

The logo of the City of El Segundo, featuring a circular seal with a building and the text "CITY OF EL SEGUNDO" around the perimeter.

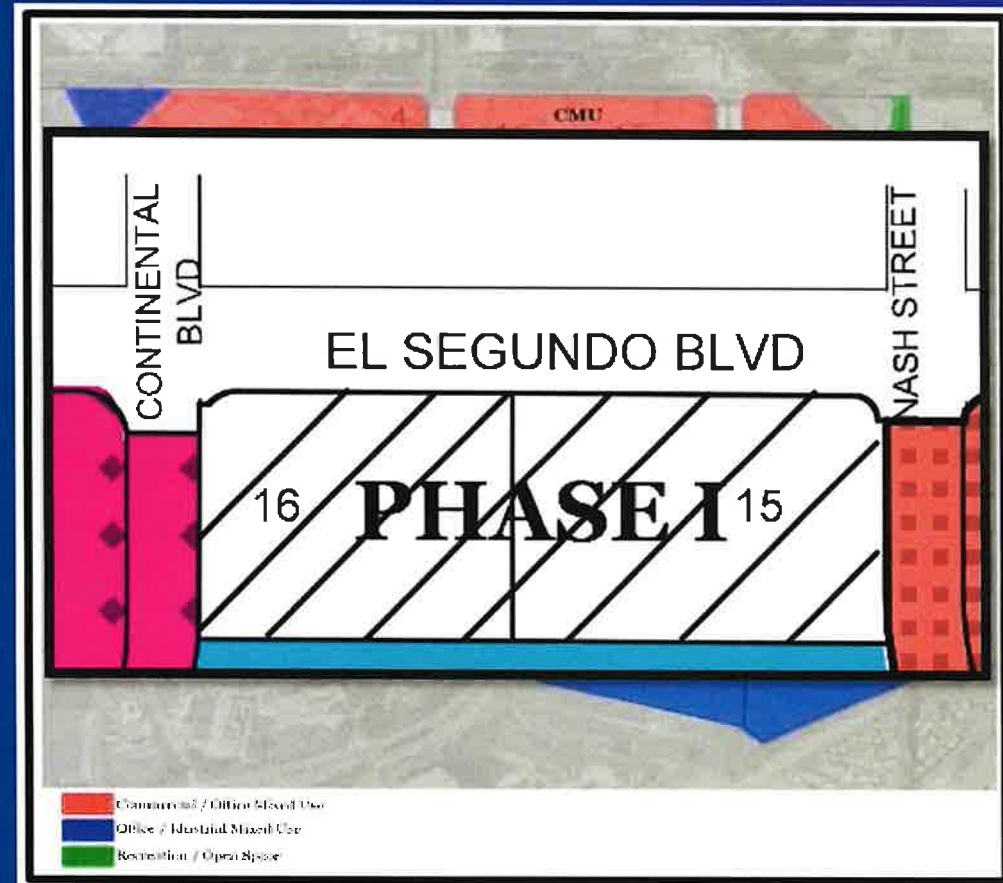
CITY OF
EL SEGUNDO

El Segundo South Campus Specific Plan (ESSCSP) Amendment for Vesting Tentative Tract Map No. 83236

Environmental Assessment No. EA-1348

Site Description

- 2100 East El Segundo Boulevard
 - El Segundo South Campus Specific Plan (ESSCSP) zone
 - Commercial/Office Mixed Use (CMU) district in the
 - Two contiguous lots (lots 15 and 16)
 - Identified as Phase 1 in the ESSCSP
 - Developed with a commercial retail center (a.k.a. Chargers Commons)



Proposed Ordinance

- Amend the ESSCSP development standards by modifying:
 - Allowable uses table, setback requirements, and parking requirements within Phase 1 area only.

