

City of El Segundo Notice of Intent to Adopt A Mitigated Negative Declaration



Smoky Hollow Specific Plan Amendment (SPA21-01) and Community Benefit Plans (CBP19-03 and CBP19-02) for the Standard Works Project

Address: 1320-1330 E. Franklin Avenue and 1475 E. El Segundo Boulevard

Purpose: In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, and the El Segundo Municipal Code, this is to advise you that the Planning Department of the City of El Segundo has prepared an Initial Study of environmental impacts on the following project and is recommending the environmental determination described below.

Project Description: The proposed Specific Plan Amendment (SPA) would modify the Height Development Standards for Community Benefit Plan (CBP) Tier II applicable projects in a designated 30-acre subarea of the Smoky Hollow Specific Plan (SHSP) with a max. building height deviation up to 60 feet.

The proposed Project also involves the redevelopment of two adjacent sites within the SHSP, the South Site (aka Parcel A) and the North Site (aka Parcel E). On the 1.01-acre South Site the Project would develop a 44,604-square foot addition to the existing 19,311 sf, one-story brick building that would be structurally preserved in place. This site would have a total building area of 63,915 square feet (FAR = 1.45) and a new building height of 59' 6".

The proposed Project for the North Site would develop a 1.07-acre portion of a 4.34-acre property with two buildings, one R&D and office building and a coffee pavilion building. The existing 19,493 square foot (sf), one-story brick building would be preserved and two new floors with 44,802 square feet would be added above it. This would result in a total building area of 65,061 square feet (FAR = 0.95) and a new building height of 59' 6". The new coffee pavilion will have 766 square feet with a maximum height of 23' 8". This site would also include construction of a new 5,000-square foot public outdoor park with park seating, picnic tables, shade trees and landscaping.

Environmental Determination: Mitigated Negative Declaration. An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on December 15, 2021 and ends at 5:00 p.m. on January 14, 2022. The proposed environmental documents are available on the City's website at: <https://www.elsegundo.org/government/departments/development-services/planning-division/active-projects>.

Further Information: The Mitigated Negative Declaration is also available for public review, Monday through Thursday between 7:00 a.m. and 5:00 p.m. and Fridays between 7:00 a.m. and 4:00 p.m. in the City of El Segundo Development Services Department, located at 350 Main Street, El Segundo CA, 90245. Comments may be submitted to Principal Planner Eduardo Schonborn, AICP, at eschonborn@elsegundo.org, or mailed to the address above.

SPECIAL NOTICE REGARDING COVID-19: Given the Declaration of a State of Emergency and a Proclamation of Local Emergency related to on-going COVID-19 pandemic, we recommend viewing the Mitigated Negative Declaration using the above listed website. Be advised an appointment is required to view Mitigated Negative Declaration at the City of El Segundo's Development Services Department. To schedule an appointment to view the

documents, please call (310) 524-2312.

Future Public Hearings: Following the MND's public review period, a Final MND will be prepared. The Final MND along with the project applications will then be presented to the Planning Commission for its review on January 27, 2022. The Planning Commission's recommendation on the project will then be presented to the City Council for action. Public notice will be provided of all future Planning Commission and City Council meetings.

Eduardo Schonborn, AICP

City of El Segundo