



# Planning Commission

Micro-unit regulations

# Background on Micro-units

What are micro-units?

- Smaller units, typically 150-400 square feet
- Shared amenities
- Affordable for lower income households
- Preferred by students or young professionals
- Usually permitted near transit

# Background on Micro-units

## Operational Standards

- On-Site Management
- Length of Stay
- Occupancy limits

## Amenities

- Storage
- Bathrooms
- Laundry
- Kitchens

## Zoning standards

- Parking Minimums
- Zoning standards (setbacks, height ...)

## Location standards

- Distance from transit
- Zoning District
- Concentration
- Affordability

# Study Sessions and PC Subcommittee

## Study sessions

- April 28, 2022
- June 23, 2022

## PC Subcommittee

- Two meetings
- Reviewed draft ordinance



# Proposed Ordinance

- Micro-unit size: 250-450 square feet
- Micro-unit development: 5 or more Micro-units
- Locations:
  - Multi-family Residential (R-3) Zone
  - Housing Overlay (HO) District
  - Mixed-Use Overlay (MU-O) District
  - Pacific Coast Commons Specific Plan (PCCSP)
  - Downtown Specific Plan (DSP)

# Draft Ordinance

- Unit Mix: Maximum of 25% of total units
- Development Agreement:
  - Developments larger than 40 units
  - Micro-units more than 25% of units
  - Exceptions to other standards in the ordinance

# Draft Ordinance

- Operational Standards:
  - Onsite manager for more than 16 units
  - Minimum stay of 31 days
  - Maximum occupancy of two
  - Approval of a management plan
- In-unit amenities:
  - Kitchen
  - Bathroom
  - Storage

# Draft Ordinance

- Development Standards:
  - Parking: 1 space per studio/1-bedroom unit
  - Bicycle parking
  - Parking Demand Study Security
  - Underlying zone standards
- Common Onsite Amenities:
  - Private open space – 50 square feet/unit
  - Common open space - 400 SF, plus 15 SF/unit over 30 units
  - Common indoor space – 10 SF/unit with a minimum of 200 SF
  - Washed/dryer – 1 of each per 10 units



# Draft Ordinance

- Design:
  - Unit configuration - Facilitate future combination into larger units
  - Ceiling height – Minimum of nine feet
  - Access to natural light
  - Window size – Equal to 15 percent of floor area

# Recommendation

- Adopt Resolution No. 2928, recommending City Council approval of a Micro-unit ordinance





