

888 North Sepulveda Boulevard Specific Plan

FEBRUARY 2014





1.0 SUMMARY

This 888 North Sepulveda Boulevard Specific Plan (“Specific Plan”) allows a new select service business hotel to be developed and continued use of an existing parking structure and existing office building. The existing parking structure provides all parking for the office building and a portion of the required parking for the hotel, with the remaining parking spaces not needed to meet office and hotel parking requirements used for a remote airport parking facility. A portion of the required parking spaces for the hotel are provided on-site in surface parking and underneath the hotel. The Hotel is designed to be compatible with adjacent land uses and zoning. The Specific Plan regulates buildout of the project site in a manner that is consistent with applicable law.

1.1. Purpose And Authority

This Specific Plan is adopted in accordance with the provisions of Government Code §§ 65450 through 65457, which grants local governments authority to adopt specific plans to regulate any area within its jurisdiction.

Government Code §§ 65450 through 65454 establishes the authority to adopt a Specific Plan, identifies the required contents of a Specific Plan, and mandates consistency with the General Plan.

According to Government Code § 65451, a Specific Plan must include text and a diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the land area

covered by the plan and needed to support the land uses described in the plan.

- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above items.
- A discussion of the relationship of the Specific Plan to the General Plan.

A thorough review of the El Segundo General Plan shows that this Specific Plan is compatible and consistent with the goals and policies outlined in the General Plan. The project regulated by this Specific Plan includes an existing office building and parking structure and a new hotel all of which are uses already permitted in the Corporate Office (CO) Zone. Such uses are consistent with the Corporate Office Land Use Element designation. Additionally, the Specific Plan allows for continued use of a portion of the parking structure for remote airport parking. This Specific Plan furthers the goals and policies of the General Plan.

As a regulatory document, the Specific Plan implements the General Plan as the new zoning for the Specific Plan area. All future development plans and entitlements within the Specific Plan boundaries must be consistent with the standards set forth in this document; the El Segundo Municipal Code (“ESMC”); and General Plan.

1.2. Project History

The 2.98 acre Specific Plan area was initially developed with two office buildings and a parking structure. The office building located at 898 North Sepulveda Boulevard is an eight-story, 95,360 square foot structure (79,404 net square feet). The parking garage at 892 North Sepulveda is a seven-

story structure with 808 parking spaces. The second office building at 888 North Sepulveda Boulevard was a 12-story, 140,000 square-foot structure which was unoccupied for a period of time before being demolished in 2003. Before the office building was demolished, the FAR of the site was 1.61. Since 1994, the existing parking structure provided 228 spaces to meet parking requirements for the existing office building at 898 North Sepulveda Boulevard. The remaining 580 parking spaces are used for remote airport parking with the operation designated as "105 Airport Parking."

In 1994, the City approved an administrative use permit that allows for remote airport parking use in the parking structure until a new second office building was constructed.

In 2001, the City entered into a ten (10) year development agreement with Legacy Partners which provided for demolition of the 888 North Sepulveda Boulevard office building, and construction of a six-story, 120,610 square foot office building. The FAR for the site was approved at 1.47 (1.086 on the single parcel for the proposed office building and existing parking structure). The remote airport parking was required to terminate when the City issues the first certificate of occupancy for the new office building.

In 2008, the Trammell Crow Company submitted a conditional use permit application and development agreement amendment to replace the six-story office building with a new nine-story, 179-room hotel, consisting of 88,859 square feet. These project applications were not processed by the applicant.

In 2011, at the request of Realty Advisors Associates, the term of the 2001 development agreement was amended and extended for an additional five (5) year term to 2016. Under the terms of this amended development agreement, the proposed new office building at 888 North Sepulveda was changed to a structure of ten (10)

stories or less, with a height not to exceed 200 feet, and with a maximum of 88,859 square feet.

A. Procedures

For this Specific Plan to be effective, the following must be approved by the City Council:

General Plan Amendment

A General Plan Amendment to change the land use designation from Corporate Office (CO) to the 888 North Sepulveda Boulevard Specific Plan.

