



# MEMORANDUM

<b>Date:</b> December 1, 2022	
<b>To:</b> Paul Samaras, Principal Planner	<b>Organization:</b> City of El Segundo
<b>From:</b> Jami Williams	<b>Title:</b> Principal
<b>Topic:</b> Summary of November 10, 2022 Planning Commission Study Session	

## SUMMARY OF NOVEMBER 10, 2022 PLANNING COMMISSION STUDY SESSION

At the Study Session held on November 10, 2022, City Staff and the consultant team discussed the Downtown Specific Plan Update with the Planning Commission. The Study Session was open to the public and held in-person at the City Council Chambers (350 Main Street in El Segundo) and the community could also join virtually on Zoom. The presentation and recording of the meeting can be viewed on the project website at [www.elsegundo.org/downtownupdate](http://www.elsegundo.org/downtownupdate).

At the Study Session, RRM presented the community outreach results, market demand highlights, proposed Specific Plan districts, downtown gateway signage concepts, existing parking analysis, parking management strategies, potential future parking structure locations, and the Opportunities Map. The meeting concluded without any recommendations for refinements to the proposed Specific Plan Update districts, preliminary development standards, or gateway signage concepts. RRM also presented two alternative concepts for the Civic Center district and streetscape enhancements illustrating road section options for Grand Avenue, Main Street, and Richmond Street. The following is a summary of the comments and recommendations received.



Key discussion items from the Study Session included:

- 1) The Civic Center district was preferred as **Option 2 (Central Green)**.
  - a. *Community members suggested providing California native plants and habitat for native Blue Butterfly and including educational and interpretive signage.*
  - b. *The Planning Commission discussed potentially including future residential and commercial land uses at the Civic Center district.*
  - c. *The Planning Commission suggested enhancing the Civic Center with landscaping for shade, including lighting, activating the open space to promote public use, and reducing travel lanes on Main Street to allow for more pedestrian uses and outdoor activities such as an expanded Farmers Market.*
- 2) Main Street (from El Segundo Boulevard to Mariposa Street) was preferred as **Option B (Class 2 Bike Lane)**.
  - a. *The Planning Commission recommended including more pedestrian gathering spaces and outdoor dining areas along Main Street.*
  - b. *The Planning Commission and community members suggested the continuation of existing bike sharrows and potentially eliminating bikes on portions of Main Street.*
  - c. *The community suggested closing portions of Main Street to vehicles (potentially only close the road to vehicles during certain times of day) and recommended one-way travel lanes.*
  - d. *A community member discussed including a parking structure at Main Street and Mariposa Avenue.*
- 3) Grand Avenue (from Main Street to Concord Street) was preferred as **Option A (Cycle Track) or Option C (Class 2 Bike Lane with Central Median)**.
  - a. *The Planning Commission discussed extending the bicycle improvements along a longer segment of Grand Avenue and recommended considering the costs of the bicycle improvements and developing plans for phasing.*
- 4) Richmond Street (from Franklin Street to Grand Avenue) was preferred as **Option B (Sidewalk Parklets) or Option C (Pedestrian Only)**.



**5) General discussion on key topics:**

- a. *Discussed the need for updating the parking program in the Downtown.*
  - i. *There were recommendations for consolidating parking areas to parking structures to provide additional pedestrian spaces along the roadways.*
  
- b. *Strong support for reducing travel lanes and traffic calming to accommodate wider sidewalks for outdoor dining and gathering.*
  - i. *Recommended utilizing alternative micro-mobility options, such as shuttles and ride share options.*
  
  - ii. *Suggested creating vibrant people spaces with decorative accent lighting that bring people to the Downtown.*
  
- c. *Discussed the need for a 20-year implementation and phasing plan with funding opportunities and the desire for a list of possible grants to utilize for implementation.*