Proposed Specific Plan Amendments

Permitted Uses:

Table IV-1 Allowable Uses in Section VI. Development Standards A. Permitted Uses of the ESSCSP is amended as follows:

Use	Phase 1	Phase 2	Phase 3
Parking structures and surface parking lots	A ₁	P/A	P/A
Radar towers	A/AUP	A/AUP	A/AUP
Video arcades, defined as any business with three or more video or arcade machines.	C	C	C
All uses that are not permitted, conditionally permitted, or determined to be similar uses as specified above.	--	--	--
All uses that are involved with the storage of waste materials as the primary business	--	--	--
Freight Forwarding	--	--	--
Gasoline and Diesel Service Stations	--	--	--
<u>Mini-storage</u>	--	--	--
Residential Uses	--	--	--
AUP Administrative Use Permit A Permitted Accessory Use C Conditional Use P Permitted Use -- Not Permitted			
Note: Pursuant to the ESMC, uses of a similar nature which are unlisted in Table IV-1 may be considered by the Director of Planning and Building Safety, subject to appeal to the Planning Commission.			
Surface Parking Lots is a permitted (P) use within Phase 1 CMU District subject to ESSCSP Section VI. Development Standards: D. Parking and Loading			

Proposed Specific Plan Amendments (cont.)

Setback requirements:

Section VI. Development Standards: 1. Setbacks (subsection B.3) of the ESSCSP is amended as follows:

- b. Building and structure setbacks within the interior of the Specific Plan must be a minimum of fifteen feet (15') from each lot line. **For lots with frontage on the portion of El Segundo Boulevard located east of the future extension of Continental Boulevard and west of the future extension of Nash Street, buildings and structures must be setback a minimum of five feet (5').** Actual required setbacks may vary depending on Building Code requirements that relate to type and height of the structure.

Proposed Specific Plan Amendments (cont.)

Parking requirements:

Section VI. Development Standards: 1. Setbacks (subsection B.3) of the ESSCSP is amended as follows:

3. For retail and restaurant uses within the CMU District **excluding the Phase 1 area**, up to 20% of the required parking for an individual lot in may be provided off-site with approval by the Director of Planning and Building Safety, subject to the following performance standards:
 - a. Parking must be located within 150 feet of the lot it serves.
 - b. Pedestrian pathways must be provided connecting parking lots or structures with the buildings they serve. Where off-site parking is across a project roadway, a crosswalk must be provided.
 - c. Other conditions may be applied by the Director as part of site plan approval.
 - d. Requests for over 20% off-site parking require Planning Commission review and approval and may include such conditions as the Planning Commission may lawfully impose.
4. **For retail and restaurant uses in Phase 1 within the CMU District, up to 100% of the required parking for an individual lot may be provided off-site, with approval by the Director of Community Development, subject to the following performance standards:**
 - a. **Off-site parking must be contained within the CMU District Phase 1 lots.**
 - b. **Parking must be located within 150 feet of the lot it serves.**
 - c. **Pedestrian pathways must be provided connecting parking lots or structures with the buildings they serve. Where off-site parking is across a project roadway, a crosswalk must be provided.**
 - d. **Other conditions may be applied by the Director as part of site plan approval.**
5. For retail and restaurant uses within the CMU District **including Phase 1**, parking lots may service multiple lots or buildings subject to the following standards:
 - a. Reciprocal parking and access easements or covenants must be recorded before issuance of a building permit **and or in conjunction with a final map as required by the Community Development Director** and must be shown or noted on the applicable site plans.

Planning Commission Action

- On March 14, 2024, Planning Commission public hearing and discussion; and
- Adopted Resolution No. 2947 recommending City Council approve the proposed Specific Plan Amendments, without modifications or additional conditions; and
- Approved Subdivision No. SUBD 23-02 for VTTM No. 83236

Specific Plan Amendment Findings

1. The amendment is consistent with the general plan.
2. The amendment is necessary to serve the public health, safety, and general welfare.

Environmental Review

- Environmental Impact Report (“EIR”) for El Segundo South Campus Specific Plan (ESSCSP) (EA-905) was certified on December 15, 2015
- No new information of substantial importance shows any of the following:
 - (i) that the project will have one or more significant effects not discussed in the previous EIR;
 - (ii) that significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (iv) that mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- Further environmental documentation is not required.

Recommendation

1. Waive first reading and introduce Ordinance amending certain development standards of the El Segundo South Campus Specific Plan; and find that the proposed amendments are minor, do not result in any new significant impacts, and do not necessitate preparation of a subsequent or supplemental EIR.
2. Schedule second reading of the Ordinance for the May 7, 2024, regular City Council meeting.

Questions