Zone Change and Zone Text Amendment

A Zone Change creates the Specific Plan designation to replace the existing Corporate Office (CO) Zone designation and a Zone Text Amendment adds the 888 North Sepulveda Boulevard Specific Plan to ESMC Title 15, Chapter 3-2(A)(9).

Vesting Tentative Parcel Map

The vesting tentative parcel map encompasses the Specific Plan area and creates three parcels, one for each structure, respectively. Parcel 1 includes the existing office building; Parcel 2 includes the existing parking structure; and Parcel 3 includes the hotel.

Development Agreement

A Development Agreement must be approved and executed.

1.3. Project Description

The Specific Plan area is divided into three parcels by a vesting tentative parcel map. Parcel 1 consists of 0.42 acres, encompassing the existing office building at 898 North Sepulveda Boulevard. Parcel 2, consisting of 1.04 acres, encompasses the existing parking structure. Vacant Parcel 3, at 888 North Sepulveda Boulevard, encompasses 1.52 acres.

The Project consists of a 190-room, five (5) story hotel not to exceed 77 feet in height, consisting of 111,350 square-foot (104,040 net square feet) together with the existing 95,360 square-foot (79,404 net square feet) office building comprising a Floor Area Ratio (“FAR”) of 1.41 across the three parcels, with parking provided by the existing parking structure located on Parcel 2, and with an additional 72 parking stalls provided by the new hotel. The parking structure is not included in the FAR calculation. The hotel is built on Parcel 3 with an address of 888 North Sepulveda. The existing parking structure contains 808 available parking spaces. Currently, 228 spaces are provided to meet ESMC parking requirements for the office building with 580 parking spaces remaining for other uses.

The addition of a new hotel on the property to complement the existing office building enhances the potential for shared parking between the two uses.

The project components are shown in Table 1.

**Table 1
Project Components**

Project Item	Existing Office Building	Existing Parking Structure	New Select Service Hotel
Project Description	Eight story, 95,360 gross square foot office building (79,404 net square feet), 110'-6" in height	7 story, 808 stall parking structure; 66' in height	190 room, 111,350 gross square foot select service hotel (104,040 net square feet), 77' in height
Parcel No.	1	2	3
Parcel Size	0.42 acres	1.04 acres	1.52 acres
FAR	4.34:1 on its own parcel	N/A	1.57:1 on its own parcel
	1.41:1 across three parcel property (no square footage allocated to parking structure)		
Parking and Loading	Parking Structure: 808 parking spaces are provided for the office building, hotel and		

	remote airport parking uses. 2 loading spaces are provided in the parking structure for the office building.
	Hotel Site: 72 parking spaces are provided for the Hotel use only. 3 loading spaces are provided.

1.4. CEQA

As set forth in the accompanying MND (as adopted by Resolution No. 4867 on April 1, 2014), the following development thresholds shown in Table 2, below, are established:

**Table 2
Development Thresholds**

MND	Gross Floor Area
Hotel	111,350 square feet (104,040 net square feet) with a 1.41 floor area ratio (FAR) when combined with existing office building in the Specific Plan area
Other uses allowed by this Specific Plan (may be subject to additional CEQA compliance review)	As determined by the maximum allowable FAR of 1.41 as allowed by this Specific Plan

1.5. Current General Plan and Zoning

After being amended as contemplated by this Specific Plan, the General Plan land use classification and the zoning district will designate the property as 888 North Sepulveda Boulevard Specific Plan. This designation allows for general office and hotel uses and a mixture of food-serving uses with limited retail uses.

2.0 CONSISTENCY WITH THE GENERAL PLAN

Government Code § 65454 requires that this Specific Plan be consistent with the General Plan; Government Code § 65451 requires a statement of relationship between this Specific Plan and the General Plan. As documented in the MND, the

Specific Plan is consistent with the General Plan. The two elements that are most related to the Project are the Land Use Element and the Circulation Element, the consistency with these two elements is discussed below.

2.1 Land Use Element

As set forth in Resolution No. 4867 and Ordinance No. 1494, which are incorporated by reference, this Specific Plan is consistent with the following Objectives and Policies of the Land Use Element of the General Plan: Objective LU4-4 and Policy 4-4.1.

