City of El Segundo
Notice of Public Hearing

The CITY COUNCIL 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 FairfieldInn & 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 City Council will consider and take action on the following items:

- 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.

Planning Commission action. The proposed Project was reviewed by the Planning Commission on February 10, 2022 at which time the Planning Commission adopted resolutions recommending that the City Council approve the Project. The City Council is the final decision-making body.

Applicant: Nick Browne, representing BRE EL SEGUNDO HOLDCO LLC

Hearing: Tuesday, March 15, 2022, 6:00pm

Members of the public may view the meeting and participate remotely via Zoom Teleconferencing at the following URL:

https://zoom.us/j/96459637962
OR
Join by phone: 1-669-900-9128 US
Enter Meeting ID: 964 5963 7962
Passcode: 730770

Further Information:

- For public communications, members of the public may provide comments in the Council Chamber or via Zoom. For in person comments, please fill out a speaker card located in the chamber lobby and for Zoom comments, notify meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak. (If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself "anonymous") Please note that you will be placed in a "listen only" mode and your video feed will not be shared with City Council or members of the public.
- For written communication, submit to ALLELECTEDOFFICIALS@elsegundo.org by 3:00 PM to be uploaded to the Website. Emails received after 3:00 PM will be posted the next day.