



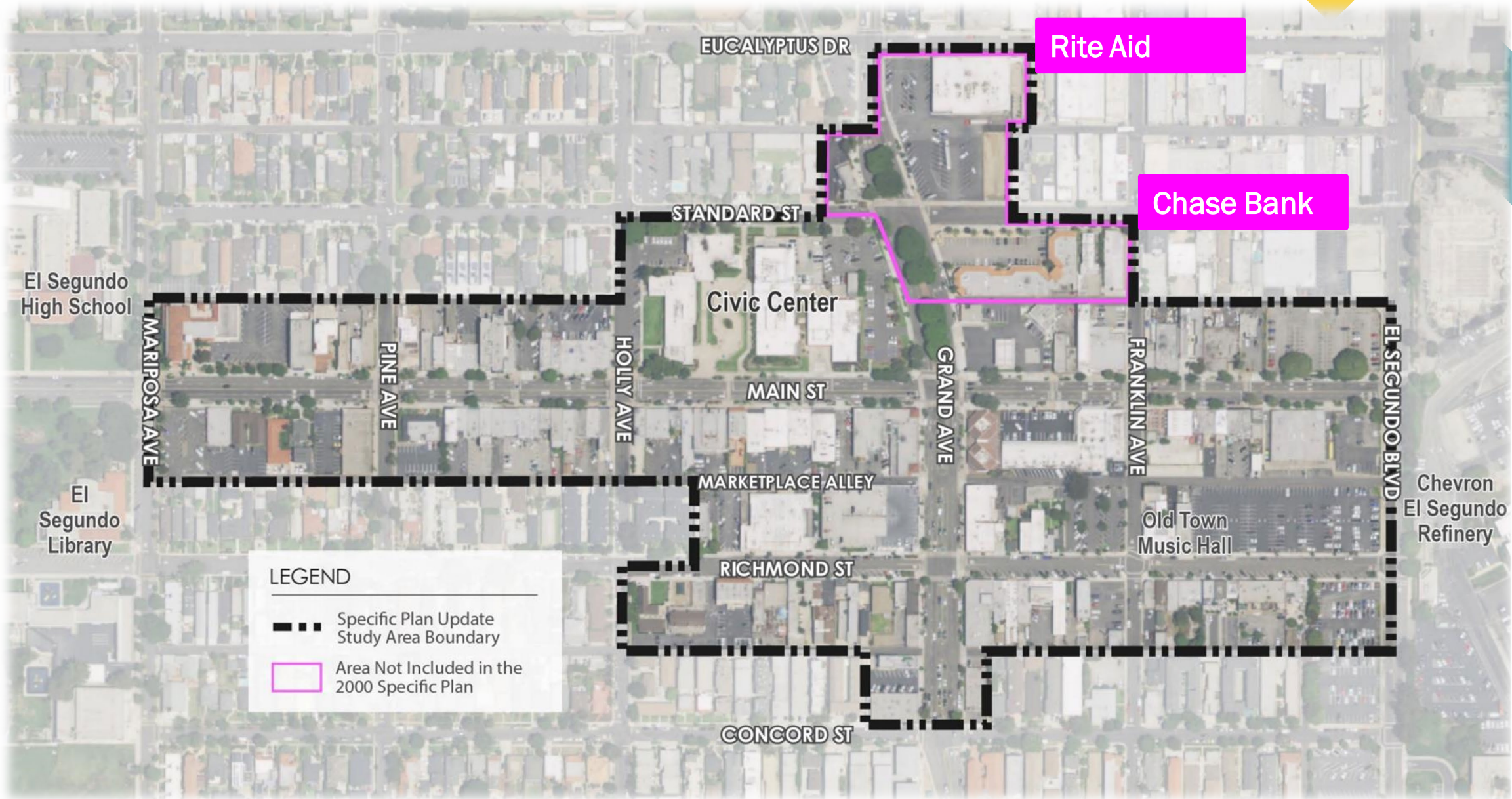
EL SEGUNDO

Downtown Specific Plan Update



Downtown Specific Plan

May 25, 2025

Specific Plan Update Boundary

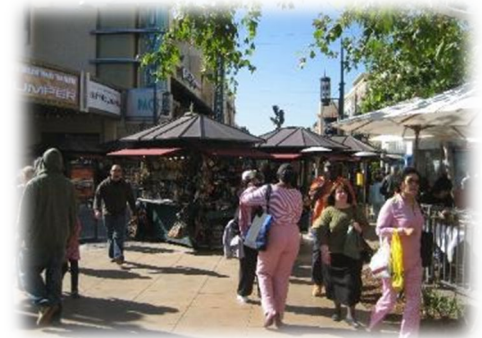


LEGEND

-  Specific Plan Update Study Area Boundary
-  Area Not Included in the 2000 Specific Plan

Agenda

- ❖ Background and status
- ❖ Specific Plan Contents
- ❖ Highlights - Major changes
- ❖ Questions, comments, discussion
- ❖ Next steps



Background and status

- ❖ Project initiation in late 2021
- ❖ Existing conditions assessment
- ❖ Community outreach
- ❖ Design concepts development
- ❖ Environmental Review (EIR)
- ❖ Draft Specific Plan



Specific Plan contents

- ❖ Introduction and Vision
- ❖ Private Realm – Land use and development standards
- ❖ Public Realm – Multimodal Mobility
- ❖ Public Realm – Placemaking and Beautification
- ❖ Infrastructure and Public Facilities
- ❖ Implementation
- ❖ Administration



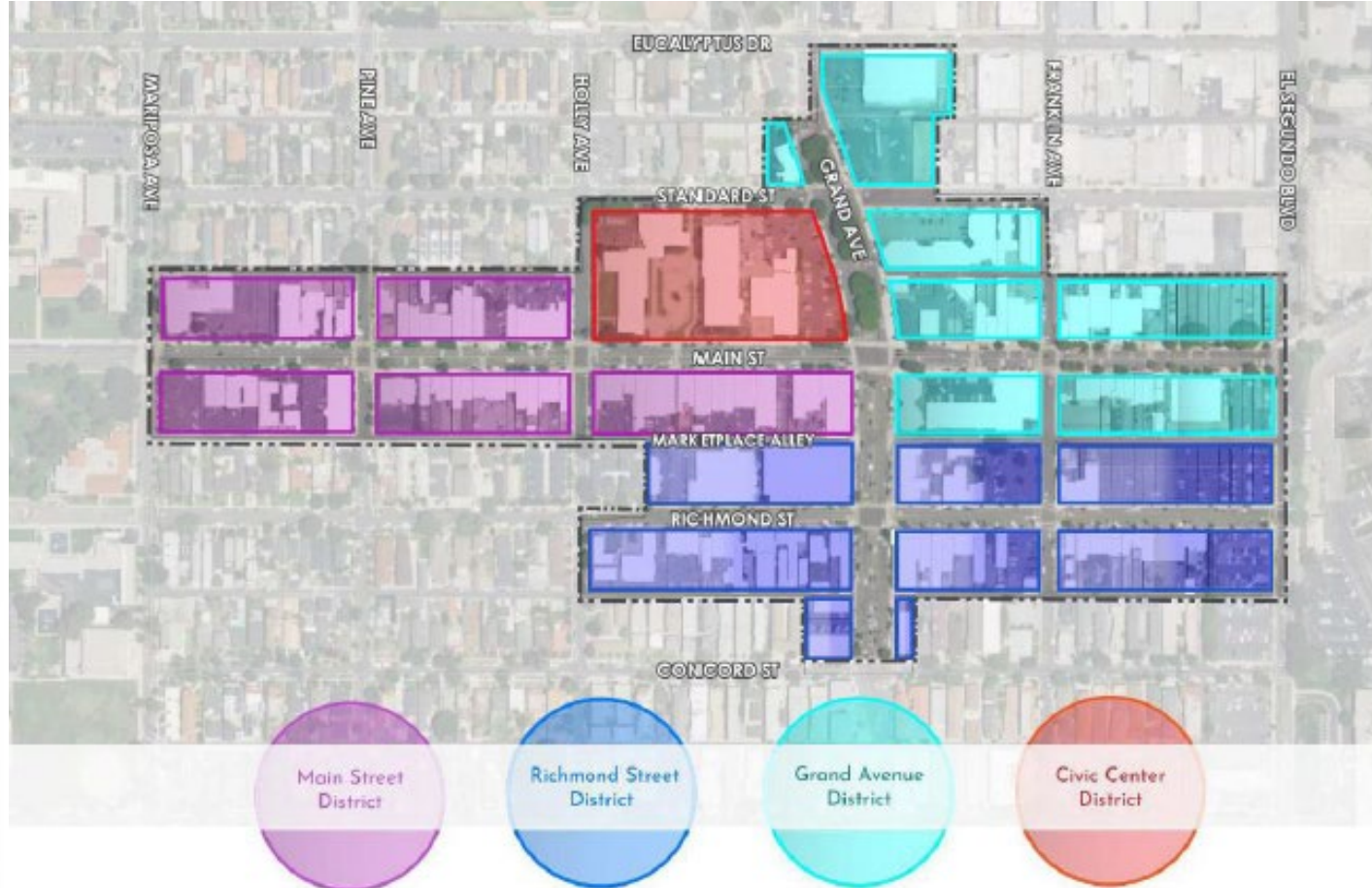
Specific Plan contents

❖ 1. Introduction and Vision



Specific Plan contents

❖ 2. Private Realm – Land use and development standards



Downtown Specific Plan District Map

Specific Plan contents

❖ Private Realm – Land use and development standards

Table 2-1: Permitted Use Table

P= Permitted Use
 A= Accessory Use
 AUP = Administrative Use Permit
 CUP = Conditional Use Permit
 (--)= Prohibited Use
 (1) = Uses only permitted above or behind primary street ground floor uses

