



NOTICE OF PREPARATION

OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

City Project No.:	Environmental Assessment No. EA 1311, General Plan Amendment No. GPA 21-01, Zone Change No. ZC 21-01, and Specific Plan Amendment No. SPA 21-01
Project Name:	El Segundo Downtown Specific Plan Update
Project Address:	Downtown El Segundo (see Figures 1 and 2 for project location and project area boundary)
Public Comment Period:	January 12, 2023 through February 13, 2023
Public Scoping Meeting:	February 2, 2023 from 5:30 PM to 7:00 PM
Public Scoping Meeting Location:	City Hall Council Chambers 350 Main Street, El Segundo 90245

Pursuant to Section 21165 of the California Public Resources Code and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of El Segundo (City) is the Lead Agency for the preparation of a Programmatic Environmental Impact Report (PEIR) for the proposed El Segundo Downtown Specific Plan Update Project (Specific Plan/project). In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, the Office of Planning and Research, and the County Clerk with sufficient information describing the project and its potential environmental effects to enable the responsible agencies to make a meaningful response to this NOP.

The City is requesting your agency's specific and detailed input regarding the scope and content of the environmental information related to your agency's statutory responsibility that must be included in the Draft PEIR. Pursuant to CEQA Guidelines Section 15083, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the environmental effects of the Project. Additionally, this NOP serves as a notice for the public Scoping Meeting, which is held to expedite and facilitate the consultation process. The City of El Segundo has reviewed the above project and has prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070.

Project Location. The Specific Plan Update area (project area) is in Downtown El Segundo, in the northwest quadrant of the City of El Segundo. The project area is approximately 43.8 acres in size. The project area is irregular in shape with portions extending to Eucalyptus Drive to the east, El Segundo Boulevard to the south, Concord Street to the west, and Mariposa Avenue to the north. The project area is currently developed with a wide range of commercial, residential, and public uses. The project area location is shown in **Figure 1, Regional Location** and **Figure 2, Specific Plan Update Project Boundary**.

Project Description Overview. The project is a revision to the existing El Segundo Downtown Specific Plan, which serves as land use and zoning for properties within the boundaries of the Specific Plan area. The project would revise the existing Specific Plan planning districts, amend General Plan and zoning designations on eight parcels,

and include mobility enhancements. The project would include public improvements and streetscape guidelines, private urban form criteria, permitted land uses, development standards, mobility and infrastructure improvements, an implementation plan, and administration processes.

The Specific Plan Update proposes to expand the boundaries of the Downtown Specific Plan area to include eight parcels located on Standard Street to the north and south of Grand Avenue. The project proposes amendments to the Land Use Element of the City’s General Plan to change the land use designation on eight parcels from Downtown Commercial to Downtown Specific Plan. The project would also amend the City’s zoning map to change the zoning on eight parcels from Downtown Commercial (C-RS) to Downtown Specific Plan (DSP). The existing and proposed land use and zoning are shown in **Figures 3** through **6**.

The project is proposed to accommodate future market demand in the project area. Potential demand within the project area (through 2040) is projected as follows (rounded):

PROPOSED LAND USE CHANGE IN DOWNTOWN EL SEGUNDO	
	Proposed
<i>Retail and Restaurant</i>	130,000 square feet
<i>Office</i>	200,000 square feet
<i>Medical Office</i>	24,000 square feet
<i>Residential Units</i>	300 units

In addition to land use and zoning changes, the project would include mobility enhancements including expanding pedestrian areas along portions of Main Street, Richmond Street, and Grand Avenue, which would create potential changes to the number of travel lanes on those streets. The project would eliminate a portion of an existing truck route that is located on Main Street between El Segundo Boulevard and Grand Avenue; proposes the potential closure of a portion of Richmond Street to vehicles, generally from Franklin Avenue to Grand Avenue to create a permanent pedestrian only street for outdoor dining and gathering; and include buffered bicycle lanes on Main Street and Grand Avenue. The project would include pedestrian and transit improvements in the project area, including widened sidewalks. Transit improvements could include bus stop enhancements and potentially new and/or relocated bus stops. Widened sidewalks would also provide expanded outdoor seating and dining areas for area restaurants.

