

Frequently asked questions

Pacific Coast Commons Specific Plan project

Project Description:

The proposed mixed use project includes 257 apartment units, 6 townhome condominium units, 11,252 square feet (sf) of commercial uses, and three parking structures containing 825 parking spaces. Of the total 263 residential units, 32 are proposed as affordable housing units. A more detailed description of the project is provided in the [February 10, 2022, Planning Commission staff report](#) (page 691 of the agenda packet).

Below are some common questions and comments staff has received regarding this project.

Parking

1. Does the project provide enough parking onsite for the proposed uses (residential, commercial, hotel)?

Response:

The number of required parking spaces for the project was determined through a Parking Demand Study and Shared Parking Analysis. This analysis determined that a total of 736 parking spaces would be required at the peak demand time for the combination of uses on the project site. A total of 825 parking spaces would be provided on the project site. The complete Parking Demand Study and Shared Parking Analysis document is attached to the [February 10, 2022, Planning Commission staff report](#) for the project (page 949 of the agenda packet).

2. Parking on the streets during construction of the project will be impacted and current residents will have difficulty finding parking.

Response:

The parking demand during the project construction was analyzed in the Parking Demand Study for the project. The project conditions of approval prohibit the use of on-street parking and require the developer to provide additional parking on private property elsewhere as well as transportation for the construction employees to and from the construction site.

The complete Parking Demand Study and Shared Parking Analysis document is attached to the [February 10, 2022, Planning Commission staff report](#) for the project (page 949 of the agenda packet).

3. Parking permit. A parking permit program should be implemented to ensure current neighborhood residents continue to have access to on-street parking after the project is constructed. How do we create a parking permit for our neighborhood?

Response

If necessary and initiated by the residents, the City can implement a preferential parking district in the area to address the neighborhood's parking concerns. The project applicant has committed through the proposed Development Agreement to fund up to \$25,000 in costs to establish such a parking district. More information about this topic is provided in the [February 10, 2022, Planning Commission staff report](#) for the project (page 691 of the agenda packet) and the Parking Demand Study and Shared Parking Analysis (page 949 of the agenda packet). Should you wish to learn more about initiating a preferential parking district, please reach out to Lifan Xu, City Engineer at lxu@elsegundo.org

Traffic

4. Traffic during construction. The project will have traffic impacts during construction

Response

The project's Traffic and Transportation impacts are addressed in the draft EIR in Section 4.13. The EIR found that with mitigation measures in place, the impacts would be reduced to less than significant. The draft EIR for the project can be found at: [Pacific Coast Commons Specific Plan Draft Environmental Impact Report \(elsegundo.org\)](#) (Section 4.13 starts on page 557 of 704). Additional information can be found in the Final EIR for the project and the Responses to Additional Comments documents on the Planning Division webpage Active Projects tab: [Active Projects | El Segundo](#)

5. Traffic during operation. The proposed project, once constructed, will generate significant traffic impacts.

Response

The project's Traffic and Transportation impacts are addressed in the project draft EIR in Section 4.13 (Transportation). The Transportation impacts will be less than significant. The draft EIR for the project can be found at: [Pacific Coast Commons Specific Plan Draft Environmental Impact Report \(elsegundo.org\)](#) (Section 4.13 starts on page 557 of 704). Additional information can be found in the Final EIR for the project and the Responses to Additional Comments documents on the Planning Division webpage Active Projects tab: [Active Projects | El Segundo](#)

Noise and Air Quality

6. Noise and dust from the construction will significantly affect neighborhood residents.

Response.

The project's Construction Noise and Air Quality impacts are addressed in the draft EIR in Sections 4.10 and 4.2 respectively. The EIR found that with mitigation measures in place, the impacts would be reduced to less than significant. The draft EIR for the project can be found at: [Pacific Coast Commons Specific Plan Draft Environmental Impact Report \(elsegundo.org\)](#) (Section 4.10 starts on page 475 of 704 and Section 4.2 starts on page 205 of 704). Additional information can be found in the Final EIR for the project and the Responses to Additional Comments documents on the Planning Division webpage Active Projects tab: [Active Projects | El Segundo](#)

Affordable Housing

7. How many affordable units will the project include, at what levels, and how will the City ensure they remain affordable?

Response

The project is required to provide 32 affordable units at the low and very low income categories, which will remain affordable for 55 years. The affordability levels, types of units, and enforcement provisions are discussed in the [February 10, 2022, Planning Commission staff report](#) for the project (page 691 of the agenda packet) as well as the Development Agreement for the project, which is attached to the Planning Commission staff report (page 882 of the agenda packet).

Water supply

8. The project's Environmental Impact Report (EIR) does not adequately address the issue of water supply and the project's water consumption.

Response

Water quality and supply is addressed in the project draft EIR in Section 4.15 (Utilities and Service Systems). The Water quality and supply analysis concludes that the project will provide adequate quality and supply of water and that impact related to this topic will be less than significant. The draft EIR for the project can be found at: [Pacific Coast Commons Specific Plan Draft Environmental Impact Report \(elsegundo.org\)](#) (Section 4.15 starts on page 615 of 704). Additional information regarding the project can be found on the Planning Division webpage Active Projects tab: [Active Projects | El Segundo](#)

High density and alternative sites

9. Why can't the City move the high-density residential project to another part of the City where it would have fewer/less significant impacts on current residents?

Response

Alternatives to the proposed Project are evaluated in Chapter 6 of the Draft EIR. Alternate locations to the proposed Project site were ultimately rejected as infeasible. The draft EIR for the project can be found at: [Pacific Coast Commons Specific Plan Draft Environmental Impact Report \(elsegundo.org\)](#) (Chapter 6 starts on page 665 of 704). In addition, the proposed project location is discussed in the [February 10, 2022, Planning Commission staff report](#) for the project (page 691 of the agenda packet)

Building Height

10. The proposed structures are too tall.

Response

The proposed building heights are described in the [February 10, 2022, Planning Commission staff report](#) for the project (page 691 of the agenda packet) and the project plans (page 2203 of the agenda packet). In addition, the project's aesthetic impacts, including the height and shade/shadow impacts were evaluated in Section 4.1 of the Draft EIR. The EIR found that the project's aesthetic impacts would be less than significant. The draft EIR for the project can be found at: [Pacific Coast Commons Specific Plan Draft Environmental Impact Report \(elsegundo.org\)](#) (Section 4.1 starts on page 161 of 704).

11. Additional topics.

This Frequently Asked Questions document will be updated as needed and posted on the Planning Division webpage Active Projects tab: [Active Projects | El Segundo](#)

12. Project Status, future updates and notification:

The Planning Commission held a public hearing on February 10, 2022 and voted to recommend that the City Council approve the project. A City Council hearing is tentatively scheduled on March 15, 2022. Two weeks before the meeting, staff will notify the community via the following methods:

- Direct mail to property owners and occupants around the subject property
- Advertisement in the El Segundo Herald
- Posting a public notice at City Hall
- Posting a public notice on the City website at: [Active Projects | El Segundo](#)
- Email to residents and other stakeholders who request to receive notifications regarding the project via email. To receive email notifications for this project you can contact Principal Planner, Paul Samaras at psamaras@elsegundo.org