LAND USES	DISTRICTS			
	Main Street District	Richmond Street District	Grand Avenue District	Civic Center District
Alcohol Sales, Off-Site	AUP	AUP	AUP	AUP
Alcohol Sales, On-Site without Food Service (Bars)	AUP	AUP	AUP	AUP
Alcohol Sales, On-Site with Food Service	P	AUP	AUP	AUP
Artistic or Cultural Services	P	P	AUP	P
Assembly Halls	--	CUP	--	P
Bed and Breakfast Inn	P	P	--	--
Brewery and Alcohol Production (including on-site consumption or restaurant)	--	AUP	AUP	--
Commercial, Financial Institutions	P (1)	P	P	--
Commercial, Retail Sales	P	P	P	P
Commercial, Retail Services	P	P	P	P
Daycare Centers	P (1)	P (1)	CUP	CUP



Specific Plan contents

❖ Private Realm – Land use and development standards

Highlights on permitted uses

- Alcohol Service permitted by right at restaurants on Main Street
- Breweries permitted with AUP in Richmond Street and Grand Avenue
- Daycare centers permitted in Downtown
- Recreational, entertainment Facilities and theaters (excluding nightclubs)
- Offices on Main Street permitted above or behind primary street frontage
- Fitness centers permitted up to 5,000 s.f.



Specific Plan contents

❖ Private Realm – Land use and development standards

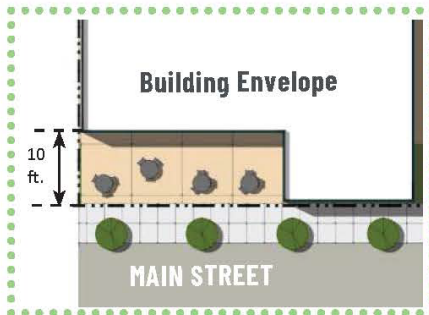
2. Site Development Standards

Intentional site planning and design ensures a pedestrian oriented traditional downtown environment. The following standards support the vision for the Main Street District.



BUILDING PLACEMENT INTERPRETATION 2-2A:

Buildings shall be located and oriented toward Main Street



BUILDING SETBACK INTERPRETATION 2-2B:

Ten (10) foot maximum setback is permitted for front/ street adjacent yards if pedestrian-oriented plazas or outdoor dining is provided in the setback

Table 2-2: Main Street Site Development Standards

Building Placement and Orientation (refer to Interpretation 2-2A)	<ol style="list-style-type: none"> 1. Building shall be located and oriented toward Main Street. 2. Required on-site parking shall not be located between the building and the Main Street property line.
Lot Area	Five thousand (5,000) square feet minimum.
Lot Width	Twenty-five (25) feet minimum for new lots.
Setbacks	
Front/Street Adjacent Yard (refer to Interpretation 2-2B)	<ol style="list-style-type: none"> 1. Zero (0) setback at ground floor maximum. 2. Ten (10) feet maximum permitted for pedestrian-oriented plazas or outdoor dining, subject to design review.
Side Yard	<ol style="list-style-type: none"> 1. Continuous ground floor building frontage required along Front Setback: Zero (0) minimum at ground floor for the first fifty (50) feet of lot depth measured from Main Street property line. 2. Side Yard exceeding fifty (50) feet from Main Street property line: None.
Rear Yard	None Required.
Density and FAR	None.
Minimum Unit Size	Two hundred and fifty (250) square feet.

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Specific Plan contents

❖ Private Realm – Land use and development standards

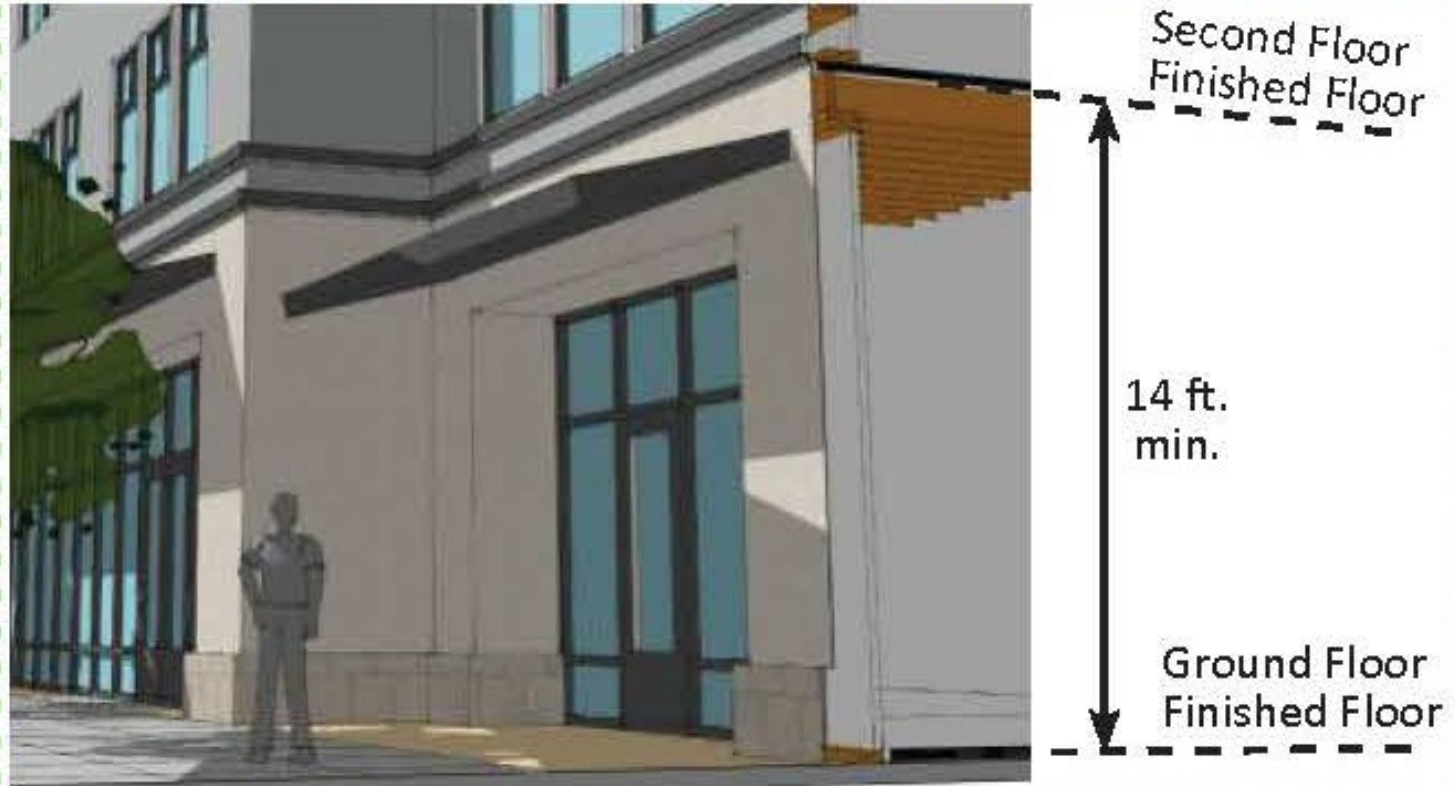
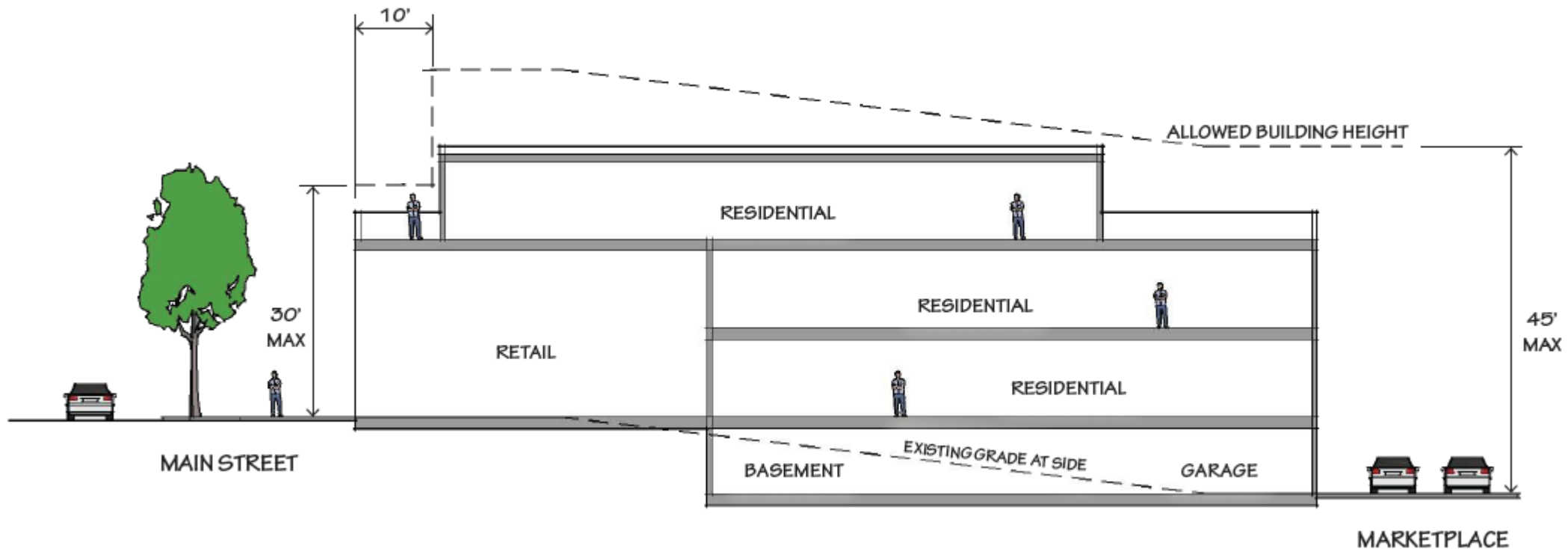