The project would include modifications to parking standards and strategies and alternatives for on-street parking and two new parking structures at the northwest corner of Grand Avenue and Standard Street and the northeast corner of Richmond and Franklin. Lastly, the 2000 Specific Plan area was previously divided into six districts and the Specific Plan update would adjust the Specific Plan area into four distinct districts: Main Street, Richmond Street, Grand Avenue, and Civic Center districts. **Figure 7, Proposed Specific Plan Districts**, shows the four districts.

Potential Environmental Effects of the Project. The project could have potentially significant environmental impacts to the following environmental topic areas: Aesthetics; Air Quality; Cultural Resources; Energy; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Land Use and Planning; Noise; Paleontology; Population and Housing; Public Services and Recreation; Transportation; Tribal Cultural Resources; and Utilities/Service Systems.

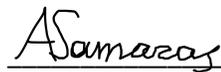
Because of the existing condition of the project area, which is fully developed and located in an urbanized setting, implementation of the Specific Plan is not expected to result in any significant impacts to: Agriculture and Forestry Resources; Biological Resources; Geology/Soils; Mineral Resources; and Wildfire. The City is proposing to “scope out” these topics from the Draft PEIR without further study, as summarized in this NOP’s Appendix A, Initial Study.

This NOP, including Appendix A, is available for electronic download on the City’s website at: <https://www.elsegundo.org/downtownupdate>.

Public Scoping Meeting. The project Scoping Meeting will be held in person at the location noted below. The Scoping Meeting will involve a presentation about the proposed project and the environmental review process and schedule. The purpose of the meeting is to facilitate the receipt of written comments about the scope and content of the environmental analysis to be addressed in the Draft PEIR. The Scoping Meeting is for information-gathering, is not a public hearing, and no public testimony will be taken. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for entitlement requests will be scheduled after the completion of the Draft PEIR. The date, time, and website of the project’s Scoping Meeting are as follows:

Date and Time: February 2, 2023 from 5:30 PM to 7:00 PM
Scoping Meeting Location: City Hall Council Chambers
350 Main Street, El Segundo 90245

