Public Communication related to Sept. 18, 2018 Item #1, Smoky Hollow. Please make sure all Public Communication received in the City Clerk’s Office is accessible for tonight’s agenda on the website and paper copy(ies) in front of the Council Chamber.

Thanks,
Mona S

From: Kimberly Christensen [mailto:mail.kimchristensen@gmail.com]
Sent: Tuesday, September 18, 2018 1:42 PM
To: Shilling, Mona; Weaver, Tracy (City Clerk); Sandoval, Lili
Subject: Fwd: Sandstone Properties Letter to City Council re: Smoky Hollow Specific Plan for 9/18/18 meeting

Please distribute the attached letter to City Council and Mark Hensley and Greg for me as I cannot be there in person.

I emailed it to Planning staff.

Please confirm receipt.

Thanks,
Kim

Kimberly Christensen, AICP
Kimberly Christensen Consulting
(310) 849-1261
mail.kimchristensen@gmail.com

Sent from my iPhone

Begin forwarded message:

From: Kim Christensen <mail.kimchristensen@gmail.com>
Date: September 18, 2018 at 12:20:05 PM PDT
To: "mail.kimchristensen" <mail.kimchristensen@gmail.com>
Subject: Sandstone Properties Letter to City Council re: Smoky Hollow Specific Plan for 9/18/18 meeting
September 17, 2018

City Council
Cc: Greg Carpenter, City Manager
Mark Hensley, City Attorney
Sam Lee, Director of Planning and Building Safety
Gregg McClain, Planning Manager
Paul Samaras, Principal Planner
City of El Segundo
350 Main Street
El Segundo, CA 90245

Re: Comments Regarding the Smoky Hollow Specific Plan (August 2018)

Dear Councilmembers,

This letter is to clarify and supplement my comments at the August 21, 2018 Council hearing for the Smoky Hollow Specific Plan as representative of Sandstone Properties who owns several parcels along the 100 and 200 block of Maryland Street in the central portion of Smoky Hollow in the proposed Smoky Hollow East (SH-E) and Parking (P) Districts.

Sandstone Properties supports the City’s vision and efforts to modernize the Smoky Hollow Specific Plan (“Plan”) and more specifically supports the Plan as currently drafted. Each of the components of the Plan as written is critical to the ability to modernize Sandstone’s property and contribute to the success of Smoky Hollow. There appeared to be some concerns about the proposed maximum building height of 50 feet during the Council discussion at the August 21, 2018 meeting.

I feel it is important to clarify a few points related to this proposed standard and the impact it would have on many property owners in Smoky Hollow (not just Sandstone). The existing Smoky Hollow Specific Plan which was adopted in 1986 and therefore in place for more than 30 years. The Plan already allows development projects to have a maximum building height of 50 feet if they consolidate multiple lots into a single larger parcel as an incentive for lot consolidation. The main reason I believe that this has not been utilized more broadly is the FAR limit of 0.6 which is fairly restrictive and is lower
than what the Zoning standards allowed before the Smoky Hollow Specific Plan was adopted in 1986. As a result, many properties including Sandstone’s were built to a higher FAR before the Plan was adopted. This makes it difficult to remodel or rebuild a modern facility that meets the needs of the types of tenants interested in locating in Smoky Hollow today. Most of the creative office tenants want or need high ceilings and some industrial uses due to the nature of their business need taller ceilings as well. It is the combination of allowing the proposed increase in FAR and building height and greater flexibility that will make it feasible to make needed property improvements. Additionally, the City will benefit through the Community benefits program that is an important component of the Plan in exchange for greater FAR and development standards.

Unfortunately, due to a previous commitment I am unable to attend the September 18th Council meeting on this matter. Although I will not be present at the meeting, I want to urge you to adopt the Smoky Hollow Specific Plan as drafted especially relating to the FAR, building height and community benefits standards and criteria. Sandstone Properties is looking forward to proceeding with new development on their property based upon the draft Plan and contributing to the success of Smoky Hollow and the City.

Sincerely,

[Signature]

Kimberly Christensen, AICP
Kimberly Christensen Consulting

Cc: Greg Carpenter, City Manager
    Mark Hensley, City Attorney
    Sam Lee, Director of Planning and Building Safety
    Gregg McClain, Planning Manager
    Paul Samaras, Principal Planner
    Eri Kroh, President, Sandstone Properties
    David Garcia, Vice President, Sandstone Properties
    Michael Moore, Project Manager, Sandstone Properties
Harada, Patricia

From: Shilling, Mona
Sent: Tuesday, September 04, 2018 10:16 AM
To: Harada, Patricia
Cc: Sandoval, Lili; McClain, Gregg; Lee, Sam; King, David
Subject: FW: Quality of life issues on Grand Ave.

