

CITY OF EL SEGUNDO WELCOMES YOUR INPUT

2/4/2021

- Project email: catalyst.publicinput@gmail.com
- Phone number: (310) 524-2344 or (714) 851-5775
- City staff team:
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 - Eduardo Schonborn, AICP, City Principal Planner
 - Leila Carver, Case Planner leilac@csgengr.com
 - Venus Wesson, Senior Administrative Specialist (310) 524-2344

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Proposed Catalyst office development project

North Site:
1521 E. Grand Ave.,
330/348 Kansas St.

South Site:
233 & 247 Kansas St.



North Site
South Site

Development Permit

Applications:

- Community Benefit Plan
- Site Plan Review
- Subdivision Review

Applicant:
Bill Messori,
Griffin Capital

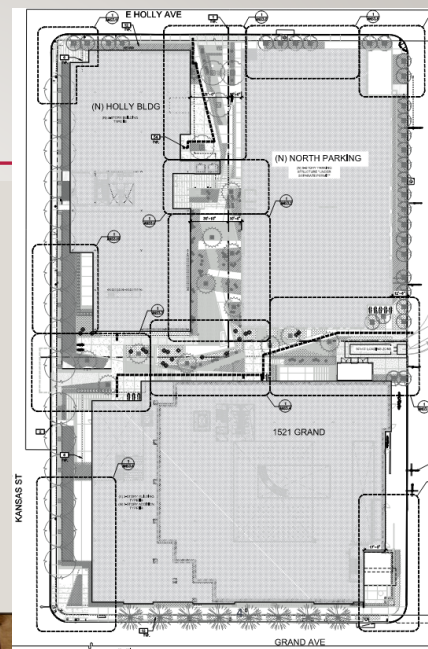
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NORTH SITE CONSTRUCTION

- North Site: two office buildings and parking garage.
 - Addition to “Grand building” (built in 1990s)
 - Demo of two existing buildings for New “Holly Building” office.
 - New parking structure
- South Site: one office building and parking garage.
- No demo/construction will take place until after Council consideration and approval.

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NORTH SITE PLAN



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NORTH SITE PROJECT REQUESTS WITHIN A TIER II COMMUNITY BENEFIT PLAN

- 3.24-acre or 140,926 square feet (SF) lot
- Project requests additional density and height:
 - Additional 6% building density (or 8,784 SF)
 - Proposed building density of 149,710 SF total building density
 - Additional height up to 15 feet
 - Proposed building's height up to 50 feet



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PROJECT-LEVEL EIR SCOPE/CEQA PROCESS

- Environmental Impact Report (EIR)
 - Scoping Meeting (Public Workshop) required
- project-level technical analysis for:
 - AQ, GHG emissions, Energy, Human Health Risk Assessment
 - Noise impacts
 - Multimodal transportation safety and vehicle miles traveled (VMT)
- Any new impacts identified? → Identify measures to mitigate impacts.
- 45-day public review period (draft EIR)
- Response to all comments and Final EIR prepared for consideration of approval by Council

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REQUIRED CONDITIONS/MITIGATION MEASURES

- Project is required to comply with:
 - applicable Smoky Hollow EIR mitigation measures
 - standard Conditions of Approval and El Segundo Municipal Code
- Project mitigation measures and conditions of approval

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OTHER POSSIBLE PROJECT SITE ALTERNATIVES

- Existing Condition: vacant buildings remain
 - Potentially leased to another industrial user
 - Land Use restricted to commercial and industrial use only
 - No site remediation plan
- Proposed office development project with Community Benefit Plan
 - PC and Council approval required
- Alternative/smaller office development without Community Benefit Plan
 - Site Plan Review only; PC approval required

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QUESTIONS AND CONCERNS

- Some residents did not receive notice of the project.
- It's important that residents impacted by this project are heard.
- Applicant postponed and then didn't attend their first public hearing.

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PUBLIC INPUT AND HEARINGS

- Opportunities for public input and review
- Project-level EIR public participation and review
 - Scoping Meeting (Public Workshop) - date TBD
 - public review period
- Any public hearing to consider approval will be noticed
 - Notice in El Segundo Herald
 - Mailing radius increased to 1,000' (required is 300-foot radius)
 - Notice of public hearing will be sent to any member of public that requests (submit name/contact to staff)

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QUESTIONS AND CONCERNS

- Explain how the area North of Grand and adjacent to residences is part of the Smoky Hollow Specific Plan.

