

**From:** [Planning](#)  
**To:** [Schonborn, Eduardo](#)  
**Cc:** [Samaras, Paul](#)  
**Subject:** FW: Concerns with Upcoming Developments  
**Date:** Thursday, February 10, 2022 10:47:23 AM

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FYI

-----Original Message-----

From: Nicole McAllister <nemcallister@hotmail.com>  
Sent: Thursday, February 10, 2022 10:38 AM  
To: Planning <Planning@elsegundo.org>  
Subject: Concerns with Upcoming Developments

To Whom it May Concern,

I would like to submit the following notes in regards to the Planning Commission meeting this evening, Thursday, February 10th.

My name is Nicole McAllister. My family and I live on Kansas Street, near the corner of Kansas and Holly. We have been vocalizing our immense concerns, along with hundreds of our neighbors regarding the Catalyst Project potentially taking over our quiet, safe, family friendly neighborhood. We are still waiting to hear about any new developments regarding that project. Hopefully that project has been drastically dialed back after their insane proposal was reviewed.

In the meantime, we are also learning more about two other massive projects that are being considered near our quiet neighborhood. We understand the Pacific Coast Commons project is being considered or will be going in near our home as well, along with another huge construction project, proposing to raise the height of a building to 60' at the corner of Kansas & ES Blvd. I'm not sure of the exact specifications of these projects but this is what I have gathered from notes a neighbor has sent to the community. We honestly can't keep up with all of these major projects.

We are very concerned with the amount and scope of the projects being considered at the same time in this otherwise quiet, calm, happy and safe family neighborhood. Not to mention everything that comes along with all these major construction endeavors...the noise, traffic, congestion and other inconvenient/unpleasant impacts. Not only that but it seems the "bigger is better" outlook is winning out in a town that is definitely not known, loved or appreciated for being "bigger".

It is my opinion and observation, having been born and raised here, that the people of El Segundo appreciate and love this town because of the quiet, family friendly, unassuming charm it has. We are literally known for being "Mayberry by the Sea" in the middle of LA. Many of these major projects seem to be in direct contrast to the exact reasons why many, if not most have chosen to live here (with hefty price tags which reflect the demand for living in this little oasis).

Progress for the sake of progress? At what cost? To what end? What factors are being weighed when considering these projects? How much do you weigh the concerns of the local residents?

I'm definitely not saying I don't believe in progress or improvements. Progress and evolution are critical for survival but to what end? So this place is unrecognizable? Who makes the decisions as to what "progress" and "improvements" are? What is weighed when making these decisions? When and how are the residents notified when these projects are being proposed and how it will impact them?

I/We just want to make sure the city is taking the concerns of the residents and especially those of us who live near these multiple sites very seriously and weigh our concerns heavily when making these decisions. Decisions which will most definitely impact the quality of life for local residents both in the short and long term.

We would like full transparency. It seems, a lot of the time, these projects get so far with their planning before many residents even hear about them. And at a certain point, it's too late to raise concerns. Can you please let me know how, where and when you notify all residents in the area of these or any other massive projects that will impact the surrounding area? Who qualifies to be notified and how did the city decide who qualifies? Do you notify residents who aren't within a certain radius so they can weigh in also, because these decisions will most certainly impact them as well?

I would also like to know how you plan to mitigate the traffic, congestion, noise and other extremely inconvenient issues that follow major construction sites, especially having 2 or 3 major projects going on at the same time, within a few block radius?

In regards to the Catalyst Project, I had heard about it far later than many of my neighbors. I don't consider myself living under a rock but I certainly don't have time to constantly read the planning commission's information page or look up what project is being considered to go in here or there. So when I did hear about it, it was because many of my neighbors had been vigilant and had spent a lot of time researching and looking into the specifications.

Many of us also don't know how to read/understand hundred page reports with a lot of unfamiliar architectural and legal jargon. If it weren't for my neighbors breaking things down and educating the neighborhood, many of us wouldn't have understood, let alone known to vocalize our opposition to the absolutely absurd proposal of the catalyst project. Not to mention these two additional projects of the Pacific Coast Commons and the building at Kansas & ES Blvd.

It just seems a bit below board. Remind me, What is the Legal responsibility of the city and/or the Project Coordinator to notify residents of a massive project is being considered near them...something like only residents within 150 yards of the proposed site are notified if a project is being proposed? That's laughable. And even then, in regards to the Catalyst Project, many neighbors within 150 yards (or whatever the number is), were not notified. Intentionally perhaps? Not quite sure but seems a bit fishy.

Does the planning commission or the City of El Segundo have any plans to better inform and communicate to the residents of any up and coming/to be considered massive construction projects that will most definitely impact the city as a whole and more acutely, the residents in the immediate area? Is there a better way to not only notify residents but to convey the true impacts of these projects in a way that we can understand without hiring a lawyer or an architect to decipher the endless pages of Impact Reports and Proposals?

I would love to hear back from someone regarding my thoughts and questions. I do understand each of you at the city is just doing your job but from what I have witnessed first hand with the zoom meetings and council meetings etc., is that there is a major disconnect between what the city knows, understands and plans versus what the residents know and understand. I think it is critical to try and bridge that gap for the benefit of both sides. I hope you agree.

Thank you for your time.

-Nicole McAllister  
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Sent from my iPhone