PLATE HEIGHT INTERPRETATION 2-3A:

Minimum plate height for ground floor commercial uses

Height Standards

- ❖ Main Street – **Maximum 30' at street edge** & up to 35' with a 10' stepback from the front property line
- ❖ Alley Frontage - **Maximum 45'**



Specific Plan contents

❖ Private Realm – Land use and development standards

Highlights on development standards (Grand Avenue)

- Larger lot size and lot width requirements
- No limit on commercial or residential density
- Residential private open space – 50 s.f. per unit
- Residential common open space – 100 s.f. per unit
- Height limit: 60 feet, with 10-foot step back
- Height of ground floor: 14 feet
- Landscaping: 10 percent of lot area



Specific Plan contents

- ❖ Private Realm – Land use and development standards

Highlights on development standards (Civic Center)

 *Recommended Public Plaza Enhancement Areas*

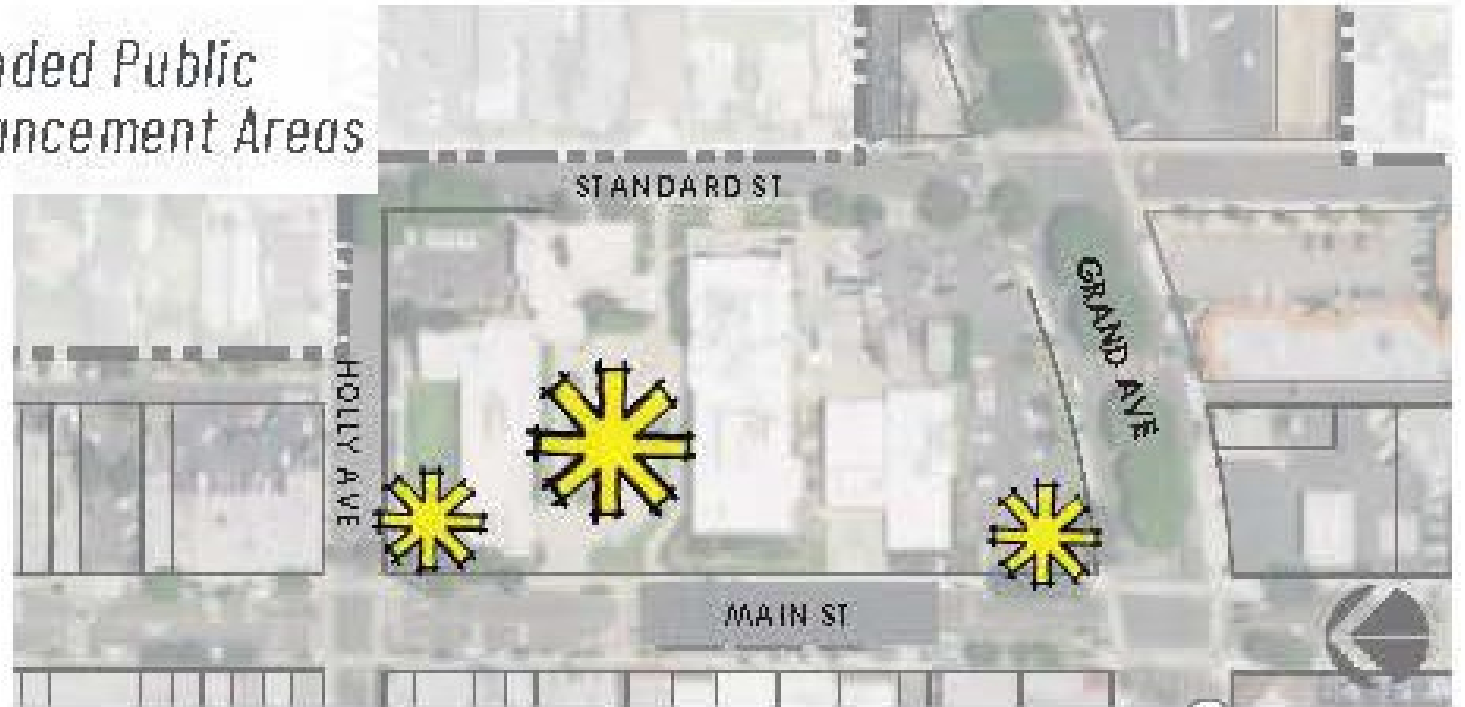


Figure 2.7 Civic Center Public Plaza Map



Specific Plan contents

❖ Private Realm – Design standards and Guidelines



BUILDING WALL MODULATION INTERPRETATION 2-A:

Specific Plan contents

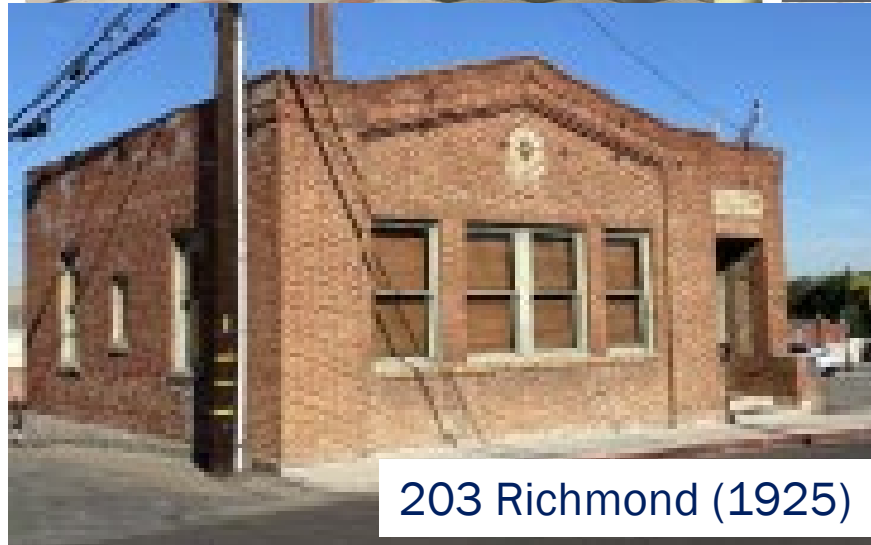
❖ Private Realm – Design standards and Guidelines



140 Richmond (1921)



105 W. Grand (1928)



203 Richmond (1925)



218 Richmond (1915)

Specific Plan contents

❖ Private Realm – Design standards and Guidelines

Area wide

- Building Wall modulation
- Roofline variation
- Primary entrance design
- Additional window and glazing standards
- Historic Resources
- Parking
- Signs
- Outdoor dining



Specific Plan contents

❖ Private Realm – Design standards and Guidelines

Parking

Use	Proposed requirement	Current requirement
Retail*	1 space per 667 s.f.	1 space per 300 s.f
Office*	1 space per 500 s.f.	1 space per 300 s.f.
Restaurants	1 space per 667 s.f.	1 space per 300 s.f.)
Outdoor Dining	0 spaces for 0-500 s.f.	0 spaces for 0-200 s.f.
Outdoor Dining	1 space per 300 s.f. for 500+ s.f.	1 per 75 s.f. for 200+ s.f.