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SMOKY HOLLOW SPECIFIC PLAN AREA



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QUESTIONS AND CONCERNS

- Explain the benefits that are being offered to residents by the current project and how the project could financially affect the surrounding homes.
- Will the parking garage be a public parking garage owned by the city? If not owned by the city, how do we ensure access is allowed after approval?

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COMMUNITY BENEFIT PLANS

- Any new development in Smoky Hollow proposing additional height and density is required to provide community benefits within a Community Benefit Plan
 - In exchange for allowing additional density and height, the community should, in return, receive certain benefits.
- Examples of potential community benefits from Smoky Hollow:
 - publicly accessible open space
 - publicly accessible parking and bicycle storage
 - Public wi-fi
 - implementation and/or funding of streetscape improvements

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COMMUNITY BENEFIT PLAN PROPOSAL



Public art



Compliance with Specific Plan design guidelines



Additional public bicycle parking



Public Wi-fi in public and common areas



Street furniture and public gathering spaces



Outdoor Public Café on South Site



Decorative Crosswalks



Additional public parking in the proposed parking structures



Undergrounding of Utilities

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PARKING AND ACCESS MANAGEMENT



- Additional parking spaces proposed
- Public parking available overnight and weekends*
- Alleviate parking issues found throughout area
- Parking structure access study currently underway
 - City recommends controlled access to prohibit right turns in and left turns out of structure

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UNDERGROUNDING UTILITIES

- Project proposes to move all overhead low voltage utilities underground

 EXISTING UTILITIES TO BE MOVED UNDERGROUND



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EXISTING VS. PROPOSED – KANSAS ST LOOKING EAST



EXISTING



PROPOSED

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EXISTING VS. PROPOSED – HOLLY AVE LOOKING SOUTH EAST



EXISTING



PROPOSED

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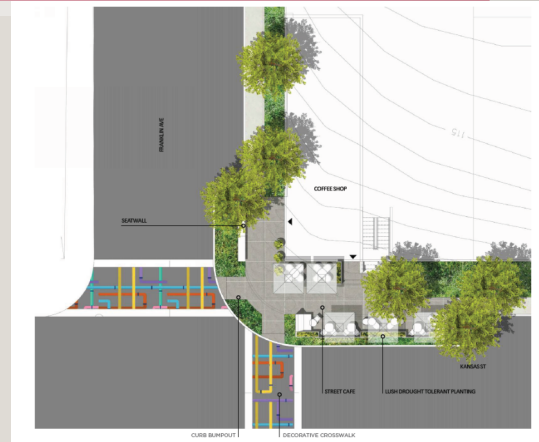
BICYCLE FACILITIES

- Smoky Hollow encourages active transportation
- Project proposes additional bicycle parking
- Wayfinding Signage for publicly accessible bicycle parking.
- City's Master Bike Plan identifies proposed "Class III" bicycle route (sharrow) on Grand Ave.
 - In-pavement "sharrow" signage

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DECORATIVE CROSSWALKS

- Smoky Hollow encourages artistic crosswalks
- Increased pedestrian visibility
- Proposed decorative crosswalk intersections with enhanced paving material
 - Kansas & Grand
 - Franklin & Kansas



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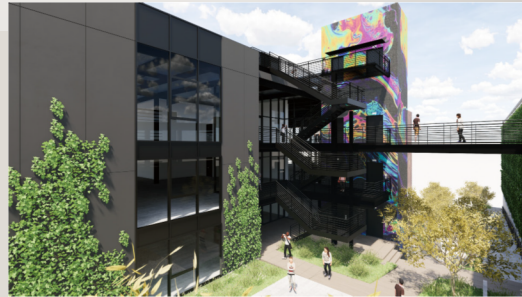
PUBLIC WI-FI HOTSPOTS

- Smoky Hollow encourages Wi-Fi
- Other benefits may include:
 - Disaster relief location
 - Access for all (Education and digital literacy)
 - Digital Public Space (Public information/promotion)

