



Griffin Housing Development

From Mary Moy <maryhmoy@gmail.com>

Date Tue 3/4/2025 12:13 PM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>

Hello,

I am writing to express my disagreement with lessening the required parking for this proposed housing development. Paring will be a nightmare in all surrounding streets. This is not the way to incentivize people to use public transportation or bikes.

Please consider all the existing residents pleas when working with Griffin. The residents want and need parking.

Thank you,

Mary Moy

ES Resident since 2008

Request to Maintain Current Multi-Housing Parking Requirements

From Cheryl Smith <hollykansasneighbors@gmail.com>

Date Tue 3/4/2025 11:30 AM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>

Cc Planning <Planning@elsegundo.org>; Allen, Michael <mallen@elsegundo.org>

To: El Segundo City Council

From: Cheryl Smith – 416 Kansas St.

Dear El Segundo City Council,

I am writing to express my strong concern regarding the potential changes to the current multi-housing parking requirements in El Segundo. Based on the city's own analysis, it has been noted that the majority of surrounding cities maintain a standard of two parking spaces per multi-family residential unit. I urge you to carefully consider the implications of deviating from this established standard.

While the specific surrounding cities referenced in the analysis are not publicly known, I believe it is critical to acknowledge El Segundo's unique characteristics. Our city possesses a relatively smaller residential footprint compared to many of our neighbors. Consequently, any increase in housing density, particularly without adequate parking, will exacerbate the existing parking challenges we already face.

The current parking situation in El Segundo is already strained. We are witnessing the emergence of permit parking issues in areas where multi-housing projects are being proposed. This is a clear indication that the existing parking supply is insufficient to meet the current demand. This shortage is further compounded by the significant impact of airport ride-share traffic, as well as the inherent challenges of neighborhoods where residential streets are shared with both homes and businesses.

Reducing parking requirements for multi-housing developments would inevitably lead to a significant increase in on-street parking congestion. This would negatively impact residents' quality of life, create safety hazards, and potentially hinder emergency vehicle access. Furthermore, it could lead to increased competition for parking spaces between residents, visitors, and employees of local businesses.

I understand the desire to promote housing development in El Segundo. However, it is imperative that we do so in a manner that is sustainable and does not compromise the livability of our community. Maintaining the current multi-housing parking requirements is essential to ensuring that new developments do not exacerbate the existing parking challenges and that we preserve the quality of life for all El Segundo residents.

I respectfully request that the City Council prioritize the needs of our community and refrain from altering the current multi-housing parking requirements. I urge you to consider the long-term implications of any changes and to ensure that any future development in El Segundo is accompanied by adequate parking infrastructure.

Thank you for your time and consideration of this important matter.

Sincerely,

Cheryl Smith

Formal Concerns on Multi-Housing Parking Requirements

From Matt Motal <themotizzle@gmail.com>

Date Tue 3/4/2025 10:48 AM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>

Dear Members of the City Council,

First, thank you all so much for all the hard work and service you provide this wonderful city. Your decision making has shaped ES into the gem that it is, unique in LA.

I wanted to express concerns over the proposed multi-housing parking requirements. While I understand the need/desire to fit more people into the city, the proposed parking requirements are a very slippery slope.

I live in the southeast corner of town, across from Holly Kansas Park. As you know, we already have a parking problem. Residents from Grand Tropez, who have entire garages, are parking cars all up and down our street and have created a need for a parking permit program. This level of problem is simply from units that fall within the housing density and parking density currently allowed. We're already impacted. If parking requirements are allowed to increase, this problem will grow by magnitudes and overrun our town.

For example, the proposed North Holly Kansas apartment complex from Griffin Capital, combined with these reduced requirements, would absolutely overrun our section of town. Imagine adding 3 more Grand Tropezs into a lot the same size as Grand Tropez and combine it with the existing parking problem. You have quadrupled the issue. In speaking with Griffin, their only answer is, "we would be in support a permit program." We already know the city does not have resources to enforce a permit program beyond an hour or two a day. Cars will simply spill out into unmonitored streets as well. Their math simply does not make sense.

