



**City of El Segundo**  
Development Services  
Department, Planning Division  
350 Main Street  
El Segundo, CA 90245

Date: May 12, 2021  
To: Responsible and Trustee Agencies/Interested Organizations and Individuals  
From: Leila Carver, PTP, Contract Planner  
City of El Segundo, Development Services Department, Planning Division  
350 Main Street  
El Segundo, CA 90245  
Office: (310) 524-2312  
Email: leilac@csgengr.com  
Subject: Notice of Preparation of an Subsequent Environmental  
Impact Report and Public Scoping Meeting

Project Title: Catalyst Project

Location: The Project site is located on two adjacent blocks off East Grand Avenue and Kansas Street in the City of El Segundo, Los Angeles County, California (APNs: 4139-008-010 through -012, -018, -046, -047 and 4139-006-056, -057, and -061 through -064). See the attached project location map.

Applicant/Owner: Griffin Capital

**PROJECT DESCRIPTION:** The Catalyst Project (“proposed project” or “project”) includes the development of an office complex including three office buildings, two aboveground parking garages, and an outdoor café in the eastern portion of the Smoky Hollow Specific Plan area within the City of El Segundo, California. The project site consists of two adjacent sites, the North Site and South Site, that are 3.24 and 1.96 acres in size, respectively (see the attached project location map). The two sites are currently developed with five industrial buildings and surface parking lots and were formerly used for semiconductor manufacturing. The project site is zoned Smoky Hollow East (SH-E), which provides for light industrial and office uses.

The proposed project would include the following activities on the North Site:

- Construction of a 38,101-sf addition to the Grand Building that would be structurally preserved in place, for a total building area of 87,757 sf. The two-story (with one subterranean level) Grand Building would have a maximum height of approximately 34 feet from grade to the top of the parapet.
- Demolition of an existing three-story, tilt-up concrete building, and a one-story concrete building, and replacement with a new four-story office building totaling 62,953 sf with a proposed height of 50 feet and 7-inches from the average grade to the top of the parapet, including a rooftop (“Holly Building”).
- Construction of a new six-story, aboveground parking structure totaling 156,681 sf with 474 parking spaces. The parking structure would be 57 feet and 4-inches in height from

the average grade plan to the top of the parapet.

The project would also include the following changes to the South Site:

- Demolition of all existing structures onsite.
- Construction of a new three-story office building totaling 93,507 sf with a maximum height of approximately 45 feet and 7-inches to the top of the parapet.
- Construction of a new six-story parking structure totaling 130,684 sf with 384 parking spaces.
- Construction of an 886-sf café on the ground floor of the proposed parking garage (located at the northwest corner of Franklin Avenue and Kansas Street) with approximately 16 outdoor dining seats on the east side of the café.

INITIAL STUDY: 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. Based on the conclusions of the Initial Study, the following areas of potentially significant environmental impact are anticipated to require analysis in the Subsequent Environmental Impact Report (SEIR):

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| ▪ Aesthetics                      | ▪ Land Use and Planning         |
| ▪ Air Quality                     | ▪ Noise                         |
| ▪ Biological Resources            | ▪ Public Services               |
| ▪ Energy                          | ▪ Transportation                |
| ▪ Greenhouse Gas Emissions        | ▪ Tribal Cultural Resources     |
| ▪ Hazards and Hazardous Materials | ▪ Utilities and Service Systems |
| ▪ Hydrology and Water Quality     | ▪ Mandatory Findings            |

Potential cumulative impacts, the potential for growth inducement, and project alternatives will also be evaluated.

DOCUMENT AVAILABILITY: The Initial Study is available on the City's website at [<https://www.elsegundo.org/government/departments/development-services/planning-division/active-projects>]. To request a copy of the Initial Study, or for any questions related to the Initial Study, please contact Leila Carver, Contract Planner, at (310) 524-2312 or [leilac@csgengr.com](mailto:leilac@csgengr.com).

PUBLIC SCOPING MEETING: Rather than conducting an in-person meeting, the Governor's Executive Order N-25-20 allows local governments to hold meetings via teleconferencing while still meeting State transparency requirements. Therefore, the project's Scoping Meeting will be held online, through a webinar type format. 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 comments from agencies, organizations and the public about the scope and content of the environmental analysis to be addressed in the Draft SEIR. The Scoping Meeting is for information-gathering and is not a public hearing. 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 SEIR. The date, time, and website of the project's Scoping Meeting are as follows:

Date and Time: Thursday, June 3, 2021 at 5:30 p.m.