# Smoky Hollow Specific Plan Amendment

PLANNING COMMISSION STUDY SESSION / JANUARY 12, 2022

# Agenda

INTRODUCTIONS + STUDY SESSION OBJECTIVES



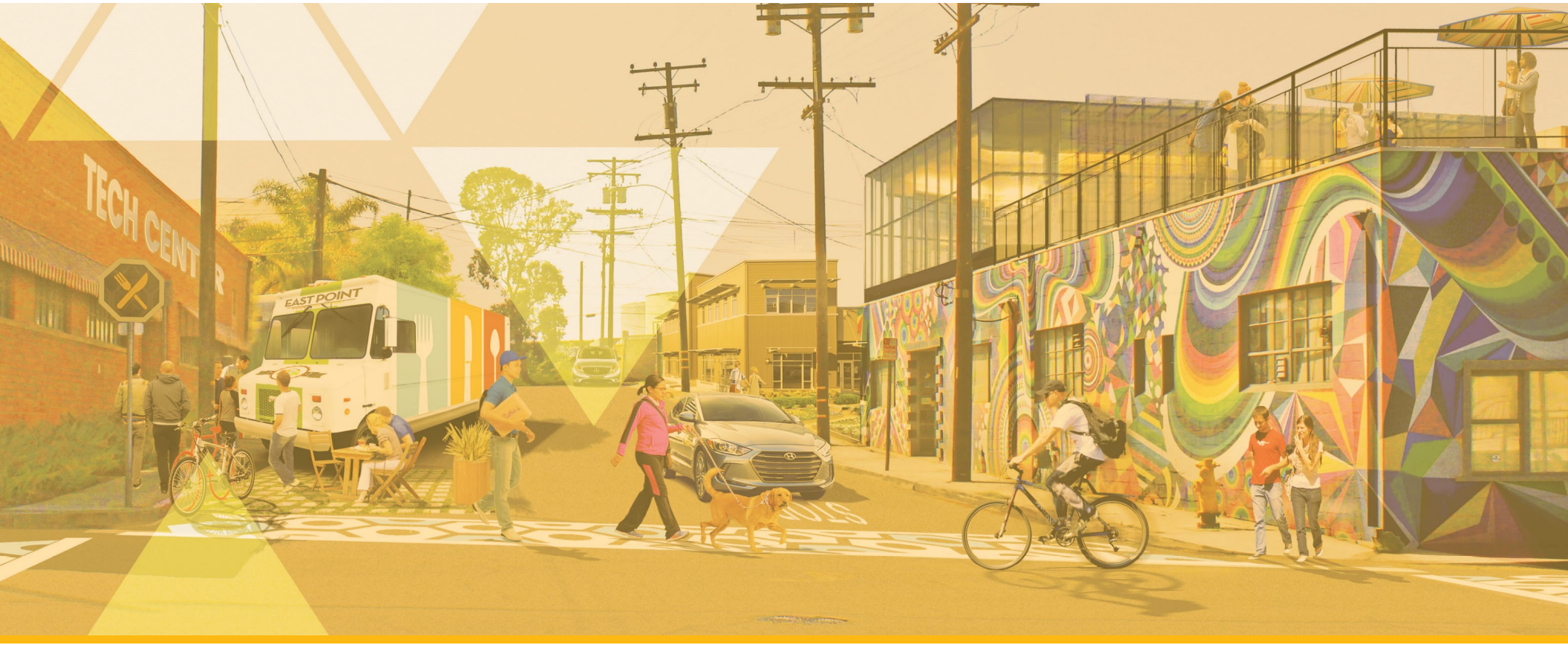
BACKGROUND

PROPOSED AMENDMENTS

Minor Edits

Substantive Amendments

NEXT STEPS



# INTRODUCTIONS + STUDY SESSION OBJECTIVES

# Project Team



Michael Allen  
Community Development  
Director

Paul Samaras  
Principal Planner

Eduardo Schonborn  
Planning Manager



Laura Stetson  
Principal

Roxanne Borzo Bertrand  
Deputy Project Manager

# Study Session Objectives

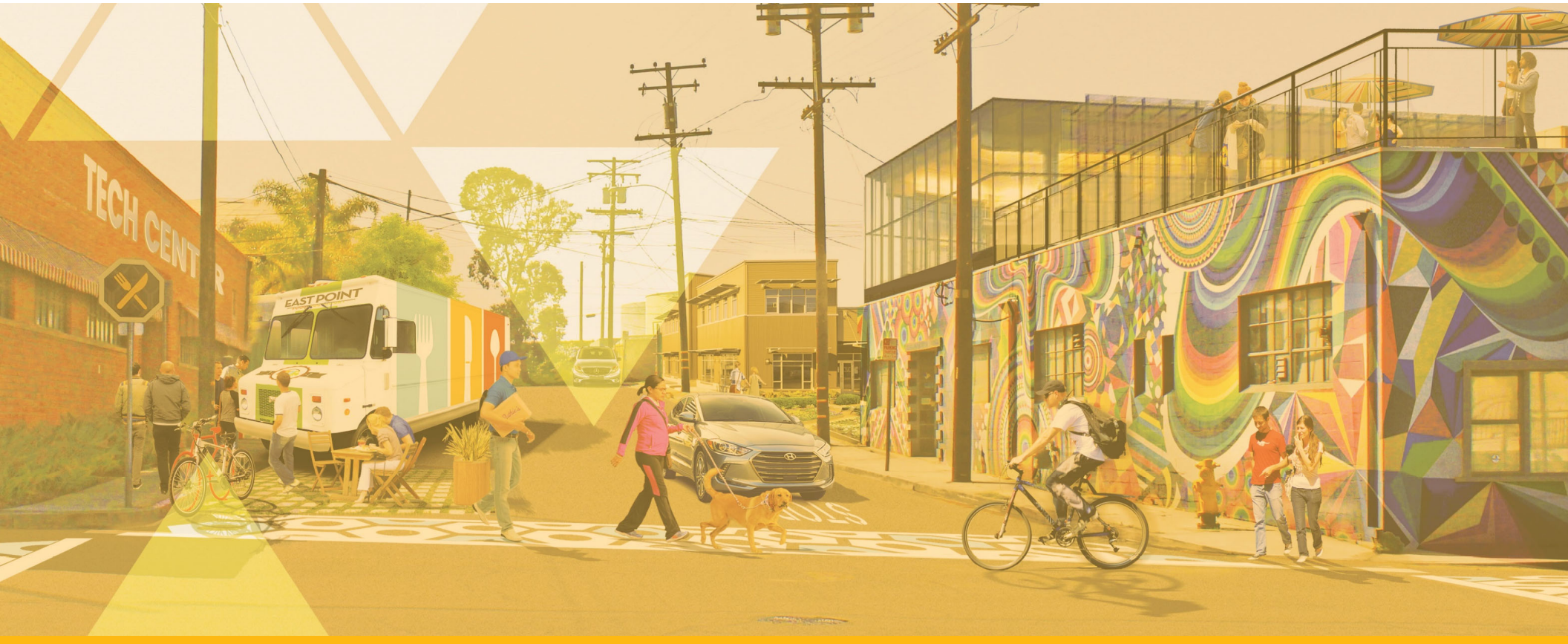
01 Identify proposed amendments

02 Explore how design guidelines might be converted to design standards

03 Require direction on three specific topics:

- Future improvements along El Segundo Boulevard
- Revise Community Benefits Program to balance private and public improvements
- Consider housing within the plan area





# BACKGROUND



**1986**  
Specific Plan  
Adoption

To preserve existing uses  
and attract small and  
medium manufacturing

**2005-2010**  
Shift in real-estate  
market and  
regional economy

**2014-2018**  
Specific Plan  
Comprehensive  
Update

To accommodate regional  
growth in creative, tech,  
and new media companies  
and demand for  
conversions of warehouses  
into office space

Included technical  
research, extensive public  
outreach and concept  
alternatives, and  
environmental analysis

**March 2022**  
Specific Plan  
Amendment

Increased building height  
limit within a sub-area of  
the Specific Plan

# Vision + Guiding Principles

The vision framework includes eight guiding principles:



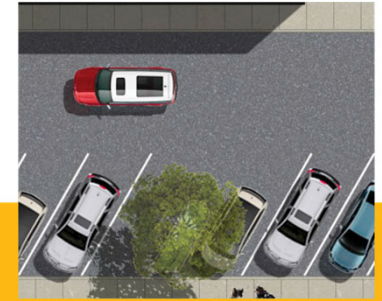
*Promote a Vibrant Smoky Hollow*



*Support Infrastructure Improvements*



*Preserve Smoky Hollow's Mid-Century Industrial Feel*



*Develop Parking Solutions*

# Vision + Guiding Principles

The vision framework includes eight guiding principles:



*Encourage Land Uses that Support the District's Vision*



*Define an Attractive and Distinctive Image for Smoky Hollow*



*Provide Connections Between Destinations for All Travel Modes*



*Emphasize Flexibility, Creativity, and Innovation*

# Major Projects Realized Since 2018



**212 Eucalyptus Drive**



**1475 E. El Segundo Blvd.  
& 1320 E. Franklin Ave.**



**140 Sheldon Street**



**141 Eucalyptus Drive**

# City Pilot Projects

## Parking Along El Segundo Boulevard



**Segment:** Main Street to Sheldon Street

**Number of additional spaces:** 15

**Timeline:** January 2020 through May 2021

# City Pilot Projects

One-way Streets + Angled Parking



**Streets:** Nevada, Oregon, California

**Number of additional spaces:** 19

**Timeline:** To be installed by end of 2023

# City Pilot Projects

One-way Streets + Angled Parking



**Streets:** Nevada, Oregon, California

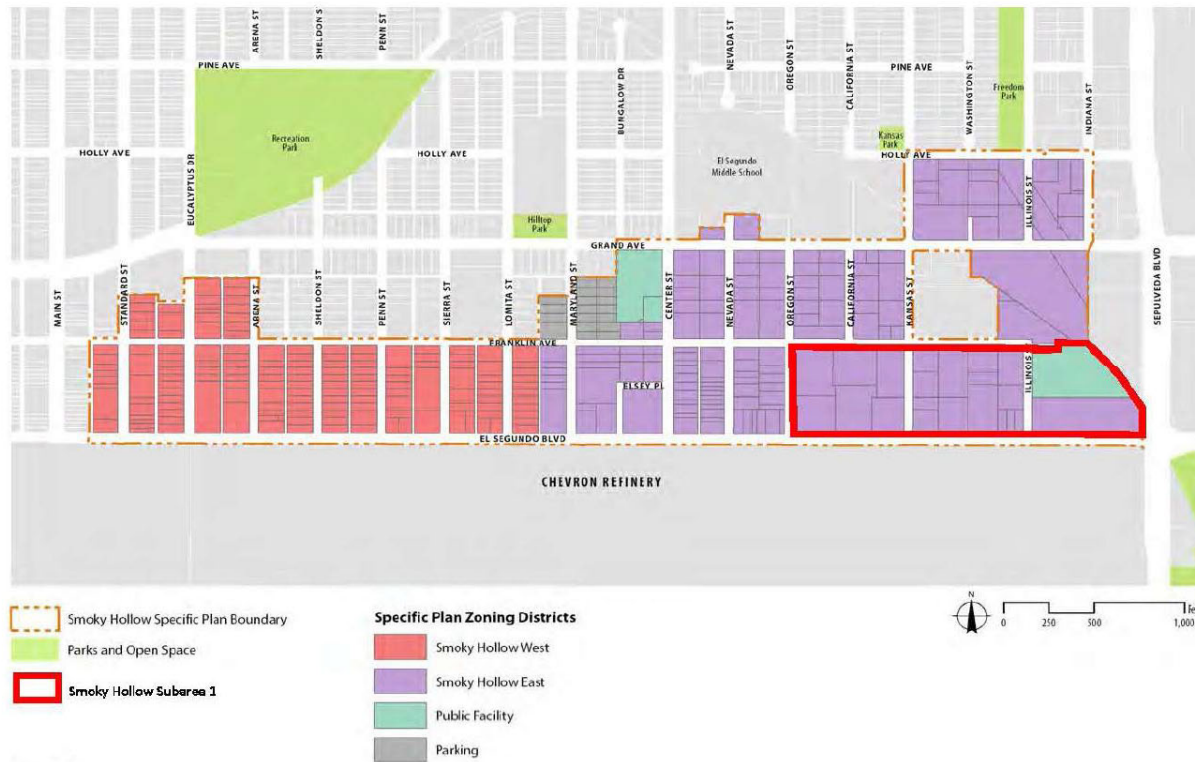
**Number of additional spaces:** 19

**Timeline:** To be installed by end of 2023



# 2022 Specific Plan Amendment

Figure 2-1: Zoning Districts





# PROPOSED AMENDMENTS



Emerging  
Land Use  
Trends



Unclear  
or  
Confusing  
Provisions



Substantive  
Amendments

*that require direction  
from PC + CC*

# Minor Edits: Emerging Land Use Trends

1. Allow gyms: by right for small, CUP for larger
2. Should restaurants continue to require a CUP? Intent was to require more rigorous review and instead focus efforts in Downtown
3. Revise outdoor dining parking regulations to be the same as citywide regulations
4. Add tutoring as a permitted use
5. Any additional uses to include, such as incubator businesses?



Emerging  
Land Use  
Trends



Unclear  
or  
Confusing  
Provisions



Substantive  
Amendments

*that require direction  
from PC + CC*

# Minor Edits: Unclear or Confusing Provisions

1. Caretaker units
2. Clarify the term “change of occupancy” for triggering parking compliance
3. Strengthen intent and purpose statement
4. Clarify process for use determinations (Director to make them)



# Discussion



Emerging  
Land Use  
Trends



Unclear  
or  
Confusing  
Provisions



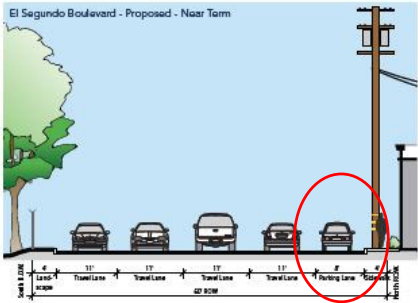
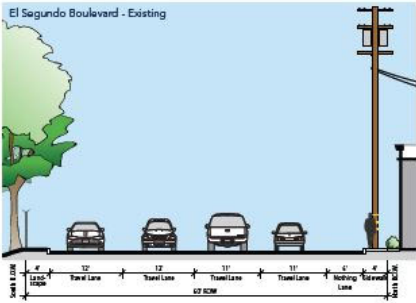
Substantive  
Amendments

*that require direction  
from PC + CC*

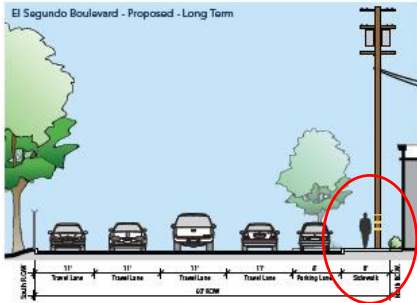


# El Segundo Boulevard

Preferred option in the Specific Plan: Pilot project with parking unsuccessful



parking lane added



sidewalk widened to 8'