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PUBLIC ART

- Smoky Hollow encourages public art to create visual interest



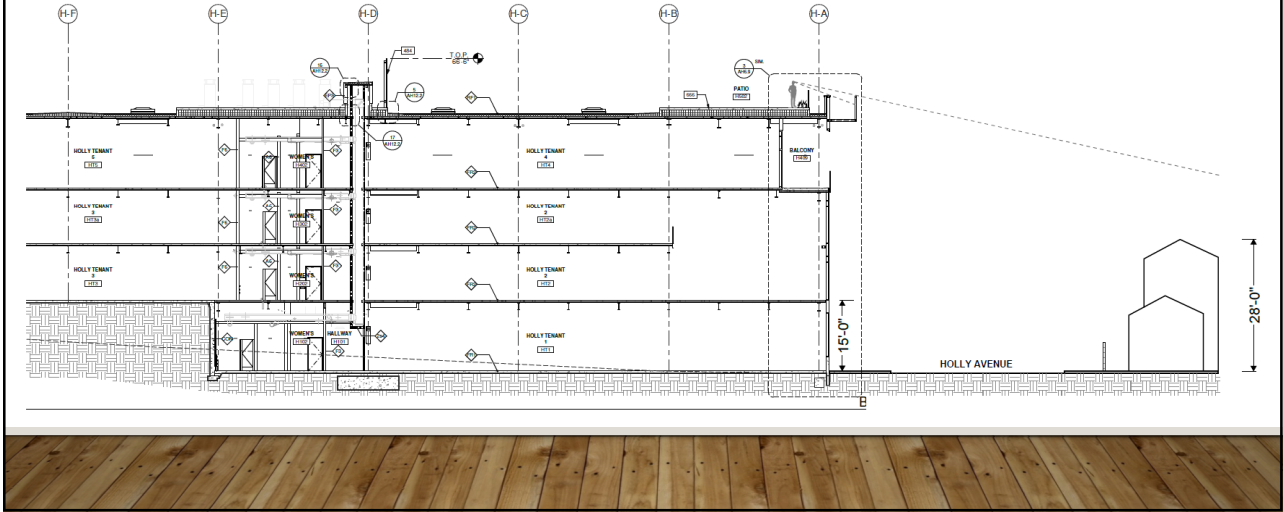
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QUESTIONS AND CONCERNS

- Is there a plan to restrict visibility from the planned roof deck into backyards and children's playgrounds?
- Explain where the project will provide ample smoking areas for employees away from residences.

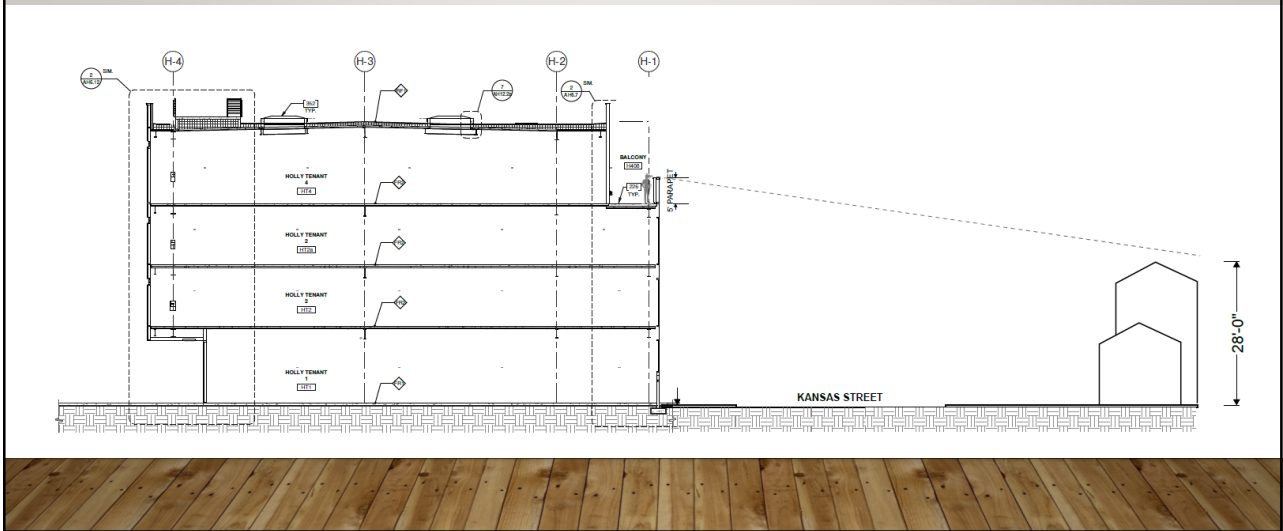
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SIGHTLINE STUDY ON HOLLY AVENUE HOLLY BUILDING



