

# City of El Segundo Notice of Public Hearing



The PLANNING COMMISSION will hold a public hearing on:

## **PACIFIC COAST COMMONS SPECIFIC PLAN (PCCSP) PROJECT AND ENVIRONMENTAL IMPACT REPORT (EIR)**

**Address:** 475-629 North Pacific Coast Highway

**Project Description:** The proposed Pacific Coast Commons Specific Plan (Project) includes approximately 6.38 gross acres (6.23 acres post street dedication) of developed property along Pacific Coast Highway. The entire area would receive a new General Plan Land Use Designation and zoning of Pacific Coast Commons Specific Plan. The Project would demolish an existing 41,660 square-foot food & beverage building together with the existing surface parking lots of the Fairfield Inn & Suites by Marriott and Aloft Hotel properties and it would allow for the development of up to 263 new housing units, approximately 11,252 square feet of new commercial/retail uses, and three associated parking garages. The Planning Commission will make recommendations on the following applications/approvals:

- A new Pacific Coast Commons Specific Plan (SP No. 19-01) for the Project site.
- An Environmental Impact Report (EIR) for the Project (Environmental Assessment No. EA-1248), including making findings of fact and a statement of overriding considerations.
- General Plan Amendment (No. GPA 19-01) to change the Land Use Designations of the Project site from “General Commercial” and “Parking” to “Pacific Coast Commons Specific Plan (PCCSP)” with an accompanying Land Use Map change.
- Zone Text Amendment (No. ZTA 19-08) to add a new El Segundo Municipal Code (ESMC) Section 15-3-2(A)(12) “Pacific Coast Commons Specific Plan (PCCSP).”
- Zone Change (No. ZC 19-01) to rezone the Project property from “General Commercial (C-3)” and “Parking (P)” to “Pacific Coast Commons Specific Plan (PCCSP)” and an accompanying Zoning map change.
- Vesting Tentative Tract Map (VTTM 82806) SUB 19-03 for merger, subdivision and residential/commercial condominium purposes.
- Site Plan Review (No. 19-01) to allow the site plan and architectural design to construct the mixed-use commercial and residential development for the 263 residential units, approximately 11,252 square feet of new commercial development, and three parking structures.
- Development Agreement (No. DA 19-02) between the City of El Segundo and BRE El Segundo Property Owner A LLC, BRE El Segundo Property Owner B LLC, and BRE El Segundo Parking LLC.
- Affordable Housing Agreement requiring the applicant to provide 32 units of affordable housing for 55 years and to pay for an independent affordable housing consultant to monitor the implementation of the affordable housing program
- Modification of Resolution Nos. 2759 and 2760 to rescind the previous approvals SUB No. 14-05 (a two parcel tentative map reconfiguring 12 existing parcels into two parcels for the two hotel sites), Lot-Tie Covenant No. 14-03 (that tied two parcels together that comprise the off-site parking lot at 629 North Pacific Coast Highway), Off-site Parking Covenant Nos. MISC 14-03 and 14-06 (that approved off-site parking for the hotels), leaving in place CUP No. 14-01 for the Fairfield Inn and Suites Hotel and CUP No. 14-02 for the Aloft Hotel, along with alcohol service at both hotels with modifications to the conditions of approval accordingly.

- Parking Demand Study and Shared Parking Analysis to establish the parking requirements for the proposed commercial and residential development combined with the existing hotel development.
- Shared Parking Agreement in conjunction with the Parking Demand Study and Shared Parking Analysis, to replace the previous approval of Off-Site Parking Covenant Nos. MISC 14-03 and MISC 14-06.
- Reciprocal Access Agreements for driveways and drive aisles accessing multiple parcels.
- Street dedication waiver requests for a portion of the dedication requirements for Mariposa Avenue and Indiana Street.

**Environmental Determination: Environmental Impact Report.** Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA *Guidelines*, has prepared and completed a Draft Environmental Impact Report (EIR) for the proposed Pacific Coast Commons Specific Plan project (SCH # 2020050508). A Draft EIR is an informational document that evaluates a proposed project's potential to result in significant impacts on the environment, while also identifying ways to reduce or avoid environmental impacts through mitigation measures and identifying and evaluating alternatives to the project. The EIR and its appendices are available on the City's website at:

<https://www.elsegundo.org/government/departments/development-services/planning-division/active-projects>.

**Applicant:** Nick Browne, representing BRE EL SEGUNDO HOLDCO LLC

**Hearing:** Thursday, February 10, 2022, 5:30pm

Virtual Meeting via Zoom Teleconferencing at the following URL

<https://us06web.zoom.us/j/87174487419?pwd=T29ZMUtBaVIIV2hJVkt5TUM4U3J5UT09>

OR

Join by phone: [1-669-900-9128 US](tel:1-669-900-9128)

Enter Meeting ID: 871 7448 7419

Passcode: 323310

**Further Information:** The public can participate using the teleconferencing information above and may also provide written comment via email at [planning@elsegundo.org](mailto:planning@elsegundo.org). Comments may also be mailed to 350 Main Street, El Segundo, CA 90245 (Attn: Paul Samaras). Comments received become part of the administrative record.