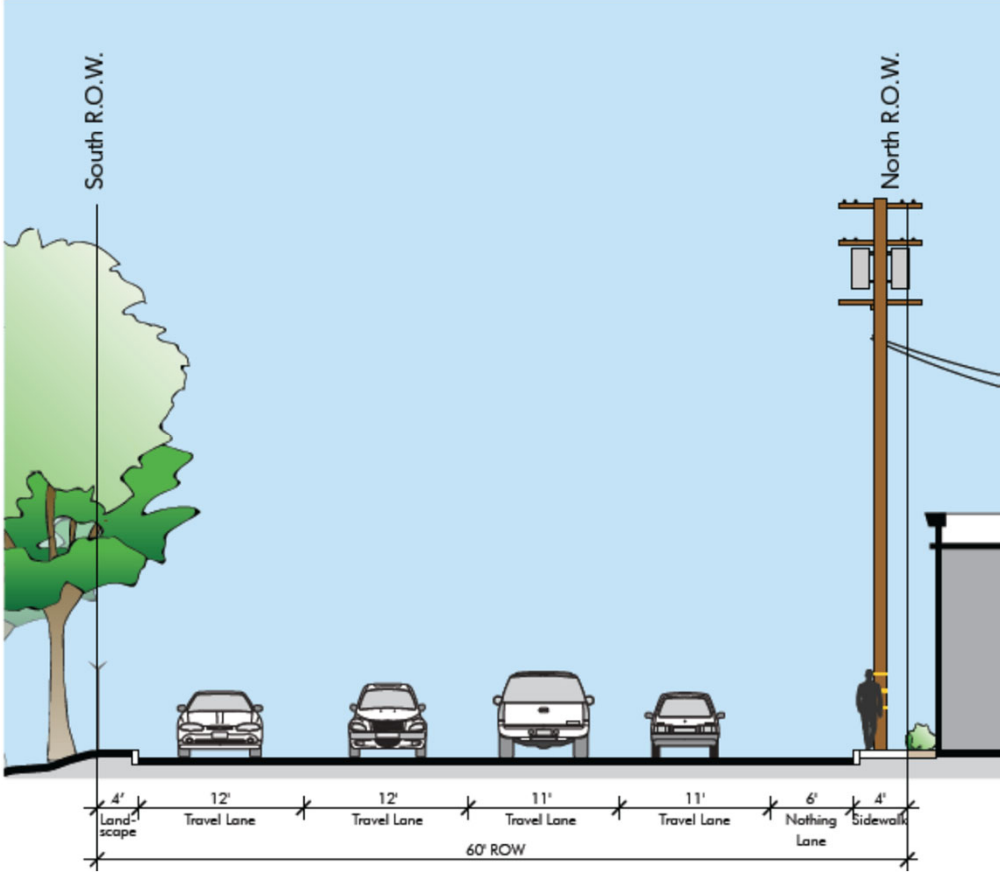
# El Segundo Boulevard

Option 1: Keep as is

**Travel Lane(s):** 4 lanes + 4-foot shoulder

**Parking Lane(s):** None

**Pedestrian Realm:** 5- to 6-foot sidewalk on the north side; inconsistent/vegetated buffer on the south side



# El Segundo Boulevard

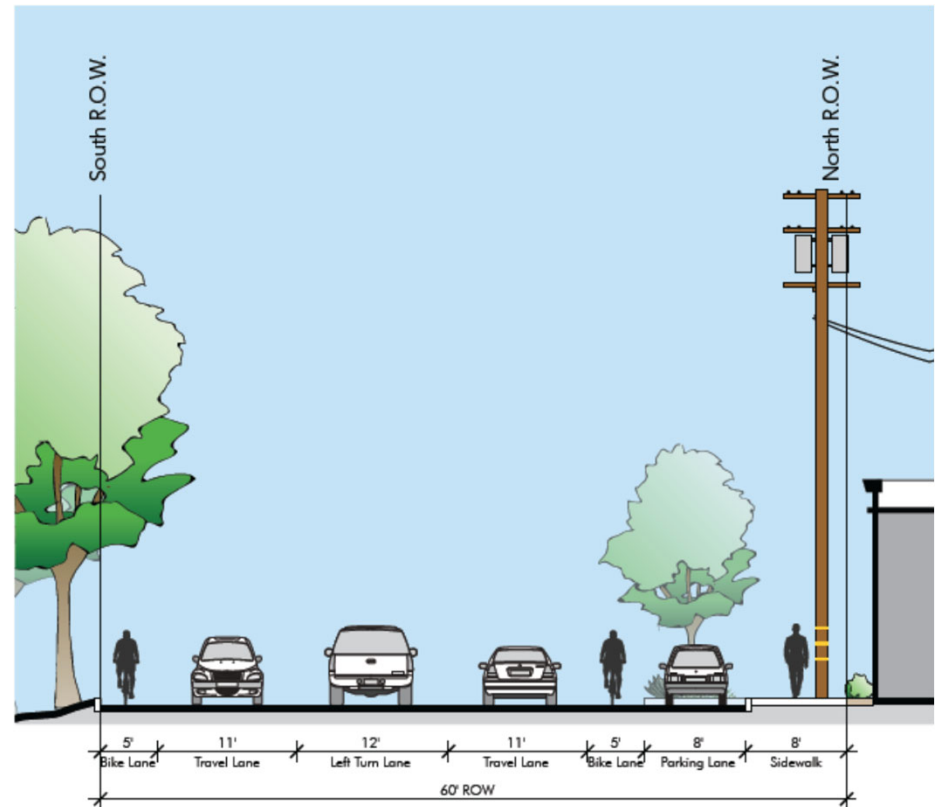
Option 2: Two travel lanes and dual bike lanes

**Travel Lane(s):** Two travel lanes and one left-turn lane

**Bicycle Lane:** Both sides

**Parking Lane(s):** North side

**Pedestrian Realm:** Wider sidewalk on north (8 feet)



# El Segundo Boulevard

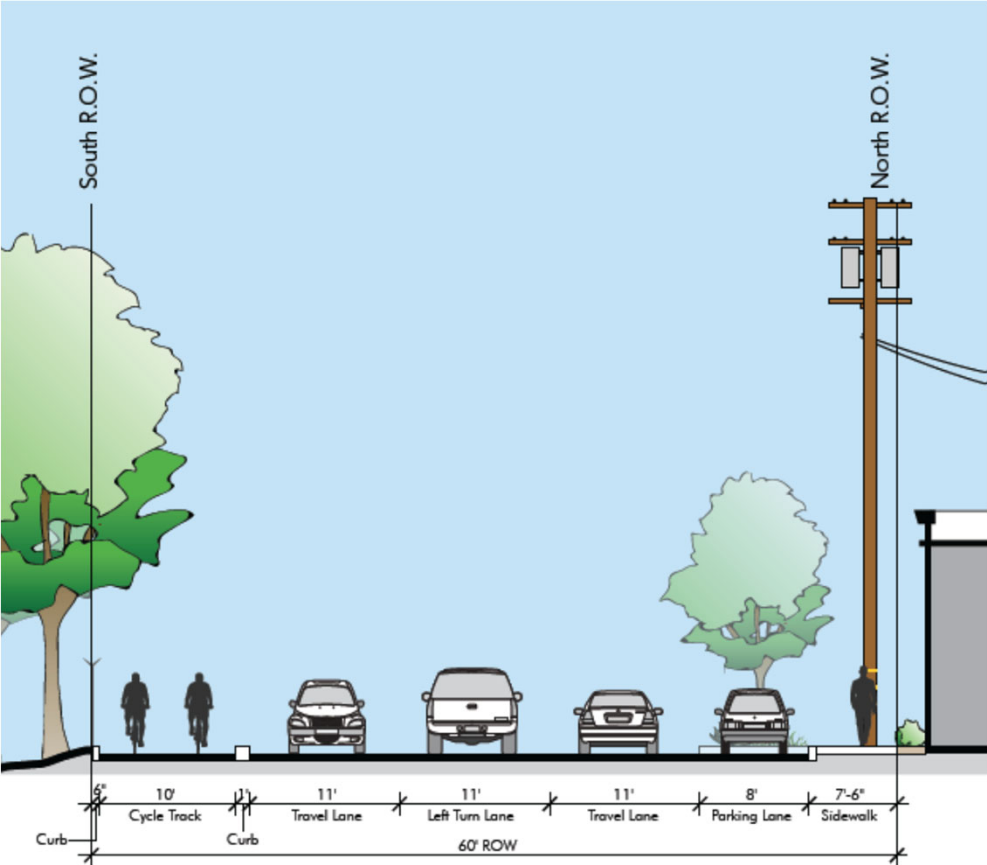
Option 3: Two travel lanes + Cycle Track

