

City of El Segundo Notice of Intent to Adopt A Mitigated Negative Declaration



1950-1960 EAST GRAND AVENUE PROJECT

Address: 1950-1960 East Grand Avenue, El Segundo, CA 90245

Purpose: In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, and the El Segundo Municipal Code, this is to advise you that the Development Services Department of the City of El Segundo has prepared an initial study of environmental impacts on the following project and is recommending the environmental determination described below.

Project Description: The Project would include the construction of a new 5-story commercial office building (4-story with mezzanine) and a new 23-space surface parking lot at 1950 East Grand Avenue, and a 4-level, 258-space parking structure at 1960 East Grand Avenue. The building would have a height of 96 feet, 5 inches and would be 105,469 gross square feet (93,559 net square feet). The new office building would be located at the front of the parcel, in front of the existing 11-level parking structure and would replace the surface parking spaces. The new 23-space parking lot would be located directly east of the existing parking structure, at the rear of the parcel at 1950 East Grand Avenue. The proposed 4-level parking structure would be constructed directly behind the existing 12-story, 233,799-square-foot office building located at 1960 East Grand Avenue and would replace a landscaped area with a few tables and benches. A new central plaza area would be developed between the new office and existing office buildings. The plaza would include outdoor seating areas with trellis structures defining the seating areas. Landscape materials would include a variety of drought-tolerant native and climate-adapted species that would provide shade and seasonal color. The Project would also include a Master Sign Program for the proposed site signage and an Administrative Use Permit for two monument signs that are 16 feet in height. The following applications/approvals are being requested:

- Environmental Assessment (EA 1291) for the new, approximately 93,559-net-square-foot, 5-story (4-story with a mezzanine level), new 4-level parking structure, and new 23-space surface parking lot.
- Site Plan Review (SPR 20-03) for a new commercial development that includes structures which have a combined gross floor area of more than 50,000 square feet (pursuant to ESMC Section 15-30-2).
- Off-site parking covenant and agreement (MISC 20-01) for 353 parking spaces for the existing 12-story office building at 1960 East Grand Avenue to be provided in the existing 11-level, 819-space parking structure at 1950 East Grand Avenue (reduction from existing 603 off-site parking spaces).
- Reciprocal access agreement for drive aisles and fire lane.
- Administrative Use Permit (AUP 20-03) to approve two 16-foot-tall monument signs.

Environmental Determination: Mitigated Negative Declaration. An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 (“CEQA Guidelines”). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on June 9, 2022 and ends at 5:00 p.m. on June 29, 2022. The proposed environmental documents are available on the City’s website at: <https://www.elsegundo.org/government/departments/development-services/planning-division/active-projects>.

Further Information: The Mitigated Negative Declaration is also available for public review,

Monday through Thursday between 7:00 a.m. and 5:00 p.m. and Fridays between 7:00 a.m. and 4:00 p.m. in the City of El Segundo Development Services Department, located at 350 Main Street, El Segundo CA, 90245. Written comments may be submitted to Principal Planner Paul Samaras, AICP, at psamaras@elsegundo.org, or mailed to the address above.

Future Public Hearings: Following the MND's public review period, a Final MND will be prepared. The Final MND along with the project applications will then be presented to the Planning Commission for its review. Public notice will be provided of all future Planning Commission meetings.