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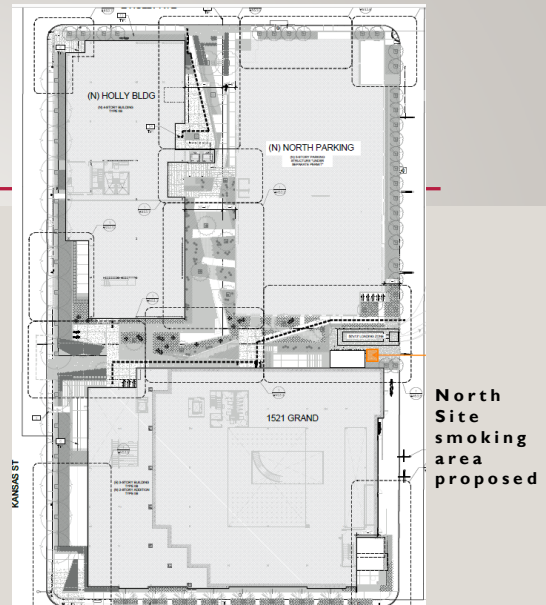
SIGHTLINE STUDY ON KANSAS ST. – HOLLY BUILDING



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SMOKING AREAS

- Proposed smoking areas located away from residential neighborhood



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QUESTIONS AND CONCERNS

- Residents are very concerned about disturbing the contaminated soil. Did Catalyst pay for the soil report or was it completed by an unbiased entity? We understand the land was considered unsuitable for housing, how does this project keep from disturbing contaminated soil affecting the health of residents?

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CONTAMINATED SITE

- The project proposal is a redevelopment of an existing industrial “brownfield” site
 - The site is characterized as a hazardous waste producing facility.
 - The new development will be a clean use and not utilize any toxic chemicals.
 - Deed restrictions

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CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES (DTSC) OVERSIGHT

- DTSC regulates the generation, handling, treatment and disposal of hazardous waste in California.
 - provides oversight of contaminated site (soil and groundwater) clean-ups
- 2-3 years ongoing coordination with DTSC (Infineon)
- Site Characterization and Remedy Report & Soil Management Plan
 - DTSC review and approval completed (including public participation notice)
 - Ensures protective measures to ensure that public is no impacted by hazardous material during the demo/construction process.
 - DTSC selected to restrict the land use to commercial/industrial only (no residential allowed).
- Conditions of approval and mitigation measures for indoor AQ
 - project will be required to comply with DTSC requirements

https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002691

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CHEMICAL/TOXIC SUBSTANCES USE

- Proposed office development:
 - None
- Prior Industrial Use:
 - Storage Tanks (above ground and underground)
 - Clarifier
 - Wastewater treatment facility
 - Releases:
 - Acid
 - Solvents
 - Arsenic
 - Air Products' Tanks
- Chemicals:
 - PCE – Tetrachloroethylene
 - TEH – Hydrocarbons
 - TPH – Total Petroleum Hydrocarbons
 - TCE – Trichloroethylene
 - DCB – Dichlorobenzene
 - DCE – Dichloroethane
 - VOC's – Volatile Organic Compounds

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QUESTIONS AND CONCERNS

- concerned about traffic coming and going by their homes and parks to get into parking garage entrance on Holly. There is no traffic impact report included in the proposal that takes into account the traffic patterns obvious to this parking garage's location.
- How will the addition of bicyclists impact the traffic patterns?

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PROJECT TRAFFIC IMPACT STUDIES

- Project Traffic study
 - project trip generation from proposed project
 - ~282 new net daily one-way trips
 - 32 new net trips during the AM peak hours
 - 33 more total trips during the PM peak hours
 - No new traffic impact identified on local roadway network
 - Additional focused analysis currently ongoing:
 - North Site parking structure access management
 - Potential traffic control improvements at nearby intersections

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TRAFFIC IMPACT MITIGATION

- Traffic impact mitigation requires fair share contribution towards:
 - 5.5% towards traffic signal timing improvements @ PCH/Grand intersection
 - 3.4 % towards traffic signal timing and intersection improvements @ PCH/El Segundo
- City will implement/construct traffic improvements when needed to maintain desired service levels

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TRUCK ROUTE



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