



CITY OF
EL SEGUNDO

2100-2180 E. El Segundo
Blvd.
Starbucks Drive-Through
EA-1200, Revision B

Planning Commission

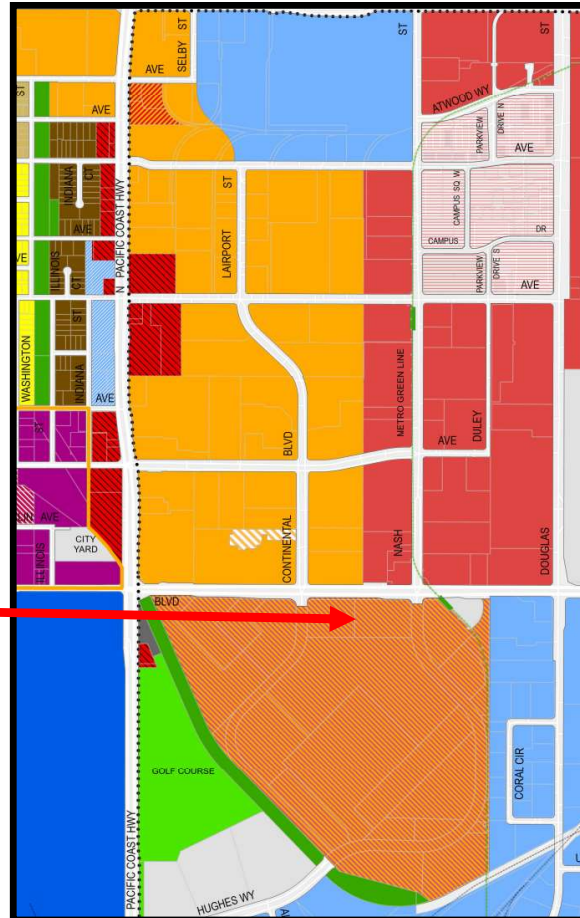
July 27, 2023

Nash Street Exchange Retail Development Property Information:

- 7.34-acre site between Continental Blvd. and Nash Street
- El Segundo South Campus Specific Plan (ESSCSP)
- Commercial/Office Mixed-Use (CMU)
- Zoning allows for a mix of commercial uses, including restaurants, drive-through restaurants, retail, medical office

Zoning Map

2100-2180 E. El Segundo Blvd.



Previously Approve Site Plan (2100-2180 E. El Segundo Blvd.)



		GROSS BUILDING SF	NET BUILDING SF	PARKING PER SF	STALLS REQUIRED
BLDG 1	MEDICAL OFFICE (2 levels)	43,000	40,600	200	203.0
PAD 2	BANK	3,500	3,500	300	11.7
PAD 3	FAST FOOD	3,800	3,800	130	29.2
BLDG 4	RESTAURANT	7,800	7,800	130	60.0
BLDG 5	RESTAURANT	4,300	4,300	130	33.1
PAD 6	FAST FOOD	3,250	3,250	130	25.0
PATIO	DINING (>200sf/tenant)	2,475	2,475	75	33.0
TOTAL REQUIRED					395.0
TOTAL PROVIDED		65,650	63,250 SF (excluding patios)		395.0
SURPLUS/DEFICIT					0.0
Parking provided ratio- stalls / 1000 Gross SF					6.0

First 200 sf of patio space does not count towards area tabulation
 Required restaurant parking based on 60% kitchen (at 250 sf) and 40% dining (at 1 per 75 sf), equals 1 per 130 sf blended rate.