Specific Plan contents

❖ Private Realm – Design standards and Guidelines

Outdoor dining

- Barriers
- Furniture (tables, chairs, etc.)
- Shade structures
- Lighting
- Pedestrian access
- Adjacent business visibility



Specific Plan contents

❖ 3. Public Realm – Multimodal Mobility

- Pedestrian Network
- Bicycle Circulation
- Improved Public Parking
- Public Transit
- Vehicular Circulation
- Parking Strategies



Specific Plan contents

❖ Public Realm – Multimodal Mobility

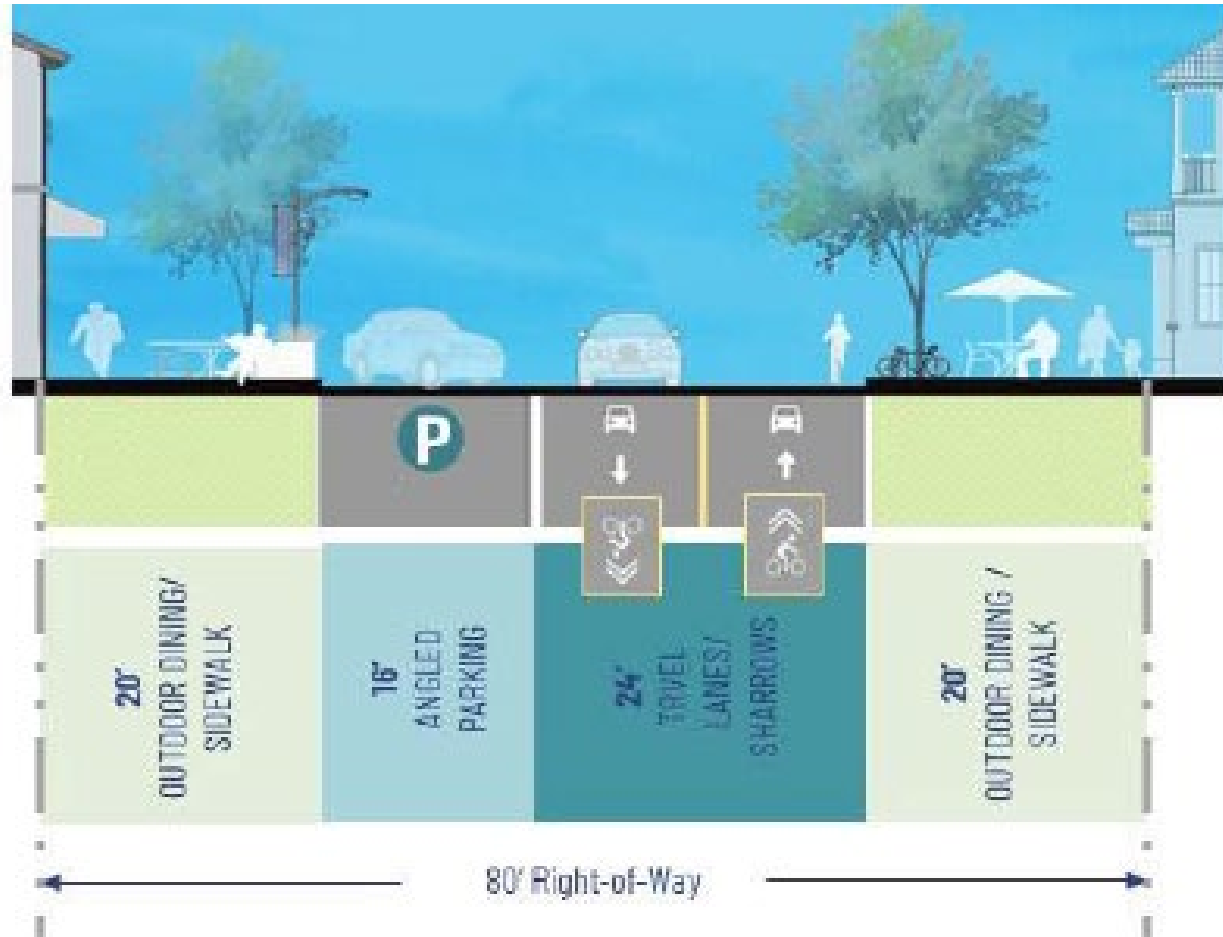
Vehicular Circulation – Main Street Existing



Specific Plan contents

❖ Public Realm – Multimodal Mobility

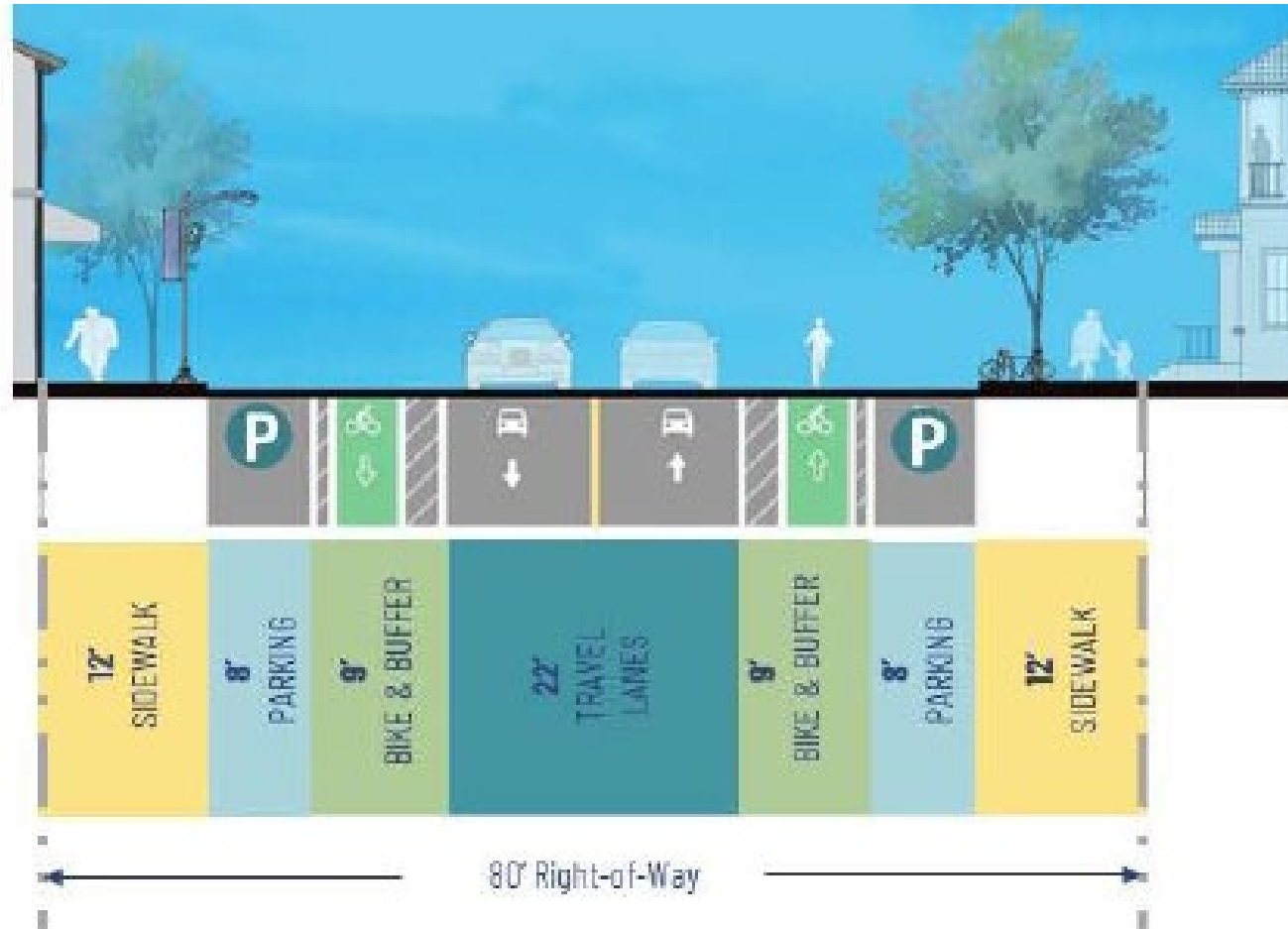
Vehicular Circulation – Main Street Preferred



