



---

# NOTICE OF AVAILABILITY

## OF A DRAFT ENVIRONMENTAL IMPACT REPORT

---

City Project No.: Environmental Assessment No. EA 1248  
Project Name: Pacific Coast Commons Specific Plan (State Clearinghouse No. 2020050508)  
Project Applicant: MAR CDC Holly, LLC  
Project Address: 401-575 N. Pacific Coast Highway (PCH) and parking lot on 600-block of PCH  
Public Comment Period: February 25, 2021 through April 12, 2021

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 Pacific Coast Commons Specific Plan Project (Specific Plan/Project). The Draft EIR has been prepared to analyze the potential environmental effects of the proposed 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 the City of El Segundo and includes the addresses: 401 N. Pacific Coast Highway (PCH) (Assessor Parcel Numbers [APNs] 4139-025-073, -074, -075, and -076), 475 N. Pacific Coast Highway (APN 4139-025-081), 525 N. Pacific Coast Highway (APN 4139-025-091), and the parking lot on 600-block of PCH (APNs 4139-024-057 and -058).

**Project Description Overview.** The proposed Project involves the adoption and implementation of the Pacific Coast Commons Specific Plan, which includes approximately 6.38 gross acres of developed property (6.23 net acres post-street dedications). The Specific Plan would demolish the surface parking lots of the Fairfield Inn and Suites Hotel and Aloft Hotel properties, as well as the Fairfield Inn and Suites “Food and Beverage” building (formerly the Hacienda Restaurant), to accommodate new mixed-use development. The Specific Plan would allow for up to 263 new housing units and 11,252 square feet of new commercial/retail uses, and associated parking structures. The Fairfield Inn & Suites and Aloft Hotel would not be redeveloped or expanded, but the zoning for the existing properties would be changed to reflect the current land uses. The Specific Plan proposes five new land use districts within the Project site, including: PCC Mixed-Use (PCC MU-1); PCC Commercial (PCC COM-1), which includes the existing Aloft Hotel; PCC Commercial (PCC COM-2), which includes the existing Fairfield Inn and Suites Hotel; PCC Commercial (PCC COM-3); and PCC Mixed-Use (PCC MU-2). A portion of the south side of Mariposa Avenue between Indiana Street and PCH is proposed to be expanded to include a dedicated right turn lane (eastbound on Mariposa Avenue to southbound on PCH).

**Potential Environmental Effects of the Project.** As presented in the Draft EIR, the proposed Project would not result in significant and unavoidable impacts after implementation of all mitigation measures, with the exception of conflicts related to exceedance of population growth projections in the applicable Air Quality Management Plan (AQMP). Prior to mitigation, the Project would have the potential for significant environmental impacts to the following environmental topic areas: Air Quality; Cultural Resources; Geology/Soils; Hazards and Hazardous Materials; Noise; Transportation; and Tribal Cultural Resources. Implementation of the Specific Plan is not expected to result in any significant impacts to: Aesthetics; Agriculture and Forestry Resources; Biological Resources; Energy; Greenhouse Gas Emissions; Hydrology/Water Quality; Land Use and Planning; Mineral Resources; Population and Housing; Public Services and Recreation; Utilities/Service Systems; or Wildfire. The Project site is not listed on a site under California Government Code Section 65962.5, which includes a list of hazardous waste and substances sites (Cortese List).

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

- Adoption of the Pacific Coast Commons Specific Plan
- Environmental Assessment for the proposed mixed-use development in the Specific Plan area.
- Approval of a General Plan Amendment to change the Land Use Designation from “General Commercial” and “Parking” to “Pacific Coast Commons Specific Plan (PCCSP)” with an accompanying Land Use Map change.
- Zone Text Amendment to add a new El Segundo Municipal Code (ESMC) Section 15-3-2(A)(11) “Pacific Coast Commons Specific Plan (PCCSP).”
- Zone Change to rezone the property from “General Commercial (C-3)” and “Parking (P)” to “Pacific Coast Commons Specific Plan (PCCSP)” and an accompanying Zoning map change.
- Approval of a Vesting Tentative Tract Map (VTTM 82806) for merger, subdivision and condominium purposes reconfiguring of existing parcels into six new individual lots.
- Approval of a Site Plan Review to allow the site plan and architectural design to construct the mixed-use commercial and residential development.
- Approval of a Development Agreement between the City of El Segundo and the Project Applicant.
- Modification of Resolution Nos. 2759 and 2760 to rescind the previous approvals SUB No. 14-05, Lot-Tie Covenant No. 14-03, Off-site Parking Covenant Nos. MISC 14-03 and 14-06.
- Parking Demand Study and Shared Parking Analysis to establish the parking requirements for the proposed commercial and residential development combined with the existing hotel development.
- Shared Parking Agreement in conjunction with the Parking Demand Study and Shared Parking Analysis.
- Reciprocal Access Agreements for driveways and drive aisles accessing multiple parcels.
- Street dedication waiver requests for a portion of the dedication requirements for Mariposa Avenue and Indiana Street. Future street dedication for Holly Avenue and Palm Avenue would be provided through irrevocable offers to dedicate land.

Caltrans is listed as a Responsible Agency for an encroachment permit for street improvements at the intersection of Mariposa Avenue and PCH. 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: at <https://www.elsegundo.org/government/departments/development-services/planning-division/active-projects>. Due to City of El Segundo’s temporary closures in response to public health and safety requirements concerning COVID-19, a hardcopy of the Draft EIR will only be available for viewing at the Planning Division’s office (350 Main Street, El Segundo, CA 90245) during regular business hours. An appointment for viewing the hardcopy may be requested by e-mail to [psamaras@elsegundo.org](mailto:psamaras@elsegundo.org).

**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, April 12, 2021**. Please direct your written comments to Paul Samaras, City of El Segundo, Development Services Department, 350 Main Street, El Segundo, CA 90245, or email [psamaras@elsegundo.org](mailto:psamaras@elsegundo.org).



Paul Samaras, AICP  
Principal Planner

2/18/2021

Date