RETAIL DESIGN COLLABORATIVE
 Long Beach, CA | 562.828.8000 | rdcolloborative.com

CLIENT
MAR VENTURES INC.
 771 North Douglas Street,
 El Segundo, CA 90245

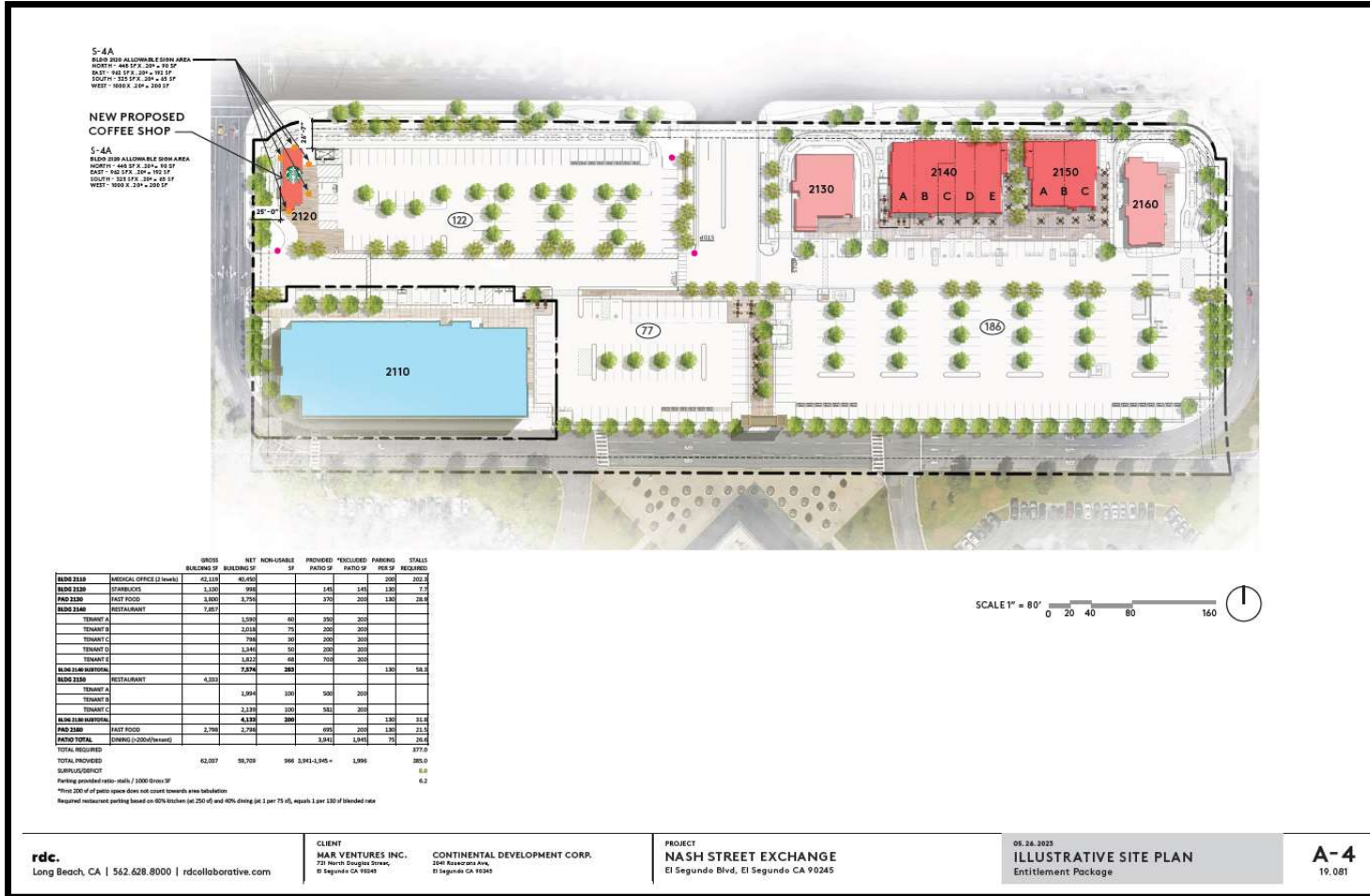
CONTINENTAL DEVELOPMENT CORP.
 2041 Rosecrans Ave.,
 El Segundo, CA 90245

PROJECT
NASH STREET EXCHANGE
 El Segundo Blvd, El Segundo CA 90245

04.16.2019
ILLUSTRATIVE SITE PLAN
 Entitlement Package

A-4
 19.081

Project Site (2100-2180 E. El Segundo Blvd.)



Project Site (2100-2180 E. El Segundo Blvd.)



Original Application-EA-1200

- Authorized a Site Plan Review and CUP for the development of Phase I of the ESSCSP)-2017
- Authorized 29,000 market, 7,200 retail, 3,000 bank, 9,000 restaurants, 20,000 medical building, 7,300 restaurants (2 fast food)
- Amended in 2019: 43,000 medical office, 3,500 bank, 12,100 two retail/restaurant buildings, 7,050 drive-through

Proposed Project-EA-1200, Revision B

- Eliminate the approved bank building
- Allow 3rd drive-through with 330-foot drive-through lane
- Revise the site plan to accurately reflect size of as-built structures