2.2 Circulation Element

As set forth in Resolution No. 4867 and Ordinance No. 1494, which are incorporated by reference, this Specific Plan is consistent with the following Objectives and Policies of the Circulation Element of the General Plan: Policy C1-1.8, Policy C1-1.9, Policy 1-1.14, Objective C3-1, Policy C3-1.1, Policy C3-1.2.

3.0 PHYSICAL ENVIRONMENT

The 2.98 acre project site slopes west to east and varies in elevation from approximately 120 feet above mean sea level adjacent to the Sepulveda and Walnut intersection to 106 feet above mean sea level at the southeast corner of the property.

3.1. Project Location And Adjacent Land Uses

Regionally, the subject site is located in the northernmost portion of the City of El Segundo, less than 0.25 miles south of the Los Angeles city limit which is also the southern perimeter boundary of Los Angeles International Airport (LAX). The project site is approximately one-quarter mile south of the Interstate 105 (Glen Anderson Freeway) and approximately 1.5 miles west of the San Diego Freeway (Interstate 405).

Locally, the project site is located adjacent to the southeast corner of North Sepulveda Boulevard

and Walnut Avenue. Along this stretch, Sepulveda is designated as a state highway – State Route (SR) 1. Located at the northern gateway to the City, the project site is surrounded by commercial office, research, and manufacturing facilities.

Directly to the south is a single-story concrete manufacturing/distribution business. To the east, the Boeing Corporation occupies a wide range of structures including buildings housing low-rise office, manufacturing and research uses. To the north across Walnut Avenue are single-story and three-story offices for the Boeing Corporation. To the west, directly across Sepulveda, are a Bank of America, Travelodge Hotel, and a two story office building.

3.2. Circulation

Access to the Specific Plan area is via three driveways. The existing parking structure is accessed from two driveways on Walnut Avenue and will continue to operate in a similar manner. Pedestrian access is available to the office building from the parking structure. There is no direct vehicle access to the office building. The new hotel takes access via a driveway from Sepulveda along the southern portion of the property. This driveway must be modified to comply with the Caltrans standards. Turning movements from this driveway are restricted at certain hours to ensure the safety of vehicles using the driveway and for through traffic.

3.3. Utilities And Infrastructure

A. Water Service

Water service is provided by the City of El Segundo Public Works Department, Water Division and is currently available within the Specific Plan area. There is a 10-inch water line in Walnut Avenue on the north side of the site. Additionally, two 10-inch water lines are available for use within North Sepulveda Boulevard located immediately west of the site.

B. Wastewater Service

Wastewater service within the project area which is east of Sepulveda Boulevard is provided by the Los Angeles County Sanitation District. Service connections can be made to the existing 8-inch sewer line at the southeastern corner of the property.

C. Solid Waste Disposal

Solid waste disposal is provided to commercial and industrial users by a variety of private haulers. Development within the Specific Plan area would contract with a provider. Landfill capacity is adequate for the assumed population and commercial growth within Los Angeles County. The Specific Plan area would not exceed any assumptions for either population or commercial growth in the region.

D. Gas Service

Gas service is provided by Southern California Gas Company. There is an existing 2-inch gas line, and 3-inch high pressure gas line, located within North Sepulveda Boulevard.

E. Electric/Telephone and Cable Service

Electric service is provided by Southern California Edison via existing underground lines along North Sepulveda Boulevard and Walnut Avenue. Telephone service is provided by AT & T and Sprint via existing lines in adjacent streets and cable service is provided by Time Warner Cable.

F. Fire Suppression

The El Segundo Fire Department (ESFD) provides fire protection services and emergency medical service to the City. The closest facility and immediate service provider to the project site, located 1.16 miles to the south and a two minute driving distance, is Fire Station 2 at 2261 East Mariposa Avenue. Additional or alternative services can be provided by Fire Station 1 located at 314 Main Street, located, 2.15 miles to the

southwest at a five minute driving distance. The provision of water for fire suppression is available from existing water lines via adjacent hydrants.