**Travel Lane(s):** Two travel lanes and one turn lane

**Bicycle Lane:** Cycle track on south side

**Parking Lane(s):** North side

**Pedestrian Realm:** Wider sidewalk on north (7 feet)





# Discussion

# Community Benefits Program: Current

Community Benefits Tiers	Review/Approval Authority	Applicable Projects	Findings
Community Benefits Tier I	Planning Commission	<p>Projects that include any of the following components shall be considered under the Tier I review process:</p> <ul style="list-style-type: none"> <li><b>A.</b> FAR deviation up to 1.5</li> <li><b>B.</b> One or more deviations to standards (neither of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment</li> </ul>	<p>A Community Benefits Plan for Tier I may be approved if the following findings are made:</p> <ul style="list-style-type: none"> <li><b>A.</b> The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;</li> <li><b>B.</b> The proposed community benefit provides exemplary project and/or streetscape design; and</li> <li><b>C.</b> The proposed community benefit directly implements objectives of the Specific Plan.</li> </ul>
Community Benefits Tier II	City Council	<p>Projects that include any of the following components shall be considered under the Tier II review process:</p> <ul style="list-style-type: none"> <li><b>A.</b> Building height deviation up to 50 feet</li> <li><b>B.</b> FAR &gt; 1.5</li> <li><b>C.</b> Three or more deviations to standards (one of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment</li> </ul>	<p>A Community Benefits Plan for Tier II may be approved if the following findings are made:</p> <ul style="list-style-type: none"> <li><b>A.</b> All findings in Tier I; and</li> <li><b>B.</b> The value of the community benefits bear a relationship to the value generated by the project; and</li> <li><b>C.</b> The community benefits proposed do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area.</li> </ul>

**EXAMPLES OF COMMUNITY BENEFITS INCLUDE:**

- publicly accessible open space
- publicly accessible parking
- enhanced accessibility improvements
- implementing and/or funding of streetscape improvements identified in the Smoky Hollow Specific Plan
- implementing range of enhanced design options

# Community Benefits Program

Group A Enhance Building Character (minimum 4 required)			
yes	no	n/a	criteria
			Build on the quality industrial character
			Convey a sense of old and new
			Build upon existing context
			Conserve and retain the character-defining features
			Encourage additions that complement existing character-defining features
			Incorporate small, medium, and large scales
			Emphasize design at the pedestrian level
			Specify 360° architecture
			Enhance entry expression
			Encourage the use of roll-up doors and sliding walls at street frontages
			Orient secondary entries to alleys
			Incorporate different materials, colors, and textures
Minimum 4 required in this group			
Group B Facilitate Gathering (minimum 2 required)			
yes	no	n/a	criteria
			Form an active street wall
			Provide street corner plazas
			Develop outdoor gathering spaces
			Provide alley-facing gathering spaces
			Provide ease of access
			Enhance surface parking
			Use enduring, quality paving materials
			Provide street furniture
			Use exterior lighting to accentuate safety and design
			Provide Wi-Fi hotspots
Minimum 3 required in this group			
Group C Incorporate Landscape and Environmental Design (minimum 3 required)			
yes	no	n/a	criteria
			Design layered and lush landscaping
			Select drought-tolerant and native plants
			Utilize planters and pots to provide greenery
			Improve landscaping in parking areas
			Use fences and walls as an extension of the architecture
			Utilize natural light
Minimum 2 required			
Group D Encourage Connectivity			
yes	no	n/a	criteria
			Install bike facilities
			"yes," total bike storage spaces provided: <input type="text"/> Required: <input type="text"/>
Group E Design for Signage, Way-Finding, and Public Art			
yes	no	n/a	criteria
			Design signs as an integral component
			Incorporate way-finding through integral design
			Encourage public art

# 212 Eucalyptus Drive

## TIER 2 COMMUNITY BENEFIT PLAN

### Exceptions:

- Height (35' to 50')
- FAR (0.75 to 1.32)
- Setback (10' to 0')

### Benefits:

- Public art
- Design guideline compliance (20 of 32)
- Public bike spaces (6)
- \$14,214 for Smoky Hollow infrastructure





# 1475 E. El Segundo Blvd + 1320 E. Franklin Ave.

## TIER 2 COMMUNITY BENEFIT PLAN

### Exceptions:

- Height (35' to 59.5')
- FAR (1.0 to 1.45)

### Benefits:

- Design guideline compliance (28 of 32)
- Underground utilities (Franklin, Kansas, and El Segundo)
- Public open space
- Public café (276 sf)



# 140 Sheldon Street

## TIER 1 COMMUNITY BENEFIT PLAN

### Exceptions:

- FAR (0.86 to 1.0)

### Benefits:

- Design guideline compliance (22 of 32)
- Public seating (19-foot bench)
- Public bike spaces (2)



# 141 Eucalyptus Drive

## TIER 1 COMMUNITY BENEFIT PLAN

### Exceptions:

- FAR (0.75 to 1.41)

### Benefits:

- Design guideline compliance (22 of 32)
- Street trees (2)
- Public open space
- Public café (761 sf)
- \$5,000 for Smoky Hollow infrastructure



# Community Benefits Program

Only Tier 2 projects must meet Findings 4 & 5					
<b>Step 4</b>					
finding: The community benefits proposed do not principally benefit the project or occupants of the project, but rather provides a distinct or					
→ If finding is met, proceed to Step 5. If finding cannot be met, stop, the project does not qualify.					
<b>Step 5</b>					
finding: The value of the community benefits bear a relationship to the value generated by the project.					
Sums of developer costs for qualified proposed community benefits by groups: Community value of proposed improvements:					
Private realm	Group A: Architecture	\$ 874,361	multiply by (Number of met criteria in Group A > 6 * 8.33%)	=	\$ 291,337
	Group B: Open Space	\$ -	multiply by (Number of met criteria in Group B > 5 * 10%)	=	\$ -
	Group C: Landscaping	\$ 34,145	multiply by (Number of met criteria in Group C > 3 * 16.67%)	=	\$ 11,384
	Group D: Connectivity	\$ 18,000	multiply by (Number of surplus bike spaces * \$1,750)	=	\$ 10,500
	Group E: Other	\$ 93,525	multiply by (Number of met criteria in Group A * 33.33%)	=	\$ 31,144
	Cafes and coffee shops		distance to nearest similar? <1/8 mile	=	\$ -
Public realm	Undergrounding utilities	\$ -	multiply by 130%	=	\$ -
	Approved public Infrastructure	\$ 14,214	multiply by 110%	=	\$ 15,635
Projects with more \$2 million or more value added must contribute at least 10% of value added to public infrastructure					
Other proposed benefits		\$ -	← These benefits are not considered for qualifying purposes unless accepted by City Council		
Total cost for community benefits to developer		\$ 1,034,245	Other SMSP public project		
Estimated added project value		\$ 1,200,000			
Community value of proposed benefits		\$ 360,000			
Community value share of added value		30%			
Acceptable					
→ If CV/AV is <30%, recommend additional community benefits and recalculate.					
→ If CV/AV is >30%, go to Planning Commission for recommendation to City Council					

# Smoky Hollow Design Guidelines: Private Realm

Enhance Building Character  
Facilitate Gathering

Incorporate Landscape + Environmental Design

Encourage Connectivity

Design for Signage, Way-Finding + Public Art

**SMOKY HOLLOW DESIGN GUIDELINES**

*Not all of the design guidelines will be applicable to each project, but each project team should be able to explain how the guidelines shaped their project design and work with City staff to incorporate as many of the ideas as possible.*

**Enhance Building Character**

- Build on the quality industrial character** of architecture currently in Smoky Hollow.
- Convey a sense of old and new** through conservation of existing materials and details and selection of new building components that complement existing conditions without mimicking an older architectural character.
- Build upon existing context** through use of similar forms, heights, proportions, building materials, and details observed in the surrounds.