Existing Site Perspective



Proposed drive-through



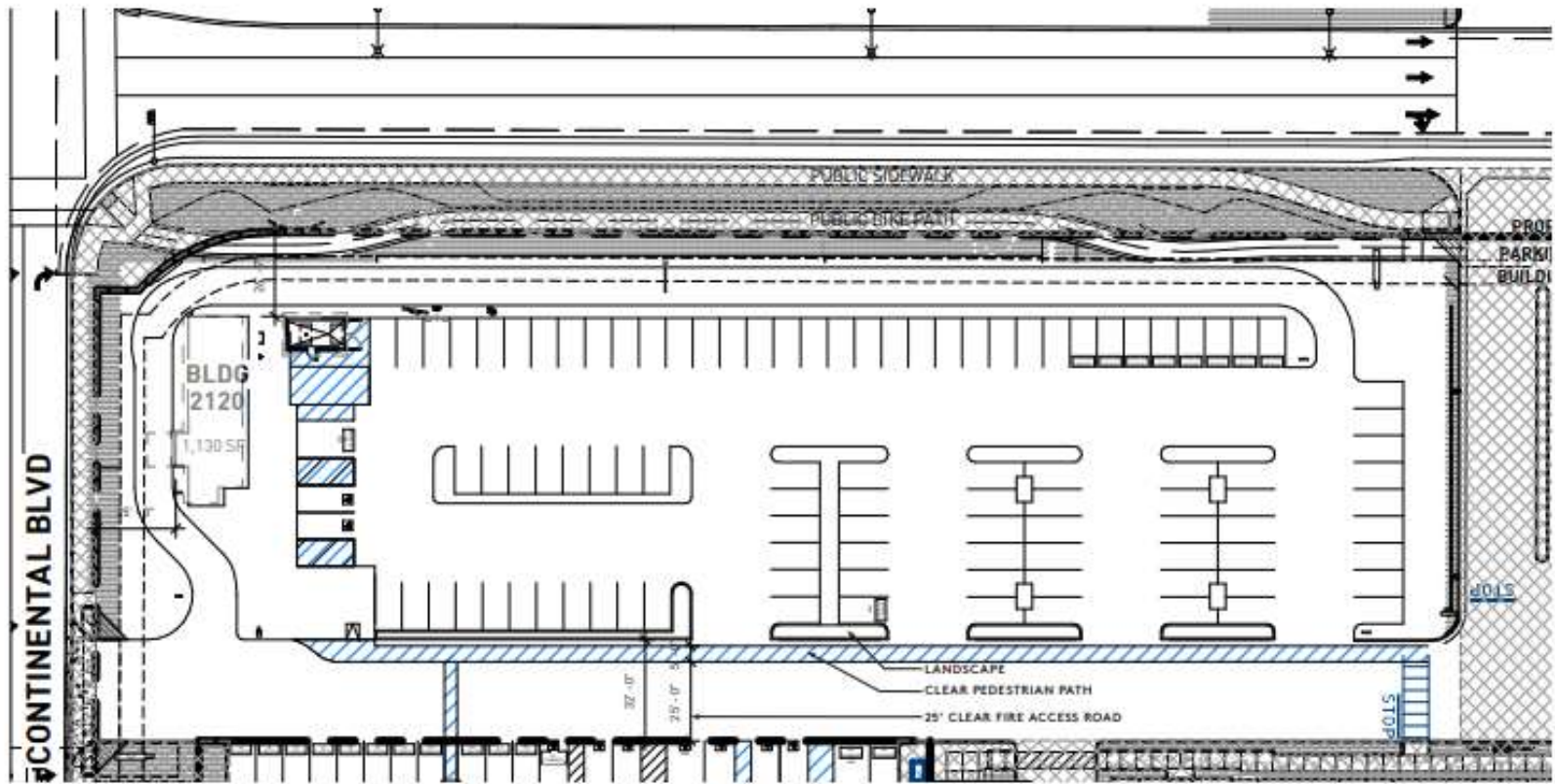
Proposed drive-through



Proposed drive-through



Proposed path of travel improvements



Traffic and Queueing

- **Parking for the site and the drive-through is compliant with ESMC.**
- **Traffic Study conducted to ensure trip limitations for AM and PM peak will not be exceeded.**
 - **89 AM Peak Trips (89 allowed) and 149 PM Peak Trips (225 allowed)**
- **Queueing analysis concluded that the drive-through lane will allow for adequate holding capacity to ensure no circulation impacts to the site during evening hours.**
 - **330-foot drive-through lane**

Planning Commission Findings

In consideration of EA-1200, Revision B the Planning Commission shall make certain findings related to the Site Plan Review and Conditional Use Permit:

- The Project site is located in Phase I of the El Segundo South Campus Specific Plan. The property is in the Commercial/Office Mixed Use (CMU) land use designation.
- Phase I of the El Segundo Campus Specific Plan is in the Commercial/Office Mixed Use (“CMU”) land use designation which allows for a wide variety of commercial uses including retail, restaurants, and drive-through restaurants with approval of a condition use permit.
- The proposed building would be a one-story, 18-foot tall building totaling 1,130 gross square feet and would be located in the northwest portion of the Phase 1- Nash Street Exchange development.

Planning Commission Findings

In consideration of EA-1200, Revision B the Planning Commission shall make certain findings related to the Site Plan Review and Conditional Use Permit.

- The Project's location of the use is in accord with the purpose of the Zoning Code and the authorized uses of the zone in which the site is located.
- The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity given its authorization under the General Plan and ESSCSP.
- The Project's conditional use complies with the applicable provisions of the ESMC Chapter 15-24.

Environmental Determination

In consideration of the Site Plan Review and Conditional Use Permit, the proposed project is exempt from the provisions of the California Environmental Quality Act:

- An Environmental Impact Report ("EIR") was prepared for the ESSCSP's Environmental Assessment (EA-905) pursuant to CEQA Guidelines Section 15063, which assessed the build-out of the ESSCSP. Pursuant to the EIR, any portion of the Project developed consistent with the conceptual site plan for the ESSCSP is exempt from further CEQA analysis. Additionally, the project is categorically exempt from the provisions of CEQA under CEQA Guidelines Section 15303(c) because this Project involves new construction of a restaurant not involving the use of significant amounts of hazardous substances and does not exceed 2,500 square feet in floor area.

Recommendation

- Adopt Resolution No. 2938, approving Environmental Assessment (EA) No. 1200, Revision B, to approve site plan review and a conditional use permit to approve a new 1,130 square foot drive-through restaurant.