G. Police Protection Services

The El Segundo Police Department (ESPD) provides police protection services to the City. The Specific Plan area is approximately 2.2 miles from the police station located at 348 Main Street. The El Segundo Police Department recently implemented an "Area Command" program which subdivides the City into two smaller geographic areas and assigns resources to the areas for more effective focus and delivery of police service. Sepulveda Boulevard is the physical divide for the two areas known as the East Command Area, for all properties east of Sepulveda Boulevard, and the West Command Area for all properties west of Sepulveda Boulevard. The Project is located within the East Command Area.

H. Drainage

On-site drainage must comply with applicable law including the California Water Code and the City's National Pollution Discharge Elimination System (NPDES) permit.

4.0 LAND USE AND DEVELOPMENT STANDARDS

The Specific Plan must be administered in accordance with the ESMC, except as noted herein.

A. Permitted Uses

- i. Cafes
- ii. General offices
- iii. Medical-dental offices
- iv. Restaurants
- v. Other similar uses approved by the Director of Planning and Building Safety Department, as provided by ESMC Chapter 15-22.

B. Permitted Accessory Uses

- i. Any use customarily incidental to a permitted use
- ii. Cafes
- iii. Limited support service retail uses
- iv. Open storage of commodities sold or utilized on the premises
- v. Recreational uses (private)
- vi. Restaurants
- vii. Other similar uses approved by the Director of Planning and Building Safety Department, as provided by ESMC Chapter 15-22

C. Uses Subject to an Administrative Use Permit

- i. Remote airport parking.
- ii. The off site sale of alcohol at limited support service retail establishments as an accessory use.
- iii. The on site sale and consumption of alcohol at hotels, restaurants and cafes.
- iv. Other similar uses approved by the director of planning and building safety as provided by Section 5.0 of this Specific Plan.

D. Uses Subject to a Conditional Use Permit

- i. Hotels
- ii. Other similar uses approved by the Director of Planning and Building Safety Department, as provided by ESMC Chapter 15-22

E. Prohibited Uses

All uses not listed as a Permitted Use, Permitted Accessory Use, or Use Subject to a Conditional Use Permit, except as may be approved by the Director of Planning and Building Safety for the City subject to an Administrative Use Permit.

F. Site Development Standards

The Specific Plan standards below apply to all uses in the Specific Plan area. Where the Specific Plan does not regulate, new development must comply with the applicable sections of the ESMC. Otherwise, this Specific Plan regulates the primary development guidelines for the Specific Plan area.

1. General Provisions

The development standards of the Specific Plan are generally consistent with the adjacent Corporate Office (CO) Zone with the added flexibility to allow the development of a hotel use, combined with the adjacent existing office building, at a 1.41 floor area ratio for the 2.98 acre Specific Plan area.

2. Lot Area

The minimum lot area is 10,000 gross square feet.

3. Height

No building or structure can exceed one hundred twenty-five feet (125').

4. Setbacks

- (a) Front Yard: Twenty five feet (25') minimum, except that the existing office building and parking structure do not meet this requirement and, as such, they are legal nonconforming uses pursuant to ESMC Chapter 15- 21. Architectural building features as defined in ESMC § 15-1-6 including, without limitation, balconies, columns, doors, eaves, marquees, soffits, window or window trim may encroach into the front setback of the hotel parcel a maximum of 5 feet, except within driveway and corner visibility

triangles. Architectural landscape features as defined in ESMC § 15-1-6 including, without limitation, arbors, colonnades, fountains, gazebos, lighting bollards, permanent outdoor seating, statuary, topiaries, trellises, and works of art may encroach into the front setback of the hotel parcel up to a maximum of 10 feet, except within driveway and corner visibility triangles.

- (b) Side Yard: Ten feet (10') minimum, unless the following exists:

If the side yard adjoins a dedicated street, a minimum of twenty five feet (25') must be provided.

No setback is required for an unenclosed bridge that connects the hotel and parking structure.

The existing parking structure does not meet this side yard requirement, and as such, it is a legal nonconforming use pursuant to ESMC Chapter 15-21.

- (c) Rear Yard: Ten feet (10') minimum, unless the following condition exists:

If the rear yard abuts a property with a different classification, the rear yard setbacks must be the average of the two (2) rear yard setbacks, but not less than ten feet (10').