Specific Plan contents

❖ Public Realm – Multimodal Mobility

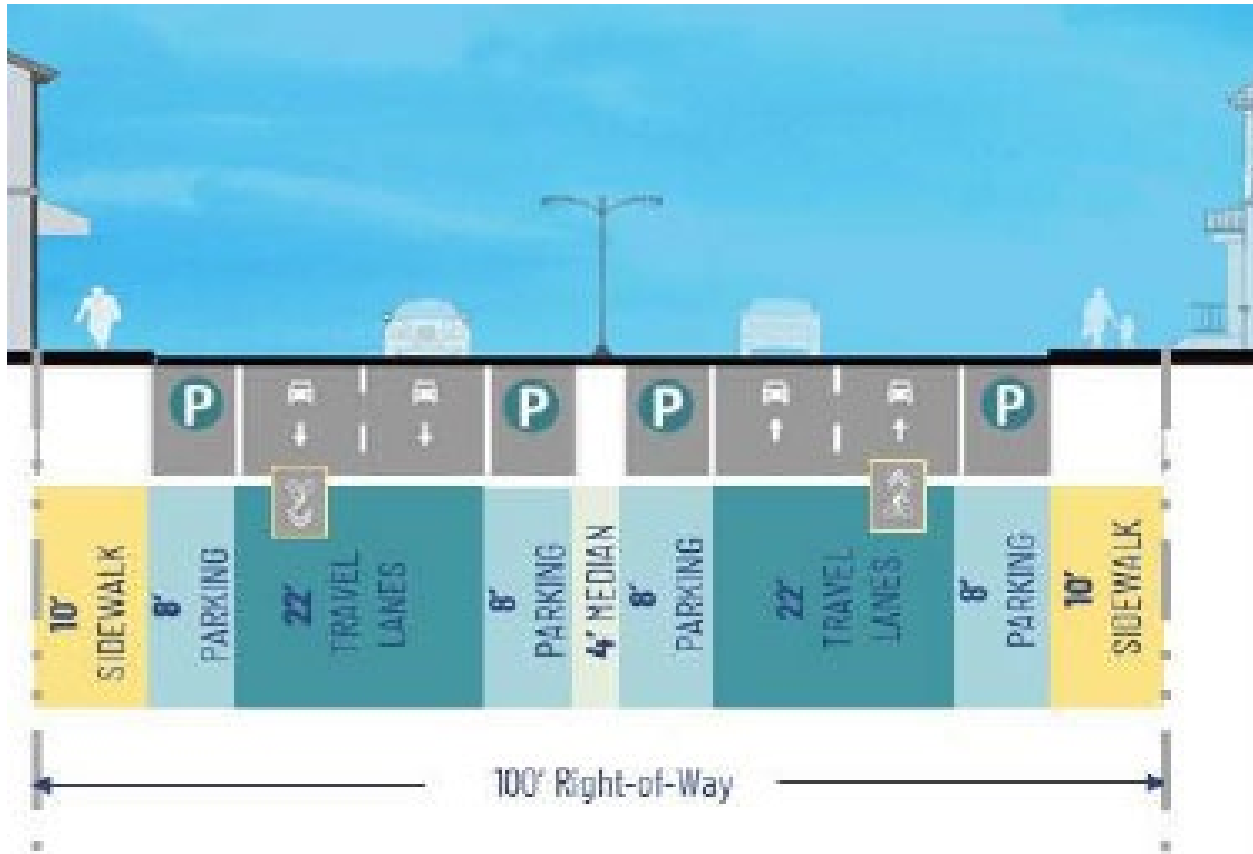
Vehicular Circulation – Main Street Alternative



Specific Plan contents

❖ Public Realm – Multimodal Mobility

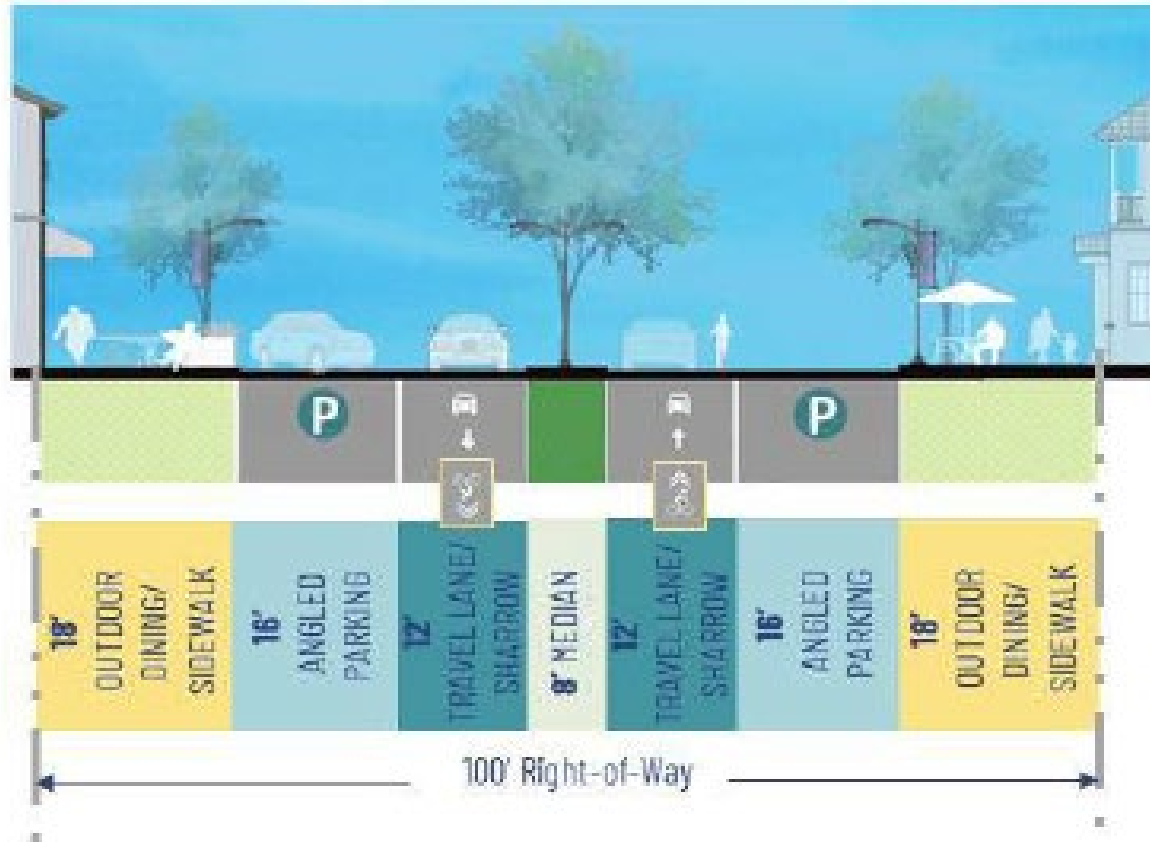
Vehicular Circulation – Grand Avenue Existing



Specific Plan contents

❖ Public Realm – Multimodal Mobility

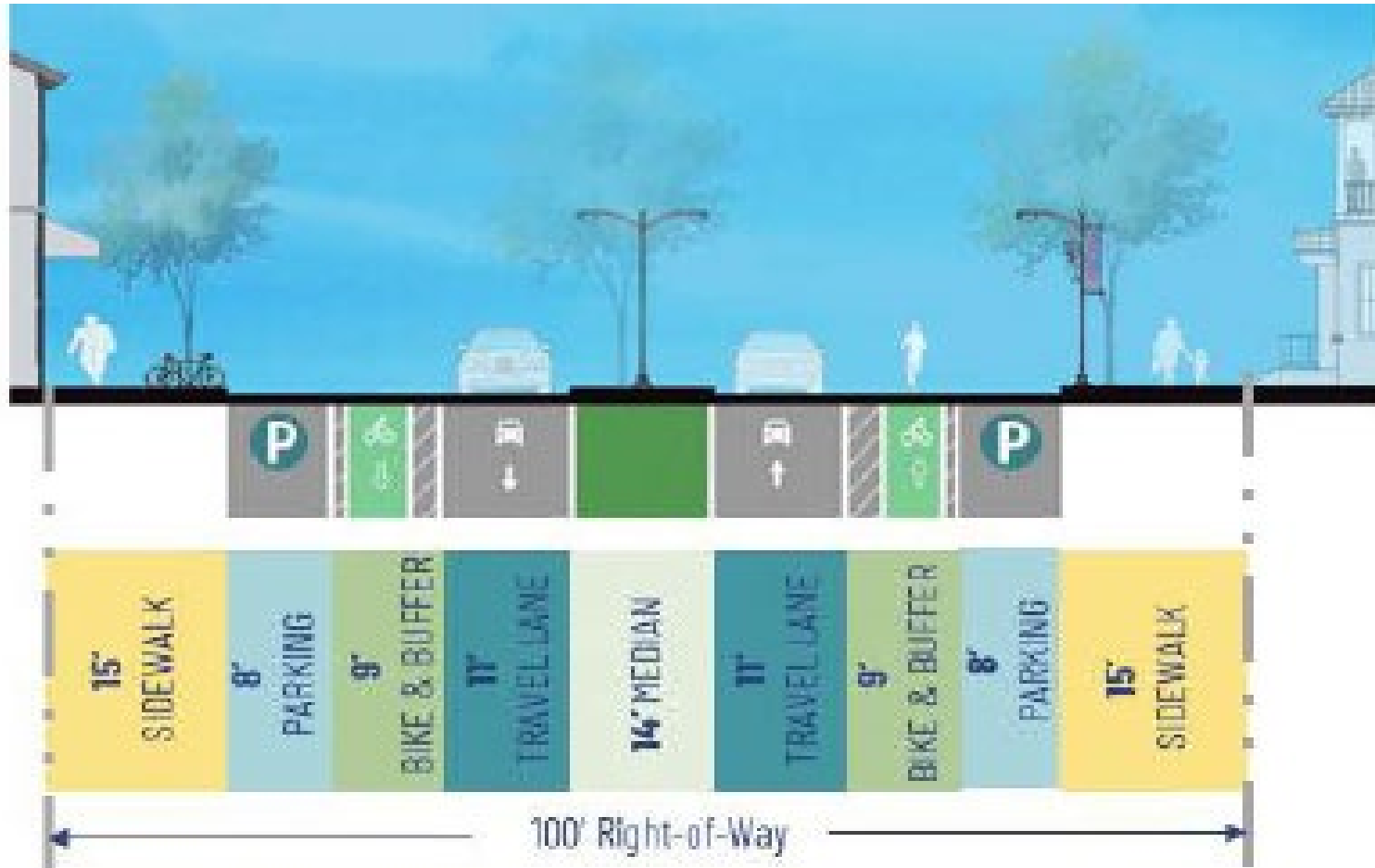
Vehicular Circulation – Grand Avenue Preferred



