



# NOTICE OF PREPARATION

## OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

City Project No.: **EA 1353**  
Project Name: 1521 E. Grand Avenue Residential Project (Grand Kansas North)  
Project Applicant: Griffin Capital Catalyst Development Fund, LLC  
Project Address: 1521 E. Grand Avenue, El Segundo, CA 90245  
Public Comment Period: **February 6, 2025 to March 7, 2025**  
Public Scoping Meeting: **February 26, 2025 at 6:00 p.m.**

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 an Environmental Impact Report (EIR) for the proposed 1521 E. Grand Avenue Residential Project (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 Land Use and Climate Innovation, and the County Clerk with sufficient information describing the Project and its potential environmental effects to enable a meaningful response to this NOP.

The City is requesting the public's and relevant agencies' 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 EIR. 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 receive input on the scope of the environmental document. The City of El Segundo has prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070.

**Project Location.** The approximately 3.617-acre Project site is located at 1521 E. Grand Avenue (Assessor Parcel Numbers [APNs] 4139-008-010, -011, -012, -018, -046 and -047 in the northwestern quadrant of the City of El Segundo. The Project site is bound by Holly Avenue to the north, Kansas Street to the west, Grand Avenue to the south, and Washington Street (a private street) to the east. See Figure 1, Project Location. The project has been previously referred to as the Grand Kansas North project.

**Project Description Overview.** The proposed Project involves the adoption and implementation of the new Grand & Kansas Specific Plan. The Specific Plan would allow for the development of 323 multifamily residential units with supportive amenity and recreation areas, including public and private open space. The residential units would be in a single building ranging from three to six levels across seven distinct stories given the 26.88' grade change across the sloped Project Site. The building height measures 59'-6" per the El Segundo Municipal Code with an apparent height of 36'-9" to 46'-11" from Holly Street and 36'-3" to 59'-7" from Kansas Street and will total approximately 343,505 sf of gross floor area. Parking would be provided in a 6-level parking structure (approximately one level below grade and 6 levels above grade) measuring approximately 59'-7" feet in height and totaling approximately 163,797 sf of gross area located at the southeast corner of the property. The Project would include two outdoor courtyards, three roof decks, approximately 9,076 sf of indoor amenity and recreation areas, and private balconies and patios for most units. The proposed project includes the following entitlement requests:

- General Plan Amendment to change the land use designation from Smoky Hollow Mixed Use to Grand & Kansas Residential.
- Smoky Hollow Specific Plan Amendment to remove the property from the Smoky Hollow Specific Plan Area.
- Adoption of the new Grand & Kansas Specific Plan.
- Zoning Map Amendment to rezone the property Grand & Kansas Specific Plan.
- Zoning Text Amendment to codify the Grand & Kansas Specific Plan.
- Site Plan Review to review the Project for compliance with the Grand & Kansas Specific Plan.
- Development Agreement to outline the conditions and standards for developing the property, and the obligations of the developer and the City.
- Tract Map to combine the parcels into one lot for the Project, and one lot for Washington Street.
- Street vacation for Washington Street between E Grand Avenue and E Holly Street.

**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 (archaeological); Energy; Geology/Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; and Utilities/Service Systems. Because of the existing condition of the Project site, which was previously developed, is located in an urbanized setting, and is not located within a High Fire Hazard Severity Zone or a Very High Fire Hazard Severity Zone, the implementation of the Specific Plan is not expected to result in any significant impacts to: Agriculture and Forestry Resources; Biological Resources; Mineral Resources; and Wildfire.

This NOP, including the Initial Study is available for electronic download on the City's website at: <https://www.elsegundo.org/government/departments/community-development/planning-division/approved-projects/pending-projects>

**Public Scoping Meeting.** The Scoping Meeting will include a presentation describing the proposed Project and the environmental review process. The purpose of the meeting is to facilitate the receipt of comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. The Scoping Meeting is for information-gathering, is not a public hearing, but public comments 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 EIR. The date and time of the Project's Scoping Meeting are as follows:

Date and Time: **February 26, 2025 at 6:00 p.m.**

Scoping Meeting Location: El Segundo City Council Chambers  
350 Main Street  
El Segundo, CA 90245

**Submitting Comments.** The City will consider all written comments regarding the potential environmental effects of the Project received during the NOP public comment 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 on the content of the environmental analysis to be addressed in the Draft EIR will be accepted via email and/or via mail, and must be received by the City by **4:00 P.M., Friday, March 7, 2025**. Please direct your written comments to Eduardo Schonborn, AICP, City of El Segundo, Community Development Department, 350 Main Street, El Segundo, CA 90245, or via email at [eschonborn@elsegundo.org](mailto:eschonborn@elsegundo.org).



SOURCE: ESA, 2024

1521 East Grand Avenue Residential Project

**Figure 1**  
Project Location