If parking requirements are lowered, this sets a dangerous precedent for large developers to simply flood our town without accountability. Developers need to fund the appropriate resources for their projects. It should not come at the community's expense.

Thank you so much for your consideration and taking the time to read my concerns. Your time and effort are greatly appreciated and do not go unnoticed. I love living in El Segundo because of the smart decision making by the city council, planning commission, and numerous others.

I appreciate you!

Matt Motal
1405 Elin Pointe Drive
El Segundo

Multi-housing Parking Requirement Reduction

From Shawna Obitz <snomu123@gmail.com>

Date Tue 3/4/2025 9:10 AM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>

Dear City Council Members,

I am writing to express my strong concern regarding any proposal to reduce parking requirements for multi-housing developments in El Segundo. While I understand the desire to encourage alternative transportation methods, eliminating necessary parking spaces will create serious challenges for residents and the surrounding community.

Reducing parking availability will force more cars onto residential streets, increasing congestion, safety risks, and frustration for both residents and visitors. This issue is especially concerning for families, individuals with disabilities, and workers who do not have reliable access to public transit options.

I urge the council to take a more balanced approach—one that supports smart development while ensuring there is sufficient infrastructure to meet residents' needs. Improving public transportation, encouraging shared parking solutions, or requiring developers to include structured parking would be far more effective than simply reducing spaces without a solid plan to address the impacts.

Please consider the unintended consequences of reducing parking requirements and seek alternative solutions that prioritize the well-being of all residents. Thank you for your time and service to our community—I appreciate your attention to this important matter.

Sincerely,

Shawna

Re: Multi-housing parking requirements

From Sam Obitz <shep1@pacbell.net>

Date Mon 3/3/2025 5:27 PM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>

Dear Elected Officials,

I am writing to express my strong opposition to any proposals that would reduce parking requirements for multi-housing developments in [City Name]. As a resident of this community, I am deeply concerned about the negative impact such changes would have on both current and future residents, as well as the surrounding neighborhoods.

Reducing parking requirements may seem like a step toward promoting public transit and reducing vehicle dependency, but the reality is that most residents still rely on personal vehicles for work, errands, and daily life. Without adequate parking, we risk creating an overflow of cars on already crowded streets, increasing congestion and safety hazards for pedestrians, cyclists, and emergency responders.

Instead of reducing parking, I encourage the city to explore balanced solutions, such as incentivizing underground or structured parking, incorporating shared parking models, or enhancing public transportation options before implementing policies that remove essential infrastructure.

I urge you to prioritize the needs of current and future residents by maintaining responsible parking requirements. Please take into account the real-world implications of this proposal and consider alternative ways to promote smart development without creating unnecessary burdens on our community.

Thank you for your time and consideration. I appreciate your commitment to our city, and I look forward to your response on this important issue.

Sincerely,

Sam Obitz

Parking requirements

From CT <encompany@aol.com>

Date Mon 3/3/2025 1:07 PM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>

Hi there,

It was just brought to my attention that there's a discussion by the Planning Commission to City Council to create a sliding parking scale for multi-housing units. It's this true? If so, that's going to create a parking nightmare in my neighborhood (if the planned structure on Holly/Kansas St gets approved). Please consider the impact on residents before making such a decision.

Thanks!

Chris T

Use This One: Concerns on Multi-Housing Parking Requirements

From Chelsea Spann Motal <cingnote@gmail.com>

Date Mon 3/3/2025 12:18 PM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>

Updated

Chelsea Motal

1405 Elin Pointe Dr.

El Segundo, CA 90245

cingnote@gmail.com

818-429-6046

March 3, 2025

El Segundo City Council

350 Main Street

El Segundo, CA 90245

Dear Members of the City Council,

I hope this letter finds you well. I am writing to share my concerns about the proposed changes to the **city's parking requirements for multi-family dwellings**. My family and I chose to live in El Segundo because of its strong sense of community, and I deeply care about maintaining the quality of life here for everyone—especially as our city continues to grow.