Specific Plan contents

❖ Public Realm – Multimodal Mobility

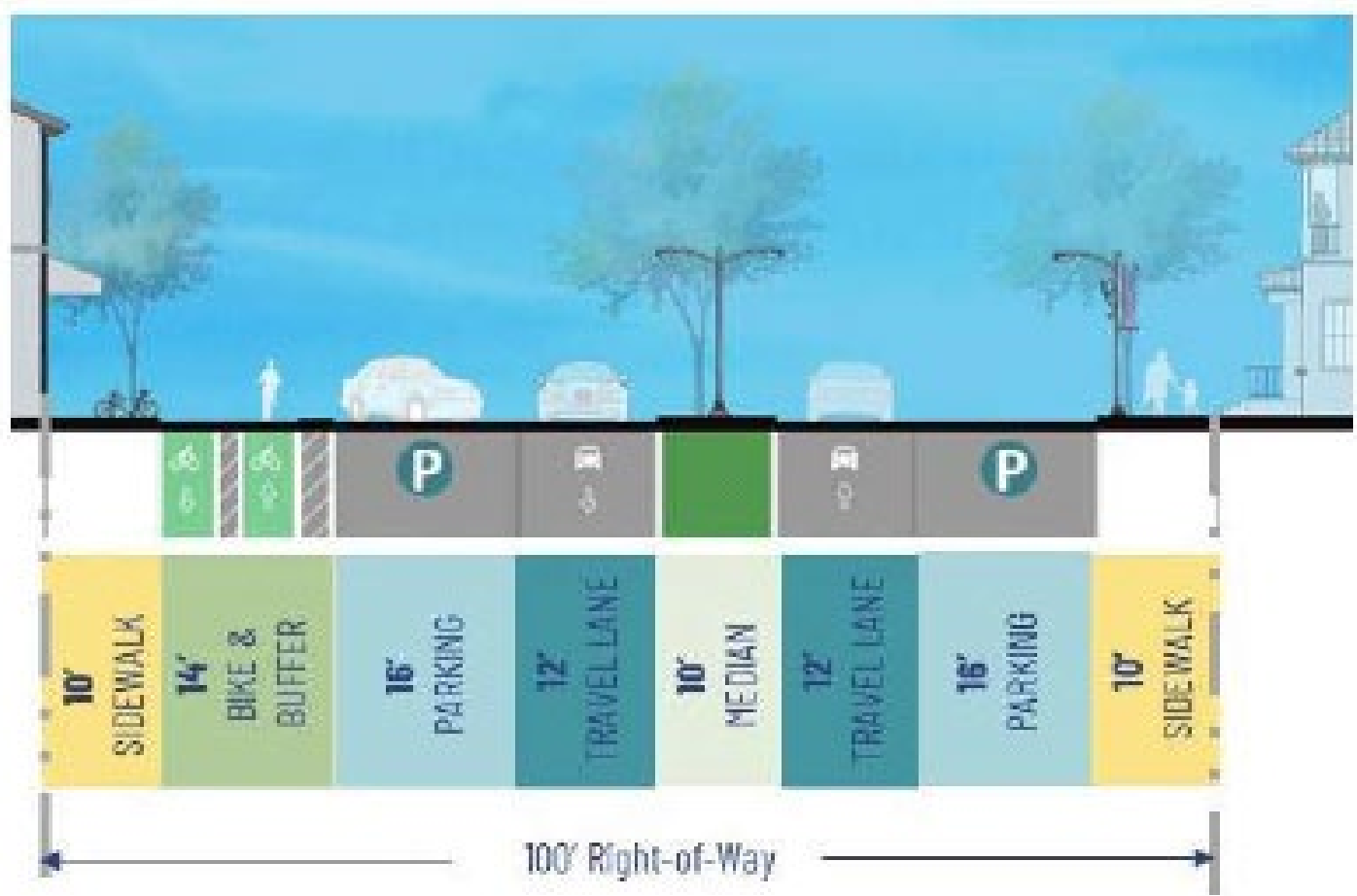
Vehicular Circulation – Grand Avenue Alternative 1



Specific Plan contents

❖ Public Realm – Multimodal Mobility

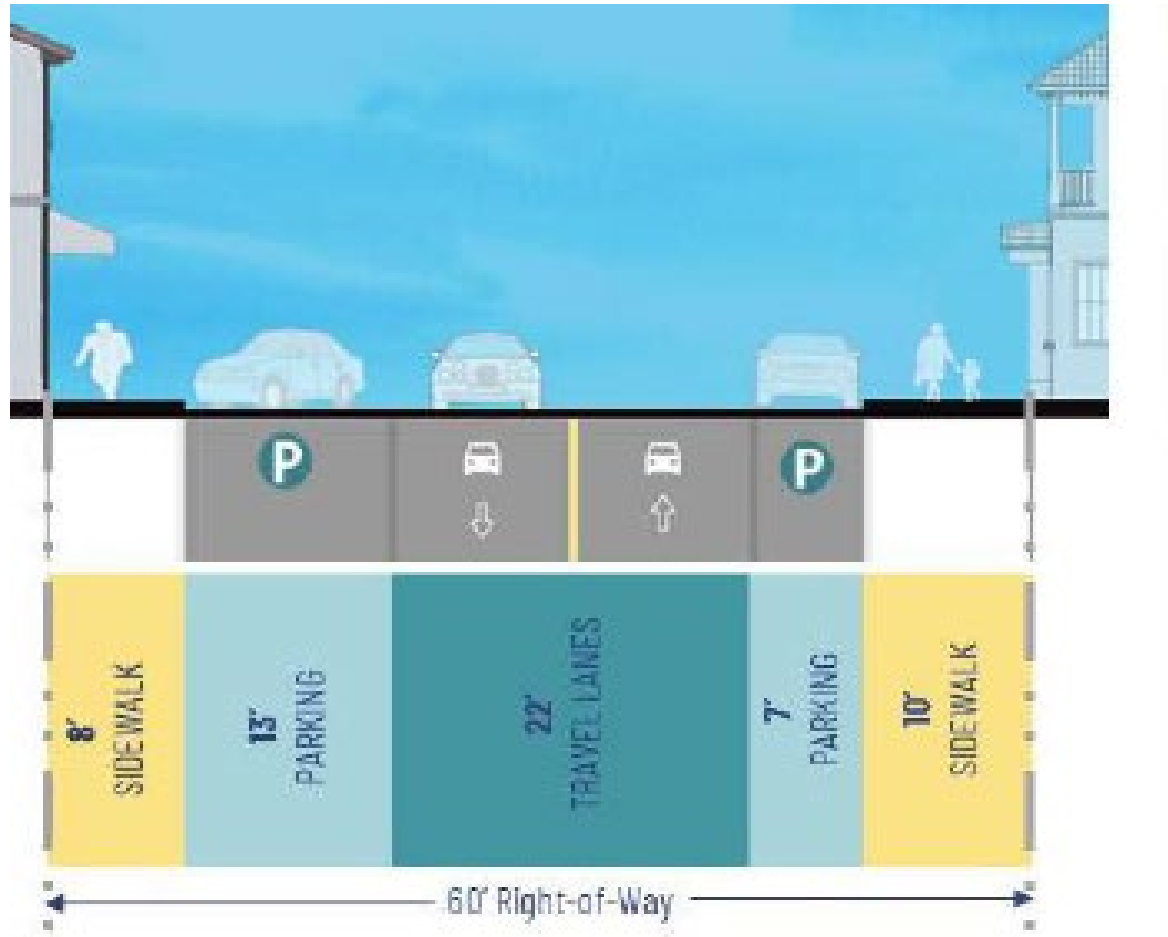
Vehicular Circulation – Grand Avenue Alternative 2



Specific Plan contents

❖ Public Realm – Multimodal Mobility

Vehicular Circulation – Richmond Street Existing



Specific Plan contents

❖ Public Realm – Multimodal Mobility

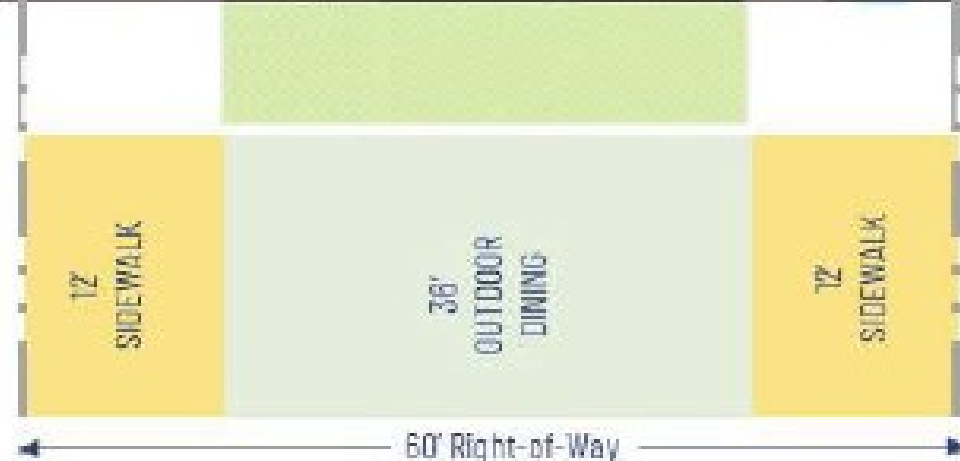
Vehicular Circulation – Richmond Street Preferred