Scoping Meeting Log-in:

https://zoom.us/j/99715092040

Passcode: 329325

Or Dial in by Telephone (for higher quality, dial a number based on your current location):

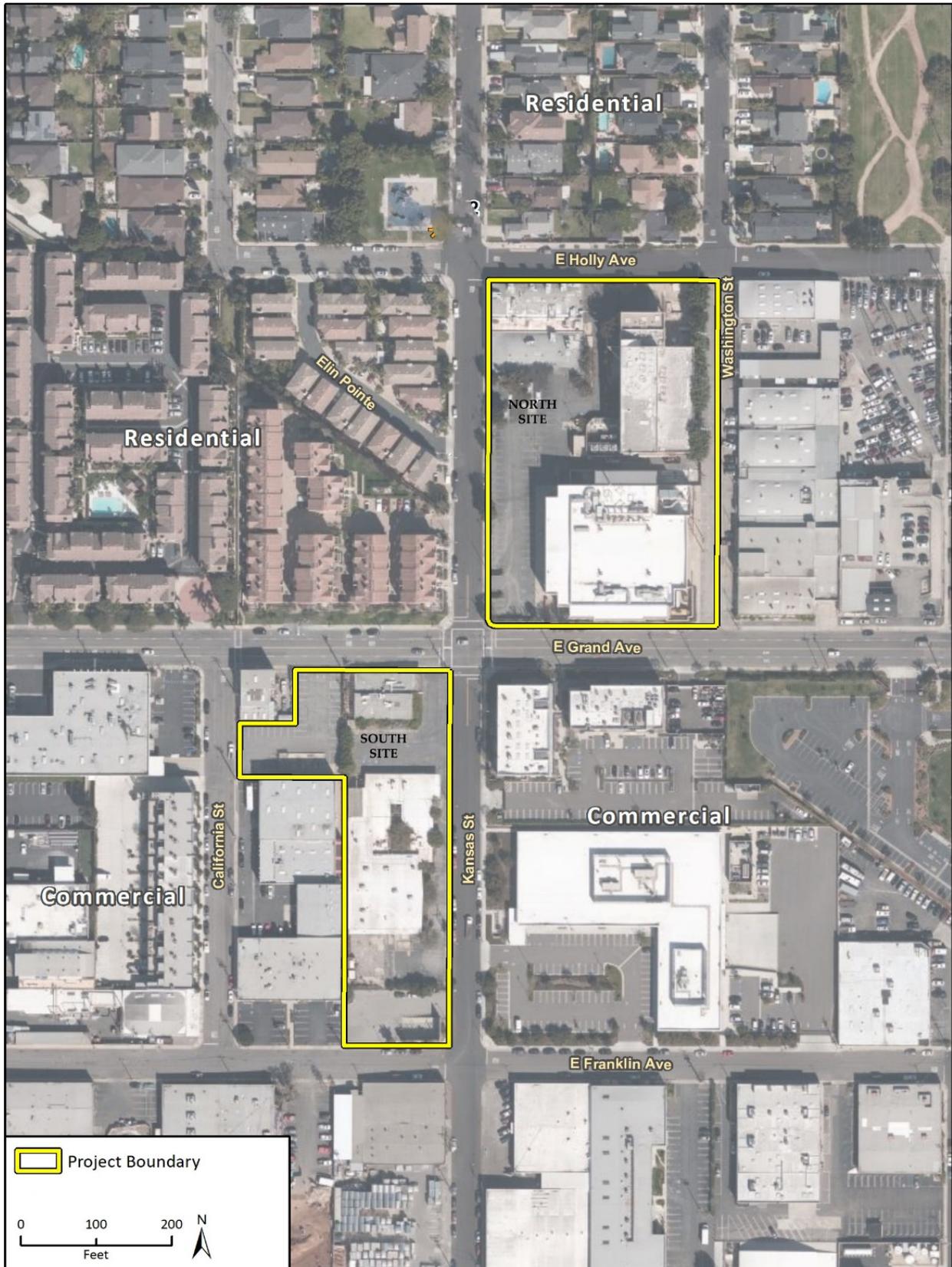
+1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 997 1509 2040

Passcode: 329325

**PUBLIC 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 EIR. Written comments will be accepted online during the Scoping Meeting, as well as via email, and/or via mail, and must be received by the City by 5:00 P.M., Wednesday, June 10, 2021. Please direct your written comments to Leila Carver, City of El Segundo, Development Services Department, Planning Division, 350 Main Street, El Segundo, CA 90245 via mail or via email at [leilac@csgengr.com](mailto:leilac@csgengr.com).

Figure 1 Project Location



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Fig 2. Project Site and Noise Measurement Locations