No setback is required for an unenclosed bridge that connects the hotel and parking structure.

5. Lot Frontage

Each lot must have a minimum frontage on a street of one hundred feet (100').

6. Building Area/Floor Area Ratio (FAR)

The maximum FAR for the 2.98 acre Specific Plan area is 1.41, determined pursuant to ESMC Chapter 15-1. The square footage of the existing on-site parking garage is not included in the 1.41 FAR calculation.

7. Walls and Fences

All walls and fences in a front yard setback must comply with the requirements of ESMC Chapter 15-2. All fences in the side and rear yard setbacks cannot exceed 8' in height. Retaining walls in the side yard setbacks of the hotel parcel cannot be higher than 18' for the portion of the property within 150' of the property line at Sepulveda Boulevard, and thereafter taper to maximum height of 4' at a distance 300' from the property line at Sepulveda Boulevard.

8. Access

The project must provide pedestrian access between buildings and transit facilities, if within adjoining public rights-of-way. As the building is part of a multi-building development project, then pedestrian access must be provided between buildings.

9. Landscaping

Landscaping must be provided as required by ESMC Chapter 15-2.

10. Transportation Demand Management & Transportation Systems Management

The project must comply with the City’s transportation demand management and transportation systems management requirements as provided in ESMC Chapters 15-16 and 15-17.

11. Off-Street Parking and Loading Spaces

Off-Street Parking and Loading Spaces must be provided in compliance with ESMC Chapter 15-15 except as provided below:

(a) Parking Requirements for the Hotel Use at 888 North Sepulveda Boulevard and for the “Office” Building at 898 North Sepulveda Boulevard: . One hundred sixty eight (168) parking spaces are required for the 190-room hotel use. Seventy two (72) of the parking spaces must be provided on the hotel site (Parcel 3) at 888 North Sepulveda Boulevard and are limited to hotel use only. Ninety six (96) parking spaces must be provided for the hotel in the parking structure (Parcel 2) at 892 North Sepulveda Boulevard. A portion of the ninety six (96) parking spaces required for the hotel use that are located in the parking structure may be a shared/joint use with the remote airport parking subject to approval of a Parking Demand Study and approval of an Administrative Use Permit for the remote airport parking. A minimum of two hundred twenty eight (228) parking spaces must be provided in the parking structure (Parcel 2) for the uses in the “office” building at 898 North Sepulveda Boulevard. A

portion of the two hundred twenty eight (228) parking spaces required for the uses in the “office” building at 898 North Sepulveda Boulevard may be a shared/joint use with the remote airport parking subject to approval of a Parking Demand Study and approval of an Administrative Use Permit for the remote airport parking.

(b) Remote Airport Parking: All parking spaces in the parking structure that are not required for the hotel use at 888 North Sepulveda Boulevard and for the uses in the “office” building at 898 North Sepulveda Boulevard may be provided for the remote airport parking use. Parking space that are required for the hotel use and for the uses in the “office” building may be a shared/joint use with the remote airport parking subject to approval of a Parking Demand Study and approval of an Administrative Use Permit for the remote airport parking.

(c) Loading Spaces: Provided as required by ESMC Chapter 15-15, except that loading spaces for the office building are designated in the parking structure as two loading spaces, each not less than 8.5' wide and 18' long and having an additional 1' in width if a wall abuts the side of said loading space. In addition, the large truck loading spaces on the hotel site (Parcel 3) must be available to the office building (Parcel 1) on an as-needed basis.

(d) Parking Space Allocation: Parking spaces must be allocated pursuant to ESMC § 15-15-6(A), except as

provided for in an approved Parking Demand Study and except as provided for in an approved Administrative Use Permit for Remote Airport Parking in conjunction with a parking management plan approved by the Director of Planning and Building Safety Department.

12. Signs

Signs located in the Specific Plan area must comply with the requirements of ESMC Chapter 15-18.