Eduardo Schonborn, AICP  
Planning Manager  
City of El Segundo

# City of El Segundo Notice of Public Hearing



The PLANNING COMMISSION will hold a public hearing on:

## PACIFIC COAST COMMONS PROJECT - STREET DEDICATION WAIVER NOTICE

**Address:** 475-629 North Pacific Coast Highway

**Project Description:** The Project site is currently occupied by surface parking lots, the Fairfield Inn and Suites Hotel, and the Aloft Hotel. The Project would allow for the redevelopment of the existing surface parking lots and a portion of the Fairfield Inn and Suites Hotel property within the Project site through the adoption of a Specific Plan. The adoption of a Specific Plan would allow for (1) the continued operation of the Fairfield Inn and Suites Hotel and Aloft Hotel, which contain 596 rooms within 288,767 square feet of hotel development; (2) 327,021 square feet of residential development for 263 new housing units, including 257 multi-family apartments and six condominium/townhomes; (3) 11,252 square feet of new commercial/retail uses; and (4) three new parking structures containing approximately 792 parking stalls. The Project site is bound by Palm Avenue on the north, PCH on the east, Holly Avenue on the south, and Indiana Street on the west. Mariposa Avenue bisects the Project site. The Project is required to dedicate portions of the project property frontage as public street in compliance with the Circulation Element requirements. The Applicant has requested the following waivers of street dedication:

- A 3-foot waiver of the 7-foot dedication along the eastern side of Indiana Street only along the project frontage of Lot 1 of Vesting Tentative Map. No. 82806 resulting in a required 4-foot dedication.
- A 3-foot waiver of the 7-foot dedication along the eastern side of Indiana Street only along the project frontage of Lot 4 of Vesting Tentative Map No. 82806 resulting in a required 4-foot dedication.
- A 7-foot waiver of the 7-foot dedication along the eastern side of Indiana Street only along the project frontage of Lots 2 and 3 of Vesting Tentative Map No. 82806 resulting in a 0-foot dedication.
- A 3-foot waiver of the 7-foot dedication on the south side of Mariposa Avenue along the project frontage of Lot 4 of Vesting Tentative Map. No. 82806 resulting in a minimum dedication of 4 feet near Indiana Street to a maximum dedication of 12 feet near Pacific Coast Highway to accommodate the proposed 10-foot wide right-turn only lane and 2-foot widening and reconfiguration of the two existing lanes in compliance with the Circulation Element requirements.

The Public Works Department has reviewed these waiver requests based on the seven criteria below as required per El Segundo Municipal Code ("ESMC") section 15-24A-5 and has found the following:

**Criteria 1** - The proposed waiver maintains the minimum roadway width necessary for emergency vehicle access as determined by the fire chief;

**Findings:** The proposed waivers maintain the minimum roadway width necessary for emergency vehicle access. Mariposa Avenue will be widened to a minimum 40' curb-to-curb street width and Indiana Street will maintain a 34-foot roadway width, which meets the required 26' clear width needed.

**Criteria 2** - The proposed waiver maintains the minimum roadway width and lane widths deemed necessary for safe two-directional vehicular passage. The minimum lane width cannot be less than ten feet (10') in width for a travel lane and eight feet (8') in width for a parking lane;

**Findings:** The minimum lane width and parking width standards will be achieved on Mariposa Avenue and Indiana Street with all proposed travel lanes being a minimum of 10-feet wide and proposed parking lanes being a minimum of 8-feet wide.

**Criteria 3** - The proposed waiver will maintain the necessary roadway width for the traffic volumes projected during the general plan buildout as determined by the Director of Development Services, unless the Director determines that the dedication or irrevocable offer to dedicate will require the removal of all or a portion of an existing building;

**Findings:** The proposed waivers will maintain the necessary roadway widths for the projected traffic volumes. The traffic study prepared as part of this project's application process has indicated that the surrounding streets can accommodate the projected traffic volumes.

**Criteria 4** - The proposed waiver complies with any requirements of state and federal regulations, including, without limitation, disabled access requirements for public sidewalks;

**Findings:** Public sidewalks surrounding the project site are a minimum of 5 feet, which complies with state and federal regulations. Additionally, the applicant is required to provide a minimum 4-foot sidewalk clearance around any obstruction in the sidewalk (i.e. posts, power poles, etc.) along any property frontage where new construction is taking place.

**Criteria 5** - The proposed waiver would not be detrimental to the neighborhood or district in which the property is located;

**Findings:** The Public Works Department has found no indication that these waivers would be detrimental to the neighborhood in which this project is located.

**Criteria 6** - That the proposed waiver is necessary in order that the applicant is not unreasonably deprived the use or enjoyment of his property; and

**Findings:** Provision of full dedications along Indiana Street and Mariposa Avenue would have the following impacts on the existing and proposed structures on the project site:

- Along Indiana Street, there are existing buildings with a 0-foot setback from the property line. Any dedication along this frontage would require demolition of the existing buildings.
- Along the portions of Indiana Street and Mariposa Avenue where new development is proposed, additional dedication would reduce the buildable area on the Project site. Due to the narrow dimensions of the Project site, any additional reductions in those dimensions would create significant design issues with ramp design in the proposed parking structures and/or reduce the number of parking spaces that could be provided for the existing and proposed uses on the Project site. Further, additional dedication would substantially impact the design and size of proposed residential and commercial uses on the Project site. Finally, the above changes to the project design would jeopardize the financial feasibility of the Project. Therefore, the proposed waivers are necessary in order that the applicant is not unreasonably deprived use of their property.

**Criteria 7** - The proposed waiver is consistent with the legislative intent of this title (Title 15 of the El Segundo Municipal Code).

**Findings:** The proposed waiver is consistent with the legislative intent of Title 15 in that the proposed waiver will still allow roadways and sidewalks along the Project site in compliance with the minimum width standards for local commercial streets specified in the Circulation Element.

Based on the above findings, the Public Works Department is recommending that the Planning Commission approve the requested street dedication waivers subject to the conditions set forth in ESMC Section 15-24A-5(B).

The Planning Commission will hold a public hearing as listed below:

**Applicant:** Nick Browne, representing BRE EL SEGUNDO HOLDCO LLC

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Lifan Xu

City Engineer

City of El Segundo