**Facilitate Gathering**

- Form an active street wall** through design of building frontages with material and detail interest at or near sidewalks and use of sidewalk-oriented entries.

**Conserve and retain the character-defining features** of an existing building; minimize the removal of older components, materials, and details. Retain its soft features rather than...

**Enhance entry expression** through use of color, forms, materials, details, orientation to sidewalks, landscaping, and place-making to create a sense of arrival.

**Encourage the use of roll-up doors and sliding walls at street frontages** to add visual interest at the pedestrian level and enhance indoor-outdoor interactions.

**Orient secondary entries to alleys** to create a sense of arrival and increase pedestrian presence in alleys.

**Incorporate different materials, colors, and textures** at a building's exterior to create visual interest, avoid monotonous or repetitive building frontages.

**Provide street corner plazas** through setbacks from street corners or through conversion of front yard surface parking.

**Develop outdoor gathering spaces** at entries, along sidewalks, at patios, and on rooftops to invite activity.

**Provide alley-facing gathering spaces** through setbacks and modulations at rear property lines that invite safe use and activity.

**Provide ease of access** along and across sites through leveling outdoor and indoor height differences, provision of accessible ramps and handrails, removal of obstacles on sidewalks, and minimization of curb cuts.

**Enhance surface parking** through use of enduring quality paving materials that create visual interest; use permeable paving materials consistent with City building codes.

**Use enduring, quality paving materials** or street painting to realize visual interest and differentiate the defined pedestrian zone from the street.

**Provide street furniture** of quality and aesthetic interest, including benches, information kiosks, and trash cans, etc.

**Use exterior lighting** to enhance safety and design of public and private outdoor spaces.

**Provide Wi-Fi hotspots** at specified locations.

**Incorporate Landscape and Environmental Design**

- Design layered and textured landscaping** through selection of plants that display a variety of colors, heights, and textures.
- Select drought-tolerant native plants** to reduce water consumption and conserve water.
- Utilize planters and greenery** along sidewalks and streets to realize visual interest and differentiate the defined pedestrian zone from the street.

**Improve landscaping in parking areas** through the use of tree canopies, landscape planters, and design of walls and fences that create visual interest, and reduce the heat island effect.

**Use fences and walls as an extension of the architecture** and character of the building.

**Utilize natural light** through use of large window expanses, clearstories, skylights, etc. to enhance working spaces and reduce lighting energy consumption.

**Encourage Connectivity**

- Install bike facilities** consistent with City building code requirements - such as bike racks, bike storage, bike sharing stations, dedicated shower rooms, and lockers - to encourage biking.

**Design for Signage, Way-Finding, and Public Art**

- Design signs as an integral component** of the architectural program. Consider channel letter signs, projecting signs, and flag signs. Avoid box signs with plastic covers.
- Incorporate way-finding through integral design** of identity and directional signage and on-site lighting to guide and enhance circulations.
- Encourage public art**, including murals, street paintings, outdoor installation art, and light-based art installations, to create visual interest along alleys.


# Smoky Hollow Design Guidelines: Public Realm

## DESIGN GUIDELINES

*Design for public rights-of-way, pedestrian amenities, and parklets should consider and utilize the following design concepts.*

-  **Provide street furniture** of enduring quality and aesthetic value; examples include benches, information posts, trash cans, etc.
-  **Use enduring, quality paving materials** or street painting to realize visual interest and differentiate the defined pedestrian zone from traffic lanes.
-  **Design layered and lush landscaping** through selection of plant materials displaying a variety of shapes, textures, and colors.
-  **Utilize planters and pots to provide greenery**, especially those that are lightweight, modular, movable, and easy to assemble and disassemble in anticipation of temporal events or for emergency use.

 **Create landscape buffers** through use of flourishing plants and sturdy planters that enhance safety by separating the pedestrian zone from traffic lanes.


 **Develop location-specific phone applications** that inform about public amenities, assist in wayfinding, and encourage pedestrian interactions with destinations in and around Smoky Hollow.


*Design for public-rights-of-way should also consider the additional design concepts, as noted below.*

-  **Introduce outdoor food-related retail** through allocation of dedicated spaces for food trucks, ice cream cars, food carts, farmer's market, and tailgating events.
-  **Install bike facilities** such as bike racks, bike storage, and bike sharing stations.


 **Utilize curb extensions (bulb-outs)** to reduce pedestrian crossing distance and mitigate vehicular traffic.

 **Use exterior lighting** to accentuate safety and design elements and enhance the safety of public rights-of-way.

 **Provide WiFi hotspots** to attract pedestrian flows and encourage gathering at specified locations.

 **Select drought-tolerant and native plants** to reduce irrigation and conserve water.

 **Encourage public art** including murals, street paintings, outdoor installation art, and light-based art installations to create visual interest.

 **Provide mid-block crossings** to shorten walking distances, increase the safety of crossings, and enhance interactions between both sides of streets.



# Changing the Approach

ELEVATING GUIDELINES TO STANDARDS

# Guidelines Translated to Standards

## SMOKY HOLLOW Specific Plan CH2 Private Realm Strategies

Enhance entry expression through use of color, forms, materials, details, orientation to sidewalks, landscaping, and place-making to create a sense of arrival.

TABLE 4.3

### GALLERY

#### A. DESCRIPTION.

Galleries are facades with ground floor colonnades that support a cantilevered shed roof or a deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Landscaping may be located at the gallery columns and if present, shall be planted on grade in vine pockets located between the columns and street curb. Planter boxes or pots may be placed in between columns to provide enclosure for such uses as cafe seating, provided that adequate throughway access is maintained.

#### B. DESIGN STANDARDS.

1. Galleries may be roofed. When roofed, the materials, style and design shall be consistent with the building.
2. Galleries shall be combined with the Shopfront type (Table 4.1).
3. Galleries may encroach over the sidewalk in the public right-of-way, subject to the issuance of an encroachment permit or license agreement prior to issuance of a building permit.

