PLAZA EL SEGUNDO & THE POINT

EA 1185, DA 17-01, AND ZTA 17-02
PROJECT

- Development Agreement
- Zone Text Amendment
- Physical improvements
- Conditions of approval
- Environmental review
DEVELOPMENT AGREEMENT

- Consolidate prior amendments
- Eliminate size limits on uses
- New limit on non-sales tax uses
- Simplify size limits on tenant spaces
- 20 year term
ZONE TEXT AMENDMENT

- Amend uses in C-4 zone
- Amend uses subject to a use permit
- Modify provisions regarding signs
- Establish site plan review process
PHYSICAL IMPROVEMENTS

- 11,500 sq ft of new floor area (Cost Plus)
- Up to 7,350 sq ft for other uses
- Includes pop-up retail

ADDED FLOOR AREA:
- 5,200 S.F. (1ST FL.)
- 6,300 S.F. (MEZZ.)

TOTAL: ±11,500 S.F.
CONDITIONS OF APPROVAL

- Update and consolidate the conditions
ENVIRONMENTAL REVIEW

- 2005 - EIR for original project
- 2008 - Addendum (Phase 1B expansion)
- 2013 - Addendum (The Point)

- 2017 - Addendum
  - Analyzed traffic, air quality, GHG, and noise impacts
  - No significant impacts above EIR levels
CONCLUSION AND RECOMMENDATION

- Project will help the shopping center succeed
- Project will benefit the City fiscally
- Project will streamline the regulation of the property
- Project’s environmental impacts will remain within the EIR impact levels

Recommendation:
1. City Council adoption of draft Resolution approving an Addendum to the FEIR and a Statement of Overriding Considerations, and
2. Introduction of draft Ordinance approving the Zone Text and Development Agreement amendments