Specific Plan contents

❖ Public Realm – Multimodal Mobility

Vehicular Circulation – Richmond Street Alternative



Specific Plan contents

❖ Public Realm – Multimodal Mobility

Vehicular Circulation – Other improvements

- Intersection Control
- Street Closure Placemaking
- Alley Enhancements
- Parking Strategies



Specific Plan contents

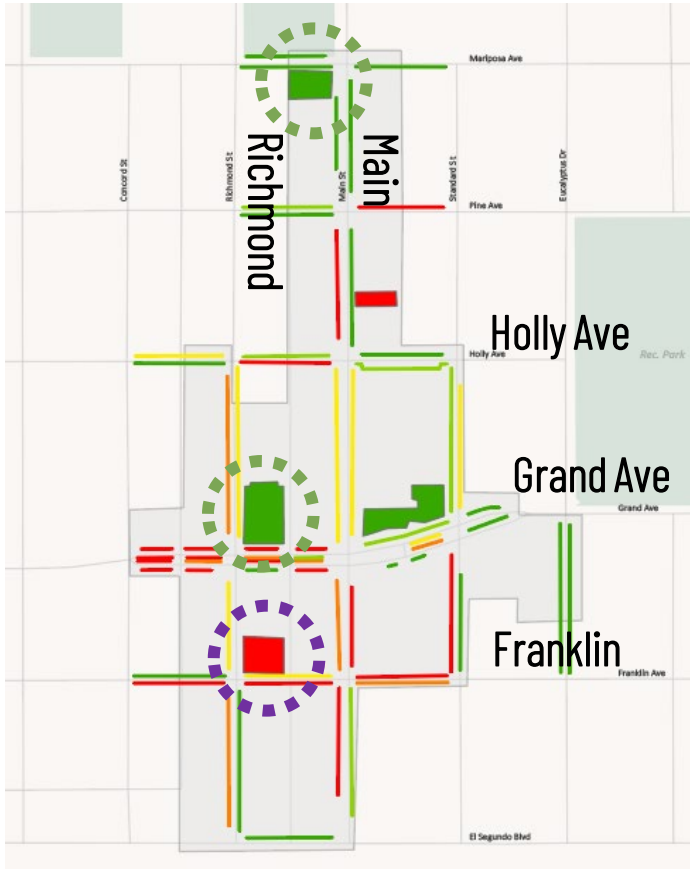
❖ Public Realm – Multimodal Mobility

Vehicular Circulation – Other improvements

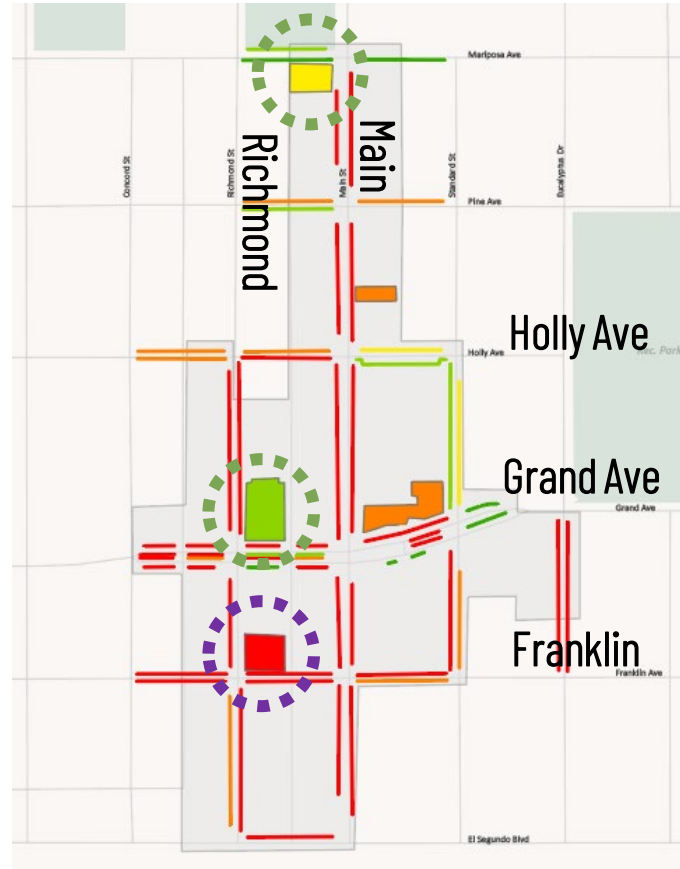
- Intersection Control
- Street Closure Placemaking
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Parking Analysis

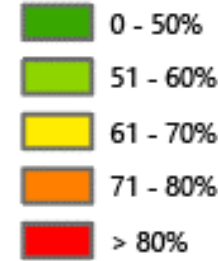


Existing Weekend Utilization



Existing Weekday Utilization

OFF-STREET PARKING UTILIZATION

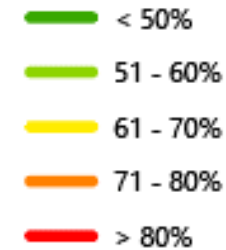


- Highest at the northeast corner of **Franklin Avenue & Richmond Street**



- Lowest at the northeast corner of **Grand Avenue & Richmond Street** and southwest corner of **Mariposa Avenue & Main Street**

ON-STREET PARKING UTILIZATION

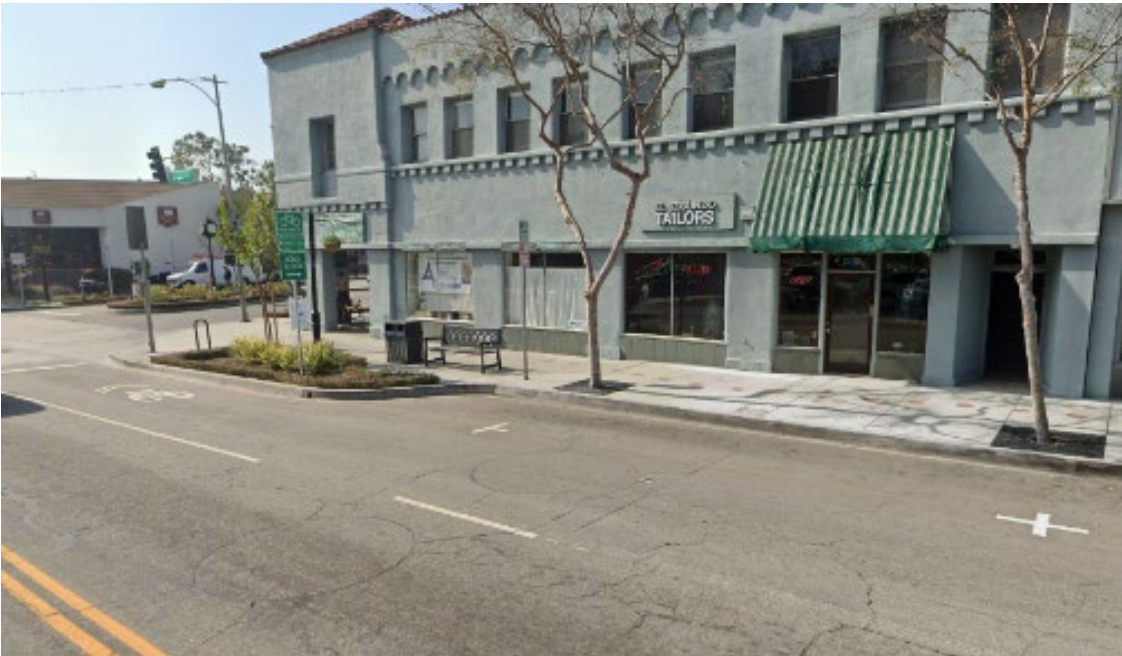


- Highest in the **southern portion** of DSP area (south of Holly Avenue)

Parking Management Strategies

ON-STREET PARKING IMPROVEMENTS

- Re-stripe parallel parking spaces with delineation lines
- Expand angled parking