FIGURE 4.3. GALLERY STANDARDS



FRONTAGE ELEMENT	MIN.	MAX.
a Height (sidewalk to ceiling)	12 ft.	16 ft.
b Depth (facade to interior column face)	12 ft.	16 ft.
c Length along frontage (percent of building facade width)	75	100

4. Column height shall be four to five times the column width. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
5. Columns shall be placed in relation to curbs to allow passage around and for passengers of cars to disembark.
6. Along primary street, walls without openings shall not exceed 10 linear feet.



Illustrative Photo



# Community Benefits Program: Options to Consider

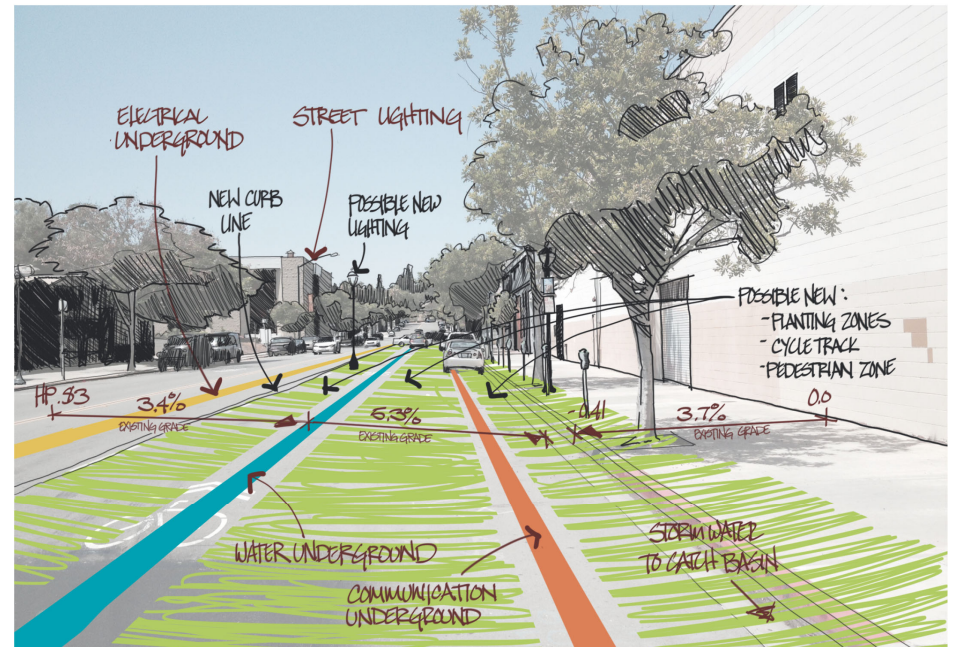
01 Keep as is

02 Revise calculation and contribution for public vs. private realm improvements

03 Revise Existing Design Guidelines

- Elevate Key Guidelines to Standards
- Address Subjectivity

04 Address Public Realm Improvements





# Discussion

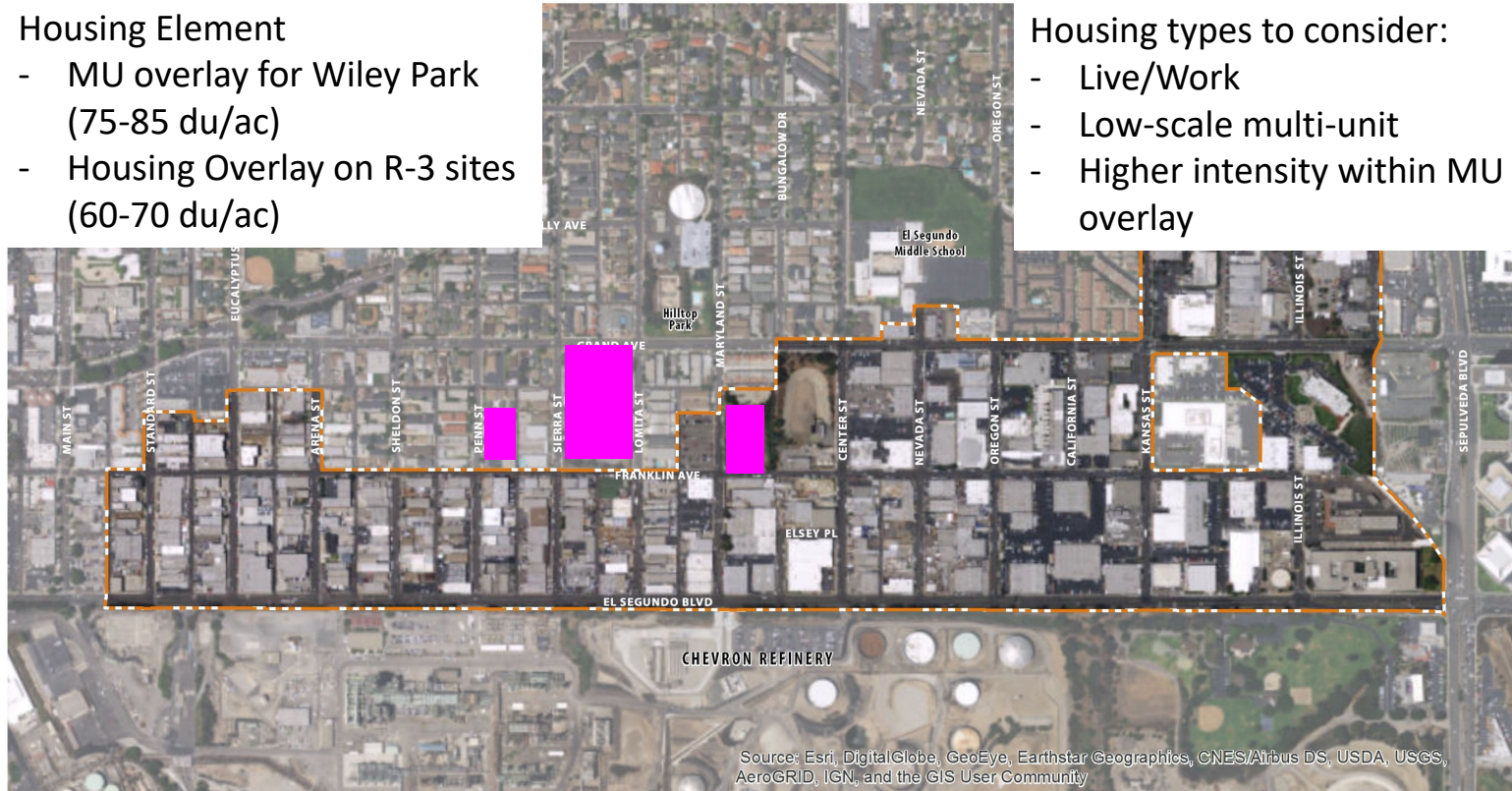
# Housing

## Housing Element


- MU overlay for Wiley Park (75-85 du/ac)
- Housing Overlay on R-3 sites (60-70 du/ac)