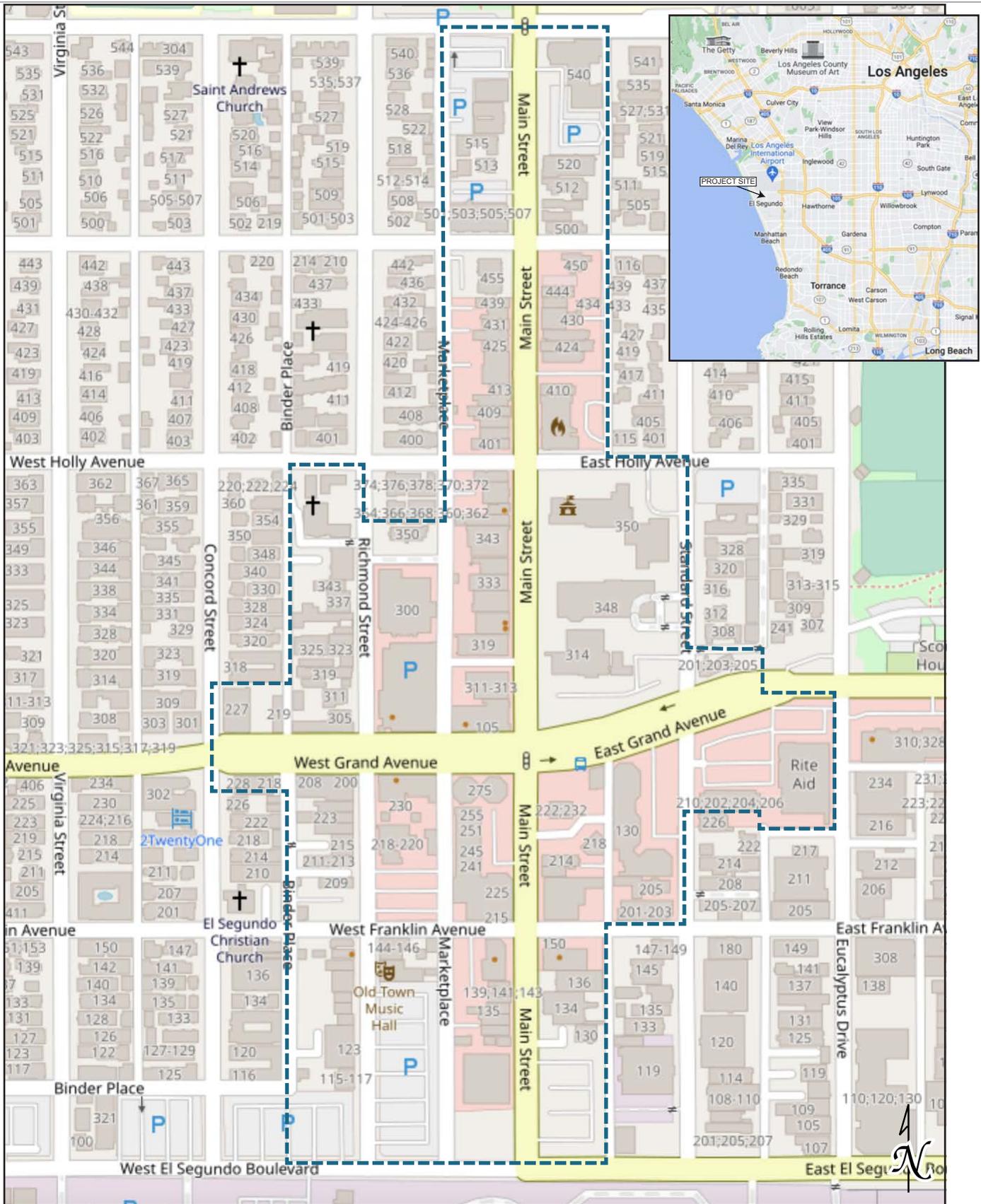
Submitting Comments. The City will consider all written comments regarding the potential environmental effects of the project received during the NOP public review period. All written comments received will be reviewed and considered by the City as part of the environmental analysis of the proposed project and will become a part of the public record for the Draft PEIR. Written comments will be accepted during the Scoping Meeting, via email, and/or via mail, and must be received by the City by **5:00 P.M., February 13, 2023**. Please direct your written comments to Paul Samaras, City of El Segundo, Community Development Department, 350 Main Street, El Segundo, CA 90245, or email psamaras@elsegundo.org.



Paul Samaras, AICP
Principal Planner

1/6/2023

Date



 Project Area

Source: OpenStreetMaps and Google Maps, December 2022.

Figure 1
Regional Location Map



LEGEND

- Project Area Boundary
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Smoky Hollow
- Parks
- Downtown Specific Plan
- General Commercial
- Downtown Commercial
- Heavy Industrial
- Parking
- Public Facilities

Source: RRM Design Group, August 2022.

Figure 2
Specific Plan Update Project Boundary



LEGEND

Project Area Boundary	Single-Family Residential	Downtown Commercial
Downtown Specific Plan	Two-Family Residential	General Commercial
	Multi-Family Residential	Public Facilities
	Smoky Hollow	Heavy Industrial
	Parks	Parking

Source: RRM Design Group, August 2022.

Figure 3
Existing Land Use Designations



LEGEND

Project Area Boundary	Single-Family Residential	Downtown Commercial
Downtown Specific Plan	Two-Family Residential	General Commercial
	Multi-Family Residential	Public Facilities
	Smoky Hollow	Heavy Industrial
	Parks	Parking

Source: RRM Design Group, August 2022.

Figure 4
Proposed Land Use Designations



LEGEND

Project Area Boundary	Single-Family Residential (R-1)	Downtown Commercial (C-RS)
Downtown Specific Plan (DSP)	Two-Family Residential (R-2)	Neighborhood Commercial (C-2)
	Multi-Family Residential (R-3)	Public Facilities (P-F)
	Smoky Hollow West (SHW)	Heavy Manufacturing (M-2)
	Open Space (O-S)	Parking (P)

Source: RRM Design Group, August 2022.

