Drivey Mid Regular 038 Richmond St N Regular 038 039 Richmond 5 White Regular Regular 040 W Franklin Av Main St Richmond St Main St Unmarked No Parking Wednesday 8am-10am Street Sweeping/2 Hr Parking 8am-6pm except Sunday Standard St 042 E Franklin Ave Main St 042 043 E Franklin Av Standard 51 Main St Marked Regular Regular No Parking Thursday 4am-7am Street Swee 2 Hr Parking 8am-6pm except Sunday Marked Regular Regular 044 W El Segundo Bivd Main St 045 046 Main St E Franklin Av E El Segundo Blvd W E Marked Regular 2 Hr Parking Sam-6pm except Sunday 047 W El Sewando Bis E Franklin Ave Marked 047 E Franklin Ave Blue W El Segundo Biv Marked 048 E Franklin Ave W El Segundo Bivd w Marked Regular iay Sam-Tam Street Sweeping/2 Hr Parking Sam-048 W El Segundo Biss Blue 048 E Franklin Av W El Segundo Bivd W E W W Marked 049 W Franklin Av Marked 2 Hr Parking Sam-6pm except W Grand Aw Marked Marked Blue Regular 050 051 W Franklin Ave 051 Richmond St W Grand Ave W Holy Avs E W Marked Blue 052 W Mariposa Ave E Pine Ave E Pine Ave Main St 053 Marked Regular 2 Hr Parking Barn-6pm except Sunday 054 054 w Marked Marked Regular Main St W Mariposa A 2 Hr Parking 8am-6pm except Sunday Main St W Mariposa A 20 Min Parking 8am-6pm 055 Main St E Holly Ave E Pine Ave Marked Regular 2 Hr Parking 8am-6pm except Sunday 055 W W E Holly Ave Regular 2 Hr Parking 8am-6pm except Sunday 056 057 Main St Main St E Holly Ave Marked Blue sday 1pm-8pm Tow Away/2 Hr Parking 8am-6pm except E Grand Avo E Grand Ave E Grand Ave E Grand Ave W W E 058 058 Main St Marked Regular No Parking Thursday 1pm-8pm Tow Away/2 Hr Parking 8am-6pm except Sunday 059 Main St E Franklin Avv Marked Regular 2 Hr Parking 8am-6pm except Sunday 060 061 W W W Regular E Grand Av Regular No Parking Thursday 4am-7am Street Sweeping/2 Hr Parking 8am-6pm except Sunday 061 E Franklin Ave 20 Min Parking 8am-6pm 062 E Franklin Av Regular E Grand Ave No Parking Friday 4am-7am Street Sweeping/2 Hr Parking Bam-6pm Unmarked 062 E Franklin Avv E Grand Ave E W 20 Min Parking 063 E Franklin Ave Regular No Parking Monday 10am-12nn Street Sweeping 064 E Franklin Av Regular No Parking Monday 10am-12nn Street Sweeping 064 064 E Franklin Ave Regular rking Monday 10am-12nn Street Sweeping/2 Hr Parking 8am-6p

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