## Housing types to consider:

- Live/Work
- Low-scale multi-unit
- Higher intensity within MU overlay



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 Smoky Hollow Specific Plan Boundary  Housing Element Update 2021-2029





# Discussion

# Next Steps

## DIRECTION FROM PLANNING COMMISSION (TONIGHT)

- El Segundo Boulevard
- Housing
- Guidelines to Standards/Community Benefits Program

## PROCEED TO HEARINGS

**Option 1:** Make minor revisions as directed by Planning Commission tonight

**Option 2:** Make minor revisions, adjust standards to guidelines, and make minor amendments to community benefits program

**Option 3:** Proceed to hearings with minor revisions and conduct subsequent study session(s) on other topics



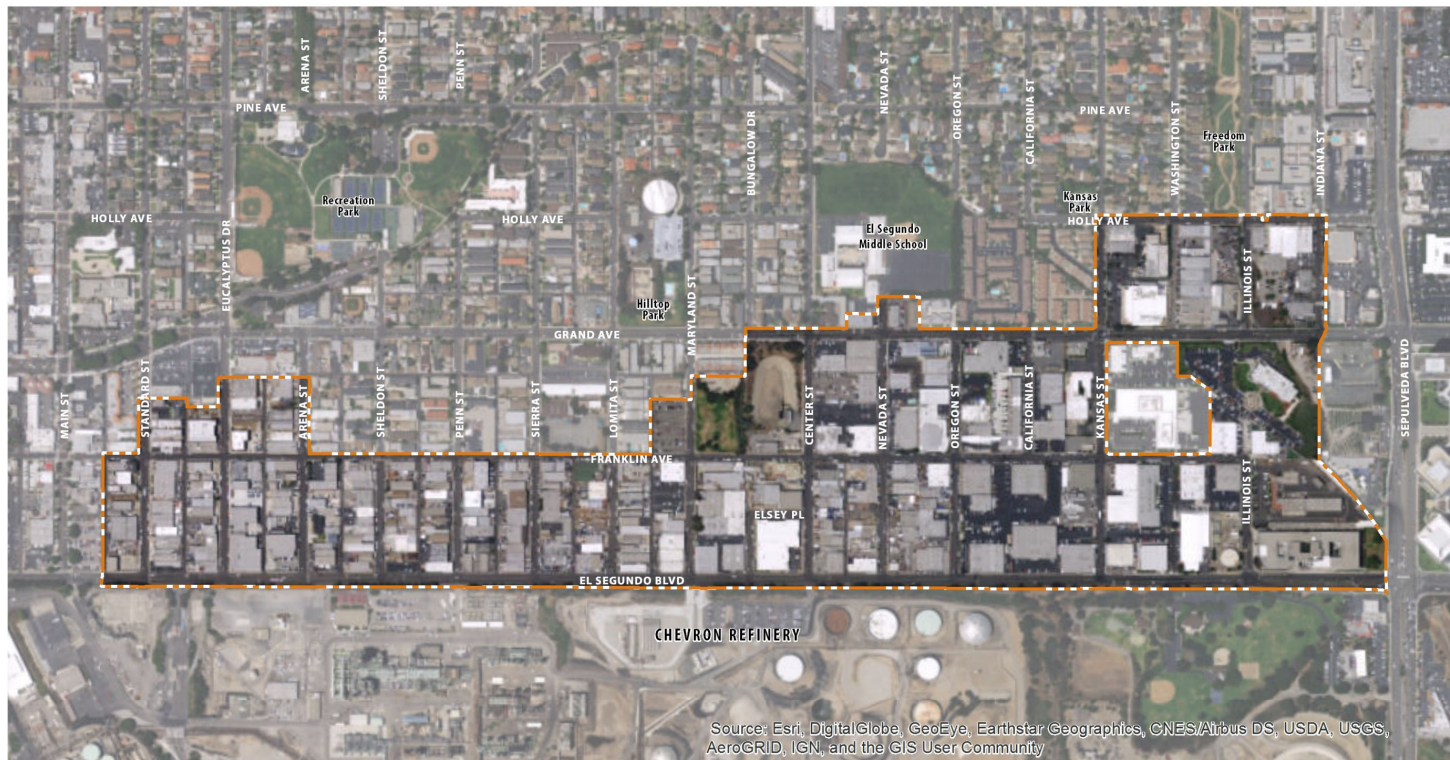
# Smoky Hollow Specific Plan Amendment

PLANNING COMMISSION STUDY SESSION / JANUARY 12, 2022



# Extra Slides

# Specific Plan Boundary



 Smoky Hollow Specific Plan Boundary





Figure 5-1: Candidate Rezone Sites as Mixed Use Overlay



Figure 5-2: R-3 Rezone Sites for Housing Overlay

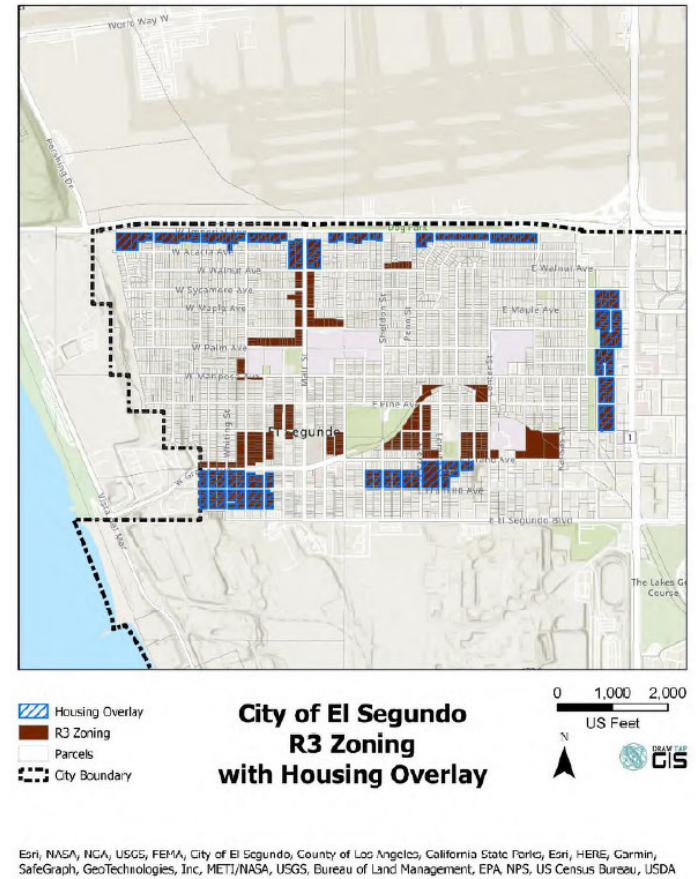


Figure 5-3: Potential Redevelopment Sites in Housing Overlay