Figure 5
Existing Zoning



Source: RRM Design Group, August 2022.

Figure 6
Proposed Zoning

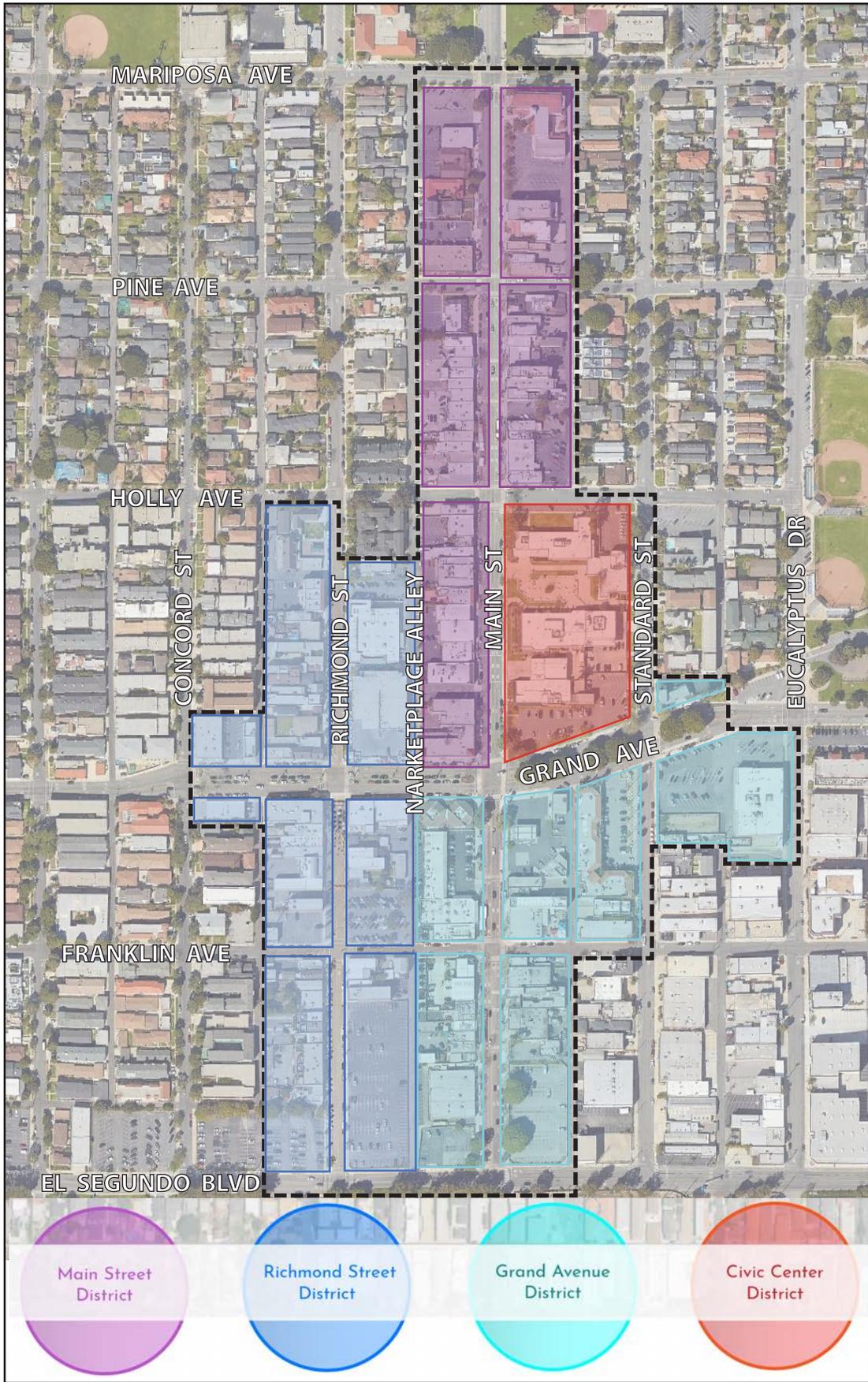


Figure 7
Proposed Specific Plan Districts