Residential parking has already been a challenge in El Segundo (east side, especially), and I'm concerned that reducing the required parking spaces for multi-family dwellings will only make this issue worse, increasing congestion and making it even more difficult for residents to find parking.

We cannot anticipate the # of residents living in each unit type. My reasoning is this -- according to Payscale, the average salary for a professional here is south of \$100,000 annually, and the cost of living is rising rapidly. With apartments projected to rent for over \$2,500 - \$4,500+ per month, it's becoming increasingly difficult for people to afford housing on a single salary. We cannot assume the need now, just as much as we couldn't assume the need at the time this rule was created. More couples or families are likely to live together in smaller units which will naturally increase the demand for parking, in turn making the parking challenge even more of an issue.

I'm concerned that this decision could set a precedent for our city. If the parking requirements are reduced for one development, it could lead to similar reductions in other areas, including the proposed Holly Kansas property that is in EIR review now. The bigger picture is more traffic, more parking issues, more of a demand on our public service members when exacerbated issues arise. One proposed property is one thing, but a standard for all is truly another as these specific site plans become regularly proposed. This could make the city less desirable to live in and negatively affect the overall quality of life for our residents. We are not our South Bay sisters for a reason.

Finally, I would encourage the council to look at what's happening in other cities that have already reduced parking requirements. In many cases, this has led to increased on-street parking congestion, making it even harder for residents to park and navigate the community. El Segundo is a special place, and I believe that thoughtful, careful planning will allow us to grow while maintaining the quality of life that attracted us all here in the first place.

As someone who cares about the long-term health of El Segundo, I urge the council to carefully consider the full impact of reducing parking requirements. Thoughtful urban planning is essential to ensure that El Segundo remains a great place to live, work, and raise a family.

Thank you for taking the time to consider my concerns. I look forward to hearing from you and trust that you will carefully weigh the potential impacts of this decision.

Sincerely,

Chelsea Motal
818-429-6046
cingnote@gmail.com
1405 Elin Pointe Dr.
El Segundo, CA 90245

Multi-housing parking requirements

From Teri Fisher <tfisher50@hotmail.com>

Date Mon 3/3/2025 12:01 PM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>

Dear Mayor, and Councilmembers,

As a longtime resident of El Segundo, I am requesting that our council members **do not approve** the revised proposal recommendation from the Planning Commission to change the parking provisions in the current ESMC. This change would create extreme pressure on residential streets surrounding this project, causing excessive traffic and dangerous conditions for the children who live in the area. Thank you for your consideration.

Sincerely,

Teresa L. Fisher and John Costa
500 Kansas St.

Attempted apartment monster at kansas, holly, grand in El Segundo

From john power <jpower@live.com>

Date Mon 3/3/2025 11:27 AM

To ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>; Schonborn, Eduardo <eschonborn@elsegundo.org>; Baldino, Ryan (Mayor Pro Tem) <rbaldino@elsegundo.org>; Giroux, Lance (Council Member) <lgiroux@elsegundo.org>; Pirsztuk, Carol (Council Member) <cpirsztuk@elsegundo.org>; Pimentel, Chris (Mayor) <cpimentel@elsegundo.org>; john power <jpower@live.com>

This note as requested is to all and everyone in our El Segundo city. Its sad that this note has to be written at all as this attempted apartment monster should even be considered knowing it violates many construction rules already in place not to mention the massive number of renters driving, parking, and all that comes with an already parking problem. We already have SOOOOO many cars fighting for parking space from workers from south of Grand, Jim and Jacks, Gand Tropaz residents ,commercial And office workers east to Sepulveda.

Griffin Cap. Is trying to muscle this apartment monster in our neighborhood. Please STOP them! Condos, townhomes, SFRs much more conforming and preferred as you should already know. This apt. Monster would have an estimated 600 + cars more. This is just one of the many issues that would be with an apartment of transient renters et al.
HELP El Segundo officials!

John Power
333 Kansas St.
3107483704