G. Features and Amenities for the Hotel

The following minimum features are included for the hotel:

1. The hotel must include a pedestrian oriented landscaped connection to/from the public sidewalk and a covered automobile pick-up/drop-off area at the front entrance driveway of the hotel.
2. Driveways and parking controls must be designed in such a manner that hotel employees and guests will easily identify access to the shared parking in the parking structure.
3. Pedestrian paths of travel between the parking structure and the hotel and office building must be designed with enhanced paving, landscaping, architectural and landscape lighting, and a comprehensive sign program.
4. The hotel must include a minimum of 1,000 square feet of meeting room space.
5. The hotel must include a minimum of 500 square feet of indoor fitness facilities.
6. The hotel must include a recreational amenity, such as a pool, spa, tennis court,

racquetball court, or similar recreational or athletic facility, as approved by the Director of Planning and Building Safety.

7. The hotel may include food and beverage service for hotel patrons.

H. Design Standards

The following minimum design standards must be incorporated:

1. Ground level exterior walls facing Sepulveda Boulevard must include garden areas, balconies, patios and/or plazas and large windows to provide a visual connection with the surrounding area and pedestrian activity along the Sepulveda Boulevard frontage.
2. All colors, textures, and materials on exterior elevation(s) must be coordinated to achieve a continuity of design.
3. Exterior materials and design for buildings and structures must be contemporary in nature and compatible with developments in the vicinity.
4. Buildings must have contrasting accent features that use at least three primary exterior building materials (including, without limitation, stucco, stone, rock, and brick) and a minimum of two exterior colors.
5. Building materials must be of non-reflective coatings and glazings and windows must use low-reflectivity glass.
6. Plans must be reviewed and approved by the Director of Planning and Building Safety for compliance with these Design Standards. If the Director finds that such plans are not in compliance, an applicant may appeal that decision in accordance with the ESMC.

I. Phasing

The hotel portion of the Specific Plan area must be completed in one phase of construction.

4.1 MODIFICATIONS

A. Minor Modifications

Minor changes may be made to the Project and the Project Approvals (“Minor Modifications”) without amending the Specific Plan upon the administrative approval of the Director of Planning and Building Safety or designee, provided that such modifications are consistent with the Development Standards, Applicable Rules and Project Approvals.

B. Major Modifications

Any proposed modification to the Project which results in any of the following constitutes a Major Modification and requires an amendment to the Specific Plan:

1. Any decrease in the required building setbacks;
2. Any increase in the total developable square footage or FAR of the entire Property for either project option;
3. Any increase in height of buildings or structures on the Property above 115 feet in height;
4. Any decrease in the minimum required lot area;
5. Any decrease in the minimum required lot frontage;
6. Any change in use to a use which is not permitted by this Specific Plan;
7. Any deviation from the uses and development standards or limitations set forth in Section 4.0 of this Specific Plan;
8. Any increase in the number of shared/joint use parking spaces for the remote airport parking

facility with the office and hotel uses greater than 24 parking spaces;

9. Any material modification that requires modifications to the Mitigated Negative Declaration, other than an Addendum;

10. Other than the Major Modifications listed above, all other modifications to the Project are considered “Minor Modifications.”

5.0 IMPLEMENTATION AND ADMINISTRATION

5.1. General Administration

The 888 North Sepulveda Boulevard Specific Plan is administered and enforced by the City of El Segundo in accordance with this Specific Plan and the ESMC.

5.2. Relationship To The ESMC

This Specific Plan augments the development regulations and standards of the City of El Segundo’s zoning regulations. When an issue, condition or situation occurs which is not covered or provided for in this Specific Plan, the zoning regulations that are most applicable to the issue, condition or situation apply. The procedures, regulations, standards and specifications described in this Specific Plan supersede any conflicting portions of the ESMC. Any development regulation and building requirement not addressed in this Specific Plan is subject to applicable law.

5.3. Amendment

In accordance with the Government Code §§ 65450-65457, Specific Plans must be prepared, adopted and amended in the same manner as General Plans except that Specific Plans may be adopted by resolution or by ordinance.

This Specific Plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments do not require a concurrent General Plan amendment unless the Director of Planning and Building Safety

determines that the proposed amendment would substantially affect General Plan goals, policies, objectives or programs.



**888 North Sepulveda Boulevard
Specific Plan**