Patricia,

Public Communication for Item #1 & #2 from the August 21st meeting. However, those two items were continued to the September 18th City Council meeting. We will need to include this as Public Communication.

Thanks,
Mona S

From: vince giangrande [mailto:vgiangrande@gmail.com]
Sent: Tuesday, September 04, 2018 12:47 AM
To: ALL ELECTED OFFICIALS; Whalen, Bill (Chief of Police); Brian Yori; Kim, Dan (Lieutenant); Carpenter, Greg
Subject: Fwd: Quality of life issues on Grand Ave.

Sorry i left out a word that i put in BOLD and i could not find emails to the planning commissioners and I believe i left out Lt. Kim. thanks again.

Vince

---------- Forwarded message ----------
From: vince giangrande <vgiangrande@gmail.com>
Date: Tue, Sep 4, 2018 at 12:28 AM
Subject: Quality of life issues on Grand Ave.
To: <allcouncilandclerks@elsegundo.org>, Dan Kim <dkim@elsegundo.org>, <bwhalen@elsegundo.org>, <gcarpenter@elsegundo.org>, Brian Yori <brian.yori@gmail.com>

Dear City Leadership,

Thank you for your time in regards to reading this email regarding some quality of life issues that i wanted to present on behalf of myself and neighbors.

After reading the "Smoky Hollow" draft report I applaud the changes that are proposed however i feel some of the issues that effect the residents need to be addressed.

For the sake of conversation the area of focus is From Eucalyptus Street to the West and Center street to the East- addressing issues that effect the residents of Grand Ave. I live at 514 E Grand. Ave.

• The current speed limit is 35 MPH on Grand Ave- The area where i live is a residential stretch of Grand Ave. I say this because when i look across the street and up and down the block from my house I see houses and apartments. The current speed limit is too high at 35 mph and should be 25 MPH. I would
like to see truck traffic or people who feel the need to leave El Segundo in a hurry diverted to El Segundo Blvd. which is .02 of a mile to the south according to Google Maps.

- The noise from commercial delivery trucks in not necessary during the wee hours of the morning going to Dominoes, 99 Cent store and the likes when El Segundo Blvd is available for the trucks to use. This goes on all morning long. 2,3,4,5 AM, you name it. Squeaky brakes, loud engines and other noise pollution issues. Trucks should use El Segundo Blvd and then cut over to wherever they are delivering to. No need to rumble up or down the hill and shake the homes and make noise at all hours of the morning when there is a simple solution.

- Bike Lane from PCH to El Segundo Beach: Great idea but as stated previously in bullet point #1, the speed limit is too high. Cars routinely go 40 MPH on Grand. This is not a good mix for cars and bikes and people. We don't like this.

**BIGGEST ISSUE LISTED LAST. PLEASE HELP!!!**

- No Stopping from 0600-0800 then again from 1600-1800 Monday Thru Friday. Weekends Exempt. This ordinance serves no purpose that I can see to the residents in this area. Its been here since 1972 when I moved to ES. Density has changed, the population and traffic has sky rocketed, but this rule has not kept up with the times. We need our parking. Grand Ave sits empty at night after the baseball academy and the Jehovah's Witness church people finally leave while the residents have to park blocks away. No resident parks on Grand Ave at night because you have to move your car at 6 am, and to where? I have a petition that I have started in regards to this issue and have 11 signatures right now and will get more this weekend. I am not the only person that feels this way. The baseball academy takes parking on Grand right at 1800 hours, then the church, and all the side streets at Sheldon street (200-300 block) are full as well as Penn Street. I know from the past that residents have complained only to be told that Grand is a main thoroughfare and needs to be left open or something to that effect. Seems like there is no problem on the weekends which brings more traffic then weeknights so if someone tells me what is different during the week, or what transpires at 0801 and 1801 Hours, I would be real interested in finding out about this occurrence or its real effect on traffic.

In closing, I ask that these points are addressed and considered, and I look forward to your response(s).

Sincerely,

Vince Giangrande
514 E Grand Ave
El Segundo, CA 90245