



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO Honorable Mayor Wilson and Members of the City Council

THROUGH Geoff Dolan, City Manager

FROM Richard Thompson, Director of Community Development
Robert V. Wadden, City Attorney
Laurie B. Jester, Senior Planner

DATE: January 18, 2005

SUBJECT: Status Report and Consideration of Settlement Agreement Regarding the Plaza El Segundo Project in the City of El Segundo

RECOMMENDATION

Staff recommends that the City Council accept the presentation and approve the Settlement Agreement.

FISCAL IMPLICATION

There are no fiscal implications associated with the recommended action.

BACKGROUND

In December 2003 the City of El Segundo released a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Plaza El Segundo Project. The DEIR was released in October 2004, and staff has reviewed and commented on the project several times over the past year, specifically with concerns regarding traffic. Staff provided a status report on the project to Council on November 16, 2004 and at that time the City Council also approved a comment letter on the DEIR which detailed our concerns regarding traffic impacts.

DISCUSSION

Project Description

The proposed project is a commercial shopping center which is located on a site approximately 110 gross acres in area, in the City of El Segundo, at the northeast corner of the intersection of Sepulveda Boulevard and Rosecrans Avenue. Construction is planned to begin early 2005 on Area "A", which will include approximately 425,000 SF of retail use, with completion at the end of 2006. Area "A" is 43 acres in area, generally on the north and west portion of the site, and includes the corner of Rosecrans and Sepulveda. Area "B", which is generally the south and east portion of the site, is anticipated to be completed by approximately 2012. Area "B" will allow the continuation of existing industrial uses as well as new commercial uses, totaling 425,000 square feet.

Public Review Process

On November 15, and December 15, 2004 the El Segundo Planning Commission held public hearings on the project and at the December 15th meeting recommended approval of the project to the El Segundo City Council. The El Segundo City Council scheduled a public hearing for tonight to take action on the project; however the Final Environmental Impact Report (FEIR) has not yet been completed so the Council is not able to take action on the project. No hearing on the project will be held on the 18th, and the item will be renoticed for the February 1st regular City Council meeting. City of El Segundo staff expects the Final EIR to be distributed by January 21st. The Final EIR will include a Responses to Comments section which will provide written responses to all of the comments received on the DEIR, including response to our comments.

Staff has been working with our outside Council retained to assist us in this matter and the City traffic engineer, as well as the developer and their team, to address the traffic impact concerns raised by the City Council. The development team for the project is made up of Mar Ventures, Inc., Continental Development Corporation, and Comstock Crosser and Associates. Specifically, traffic impacts on Rosecrans and Sepulveda due to the project are being addressed. Consistent with direction provided by the City Council, staff is negotiating a Settlement Agreement that details the project description and traffic improvements. The final negotiated Settlement Agreement will be presented at the meeting.

Further information on the project can be obtained from the City of Manhattan Beach's website at www.citymb.info. On the homepage under "What's New" is a NEW El Segundo Project link which provides a brief project description, information on the public hearing process, contacts for the City of El Segundo and City of Manhattan Beach, and links to the Draft Environmental Impact Report, and the applicants website.

CONCLUSION

Staff recommends that the City Council review and approve the Settlement Agreement, and authorize the City Manager to make minor changes if required.