

2023-12-05 CC AGENDA
PUBLIC COMMUNICATION - MISC. - HOLLY-KANSAS-GRAND PROJECT

From: Cheryl Smith <hollykansasneighbors@gmail.com>
Sent: Tuesday, December 5, 2023 12:17 PM
To: Boyles, Drew (Mayor) <dboyles@elsegundo.org>; Pimentel, Chris (Mayor Pro Tem) <cpimentel@elsegundo.org>; Pirsztuk, Carol (Council Member) <cpirsztuk@elsegundo.org>; Giroux, Lance (Council Member) <lgiroux@elsegundo.org>; Baldino, Ryan <rbaldino@elsegundo.org>
Cc: Allen, Michael <mallen@elsegundo.org>; Schonborn, Eduardo <eschonborn@elsegundo.org>
Subject: Thank you!

Dear City Council and Planning Dept,
Thank you for your interest in the neighborhood's perspective about the Holly Kansas Grand building project being led by Griffin Capital.

The neighbors had our meeting last night, Monday, December 4th, at the library and virtually. (The meeting was not recorded.) It was a great crowd with about 100 people in attendance (in person and online).

Our goal was to represent the facts as best we could research. If you see any blatant errors in the presentation, I hope that you will point us in the right direction to clarify our findings. While we did have guest speakers and comments at the end that spoke with passion for getting this project right, we did our best to convey facts that we could find in city documents.

As I had promised, please find attached the presentation for your review. Also attached is a one-page overview of our findings that we handed out so that people could be informed.

I am happy to go over the presentation with you or answer any questions and I definitely welcome your feedback.

Thank you for all the time you put into this city,
[FINAL Holly Kansas Grand CommunityInput 12-4-23...](#)
Cheryl



THANK YOU FOR JOINING US TODAY!

Thank you for attending and getting to know the facts of the project that is planned for the Holly-Kansas-Grand block. This sets a precedent for all of El Segundo. Let's work together to get this right and maintain our town's legacy. Please socialize and share this information as you see fit.

EMAIL
hollyKansasNeighbors@gmail.com

FACEBOOK
Holly Kansas Neighbors FB Group

KNOW THE FACTS

The current site plan for Holly - Kansas - Grand is not zoned for residential, it is zoned for light industrial. The developer is asking the city for a zoning change and site-specific plan as an exception to existing El Segundo residential code standards. Our neighborhood concerns are as follows:

HEIGHT

- Proposed: 3-6 stories at about 10'/story = 60'
- ES Code: Multiple Family Dwellings max height = 26-32'
- Surrounding community consists of a park and 1-2 story homes

DENSITY

- Proposed: 323 units (446 residents) on approx. 3 acres = 107 dwelling units/acre
- ES Code: Multiple Family Dwelling max density = 27 dwelling units/acre
- Surrounding community density is 29 du/acre at Grand Tropez and 15 du/acre at Elin Pointe/Grand Kansas HOAs

PARKING

- Proposed: 490 parking spaces for 323 units (includes guest parking) = an average of 1.5 spaces per unit
- ES Code: 2 spaces/unit + 107 visitor spaces = 753 parking spaces req'd
- Surrounding area is already inundated with existing parking issues that would be further aggravated

TRAFFIC

- Proposed: 1,500 added trips/day and an average of 4 minute delay added to Grand traffic in peak hours based on ATE study.
- Traffic projections don't take into account the impact of Pacific Coast Commons or other new developments. PCC's EIR documents traffic is already failing and projects a further reduction in the Level of Service along PCH
- Surrounding neighborhoods and streets to be impacted, safety will be an issue

IMPACT WILL BE FELT CITY-WIDE

Schools --

- Total # of children proposed by developer: 18-23
- Total # of children projected by ESUSD: .3153 children per multi-family attached units (@323 units x .3153 = 102 children in the complex)

NEXT STEPS

- Discussion with the city and developer is going to last for 1-2 years. Initial application was submitted on November 2, 2023. Many studies, reviews, and Planning Commission and City Council Meetings will happen before this is given the okay to proceed.
- Please share this information with your neighbors
- When we engage at the right time, we make our voices heard. Join the Holly Kansas Neighbors newsletter or Facebook page to stay informed on critical updates/needs.