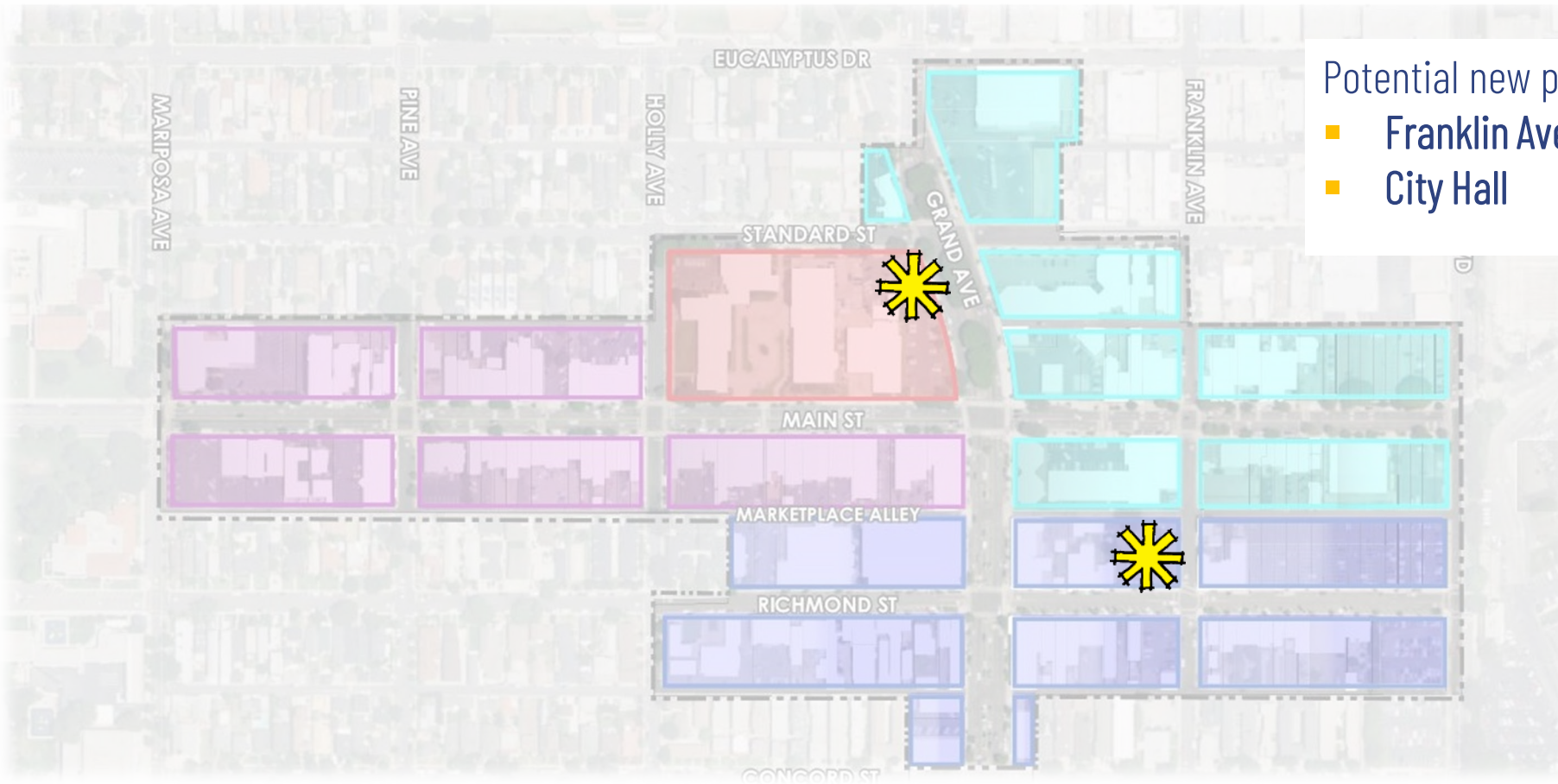
OFF-STREET PARKING IMPROVEMENTS



- Implement a shared-parking program for local businesses
- Develop informational programs for drivers – such as increased parking wayfinding signage or online maps parking

Potential Parking Structures

POTENTIAL ADDITIONAL PARKING STRUCTURES



- Potential new parking structures at:
- Franklin Avenue & Richmond Street
 - City Hall

Specific Plan contents

❖ 4. Public Realm – Placemaking and Beautification

- Gateway and Wayfinding Signage
- Streetscape Design and Pedestrian Amenities
- Public Art
- Landscaping



Specific Plan contents

❖ Public Realm – Placemaking and Beautification



Specific Plan contents

❖ Public Realm – Placemaking and Beautification

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Specific Plan contents

❖ Public Realm – Placemaking and Beautification



Existing public art on above ground utility panels



Tree grate incorporating decorative placemaking features



Public art is encouraged in a variety of sizes and forms throughout the Downtown to create a lively and evolving streetscape that is unique to El Segundo



Specific Plan contents

❖ 5. Infrastructure and Public Facilities

Infrastructure

- Water Supply
- Wastewater Services
- Stormwater Management
- Dry Utilities



Specific Plan contents

❖ Infrastructure and Public Facilities

Public Facilities

- Police and Fire
- Schools and Parks
- Solid Waste Collection
- Library



Specific Plan contents

❖ 6. Implementation

- Market, Real Estate, and Financial Analysis
- Implementation Plan
 - Programs, studies, and Initiatives
 - Improvement Projects
- Funding Mechanisms
 - City Resources
 - Grants
 - Developers
 - District-Based Tools



Specific Plan contents

❖ 7. Administration

- Specific Plan Amendments
- Administration
 - Interpretation
 - Nonconformities
 - Administrative Determinations
 - Adjustments
- Design Review Process
 - Levels of Review
 - Process
- Environmental Review

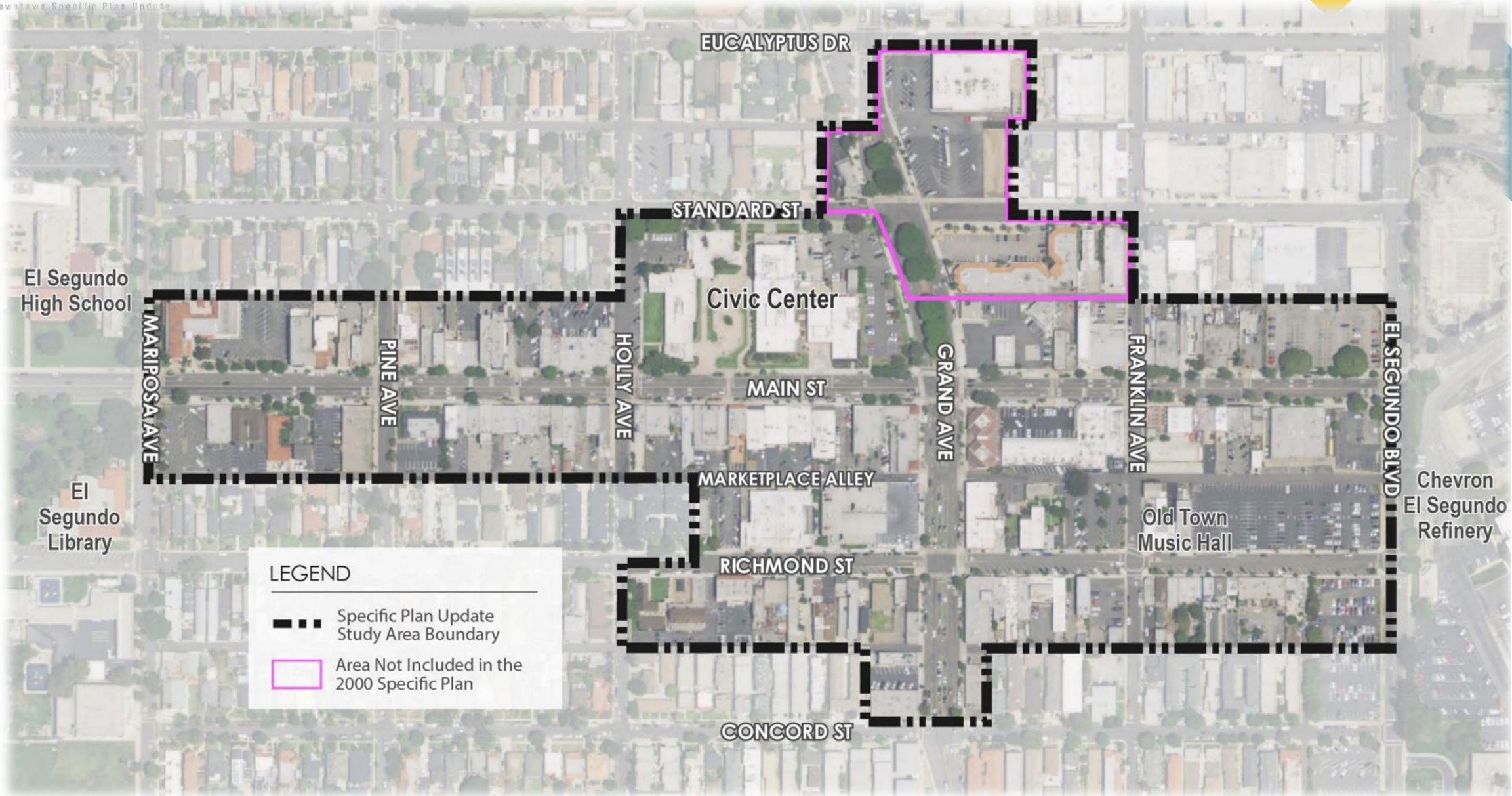


Next Steps



- ❖ Public comment on draft Downtown Specific Plan
- ❖ Revised draft Downtown Specific Plan
- ❖ Draft Environmental Impact Report (EIR)
- ❖ Final Environmental Impact Report (EIR)
- ❖ Public hearings



Questions / Discussion



LEGEND

-  Specific Plan Update Study Area Boundary
-  Area Not Included in the 2000 Specific Plan