



NOTICE OF AVAILABILITY

OF A DRAFT ENVIRONMENTAL IMPACT REPORT

City Project No.: Environmental Assessment No. EA 1311, General Plan Amendment No. GPA 21-01, Zone Change No. ZC 21-01, Zone Text Amendment No. ZTA 21-07, and Specific Plan Amendment No. SPA 21-01

Project Name: El Segundo Downtown Specific Plan Update (State Clearinghouse No. 2023010196)

Project Applicant: City of El Segundo

Project Address: Downtown El Segundo

Public Comment Period: February 2, 2024 through March 18, 2024

Pursuant to Section 15064 of the California Environmental Quality Act (CEQA) Guidelines, the City of El Segundo (City) as the Lead Agency has prepared an Environmental Impact Report (EIR) for the proposed El Segundo Downtown Specific Plan Update (Project). The Draft EIR has been prepared to analyze the potential environmental effects of the Project, identify ways to reduce significant environmental effects, and analyze feasible alternatives to avoid or minimize significant environmental effects. In accordance with CEQA Guidelines Section 15087, the City has prepared this Notice of Availability (NOA) to notify responsible and trustee agencies, interested parties, the Office of Planning and Research, and the County Clerk of the availability of the Draft EIR for public review.

Project Location. The Project Site is located in Downtown El Segundo, in the northwest quadrant of the City. 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.

Project Description Overview. The Project is an update to the adopted El Segundo Downtown Specific Plan. The Project would revise existing Specific Plan planning districts, amend General Plan and zoning designations on eight parcels, and include mobility enhancements. The Project would include direction for public improvement and streetscape guidelines, private urban form criteria, a list of permitted and conditionally permitted land uses in each district within the Specific Plan area, development standards, mobility and infrastructure improvements, an implementation plan, and administration processes.

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 Project would allow for increases of up to 130,000 square feet of retail and restaurant uses, 200,000 square feet of office uses, 24,000 square feet of medical office uses, and 300 residential 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 potentially relocate a portion of an existing truck route that is located on Main Street between El Segundo Boulevard and Grand Avenue (pending a future Truck Route Study). The Project also proposes the potential permanent 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 recommends maintaining the existing Class III bike route "sharrows" with alternative concepts for buffered bicycle lanes on Main Street and Grand Avenue. The Project would include pedestrian and transit improvements in the Project area including widened sidewalks and expanded outdoor seating and dining areas for area restaurants. Transit improvements could include bus stop

enhancements such as additional transit shelters, lighting, and furnishings, and could potentially provide expanded bus zones.

The Project would include modifications to parking standards and strategies and alternatives for on-street parking and would potentially provide two new parking structures at the northwest corner of Grand Avenue and Standard Street and the northeast corner of Richmond Street and Franklin Avenue. 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 districts: Main Street, Richmond Street, Grand Avenue, and Civic Center districts.

Potential Environmental Effects of the Project. As presented in the Draft EIR, the Project would not result in significant and unavoidable impacts after implementation of all mitigation measures. Prior to mitigation, the Project would have the potential for significant environmental impacts to the following environmental topic areas: Cultural Resources; Geology/Soils; Hazards and Hazardous Materials; Public Services; and Tribal Cultural Resources. Implementation of the Specific Plan is not expected to result in any significant impacts to: Aesthetics; Air Quality; Agriculture/Forestry Resources; Biological Resources; Energy; Greenhouse Gas Emissions; Hydrology/Water Quality; Land Use/Planning; Mineral Resources; Noise; Population/Housing; Recreation; Transportation; Utilities/Service Systems; or Wildfire.

Discretionary Actions: The Project Applicant is seeking the following discretionary actions from the City of El Segundo:

- Adoption of the El Segundo Downtown Specific Plan Update
- Certification of the EIR
- Approval of General Plan Amendments
- Approval of Zone Text Amendments
- Approval of Zone Changes

Additional permits and approvals from other outside agencies may potentially be required as well.

Availability of the Environmental Documentation: The Draft EIR and this NOA are available for viewing and for electronic download on the City’s website at: www.elsegundo.org/downtownupdate. A hardcopy of the Draft EIR will be available for viewing at the Planning Division’s office (350 Main Street, El Segundo, CA 90245) and the El Segundo Public Library (111 West Mariposa Avenue, El Segundo, CA 90245) during regular business hours.

Submitting Comments. The City will consider all written comments regarding the potential environmental effects of the Project received during the Draft EIR public review period. All written comments received will be reviewed and considered by the City’s decision-makers and will become a part of the public record for the Final EIR. Written comments will be accepted via email and/or via mail, and must be received by the City by **5:00 P.M., Monday, March 18, 2024**. 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

Date