

199 North Continental Boulevard Specific Plan



Prepared for:

JF El Segundo Owner, LLC

By

The City Of El Segundo

March 2010



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

**SPECIFIC PLAN No. 09-02
EL SEGUNDO, CALIFORNIA**

**APPLICANT
JF EL SEGUNDO OWNER, LLC**



**PREPARED BY
TRAYCI NELSON
CITY OF EL SEGUNDO
DEPARTMENT OF PLANNING AND BUILDING SAFETY**

MARCH, 2010



TABLE OF CONTENTS

| SECTION | PAGE |
|--|------|
| 1.0 SUMMARY | 1 |
| 1.1 PURPOSE AND AUTHORITY..... | 1 |
| 1.2 PROJECT HISTORY..... | 2 |
| 1.3 PROJECT DESCRIPTION..... | 2 |
| 1.4 CEQA COMPLIANCE | 3 |
| 1.5 CURRENT GENERAL PLAN AND ZONING..... | 3 |
| 2.0 PHYSICAL ENVIRONMENT | 4 |
| 2.1 PROJECT LOCATION AND ADJACENT LAND USES..... | 4 |
| 2.2 CIRCULATION | 5 |
| 2.3 UTILITIES AND INFRASTRUCTURE..... | 5 |
| 3.0 LAND USE AND DEVELOPMENT STANDARDS | 5 |
| 4.0 IMPLEMENTATION AND ADMINISTRATION | 8 |
| 4.1 GENERAL ADMINISTRATION | 8 |
| 4.2 RELATIONSHIP TO THE ESMC..... | 8 |
| 4.3 AMENDMENT..... | 8 |

TABLES

| | |
|--------------------------------|---|
| 1 PROJECT COMPARISON..... | 2 |
| 2 DEVELOPMENT THRESHOLDS | 3 |

FIGURES

| | |
|------------------------------|---|
| 1 CAMBRIA SUITES HOTEL | 2 |
|------------------------------|---|



TABLE OF CONTENTS

| FIGURES | | PAGE |
|---------|-------------------------------------|------|
| 2 | CURRENT GENERAL PLAN..... | 3 |
| 3 | CURRENT ZONING DESIGNATIONS..... | 4 |
| 4 | RELIEF MAP | 4 |
| 5 | LOCATION MAP..... | 4 |
| 6 | AERIAL VIEW FROM THE SOUTHWEST..... | 4 |



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

1.0 SUMMARY

This Specific Plan has been prepared to allow flexibility in the development of a hotel or development of other uses consistent with the adjacent zoning district. The 199 North Continental Boulevard Specific Plan provides detailed text and exhibits which describes the hotel project and the improvements that are envisioned to occur within the project. The Specific Plan will guide the build-out of the project site in a manner that is consistent with City and State policies and standards and ensures that the project is developed in a coordinated manner.

1.1 PURPOSE AND AUTHORITY

The purpose of this Plan is to provide a foundation for the proposed land uses on the subject property through the application of regulations, standards and design guidelines. The 199 North Continental Boulevard Specific Plan provides text and exhibits which describe the proposed land uses and associated guidelines.

This Specific Plan must be adopted in accordance with the provisions of Government Code §§ 65450 through 65457, which grants local governments authority to prepare Specific Plans of development for any area regulated by a General Plan.

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 § 65450, 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. This Specific Plan will further the goals and policies of the General Plan.

This Specific Plan was prepared to provide the essential relationship between the policies of the El Segundo General Plan and actual development in the project area. By functioning as a regulatory document, the 199 North Continental Boulevard Specific Plan provides a means of implementing and detailing the City of El Segundo's General Plan. All future development plans and entitlements within the Specific Plan boundaries must be consistent with the standards set forth in this document.



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

1.2 PROJECT HISTORY

On September 25, 2008, the El Segundo Planning Commission approved Environmental Assessment No. EA 733 and Conditional Use Permit No. 07-07 to allow construction of a six-story, 61,104 square-foot hotel on a 1.75 acre site located at 101 Continental Boulevard (new address of 199 North Continental Boulevard), at the northwest corner of El Segundo Boulevard and Continental Boulevard, immediately north and adjacent to the Northrop Tower (formerly the Xerox Tower). The Hotel (Aloft Hotel) was approved for a total of 167 rooms at a maximum FAR of 0.80 as permitted in the Corporate Office Zone.

In August 2009, JF El Segundo Owner, LLC, submitted a new project requesting minor modifications to the original approval.

1.3 PROJECT DESCRIPTION

The 1.75 acre 199 North Continental Boulevard Specific Plan area is paved with parking and was originally part of a larger 10.58 acre site which included the 101 Continental Boulevard property. A lot line adjustment created the 1.75 acre plan area. The project consists of a 71,005 square foot, 152-room hotel with a 0.92 FAR; essentially a slightly larger hotel with a smaller footprint and overall building mass.



Figure 1 Cambria Suites Hotel

The revised project is similar to the original project and has some additional benefits: (1) the project generates fewer vehicle trips; (2) provides more favorable economic development; and (3) provides better hotel amenities. This Specific Plan implements the desire to support the revised project with an FAR in excess of that permitted by the Corporate Office (CO) Zone. A comparison is shown in Table 1; differences are highlighted in bold text.

**Table 1
Project Comparison**

| Project Item | Approved Aloft Hotel | Proposed Cambria Suites | Change |
|--|--|--|---------------------|
| Project Description | Construct a six-story, 61,104 square-foot hotel | Construct a six-story, 71,005 square-foot hotel | + 9,901 S.F. |
| Parcel Size | 1.75 acre site (76,370 square feet) | 1.75 acre site (76,370 square feet) | N/C |
| FAR (Max for the CO Zone, 0.80:1) | 0.80:1 | 0.92:1 | + .12 |
| Total Rooms | 167 Rooms | 152 Rooms | - 15 Rooms |
| Room Size | 304 Square-foot | 344 Square-foot | +40 S.F. |
| Fitness Area | 579 Square-foot | 1,257 Square-foot | +678 S.F. |
| Conference Rooms/ Meeting Rooms | 1 Conference Room @ 690 Square-foot | 3 Conference Rooms @ 1,307 Square-foot total | +617 S.F. |
| Restaurant/ Bar | 1,059 S.F. | 1,625 S.F. | +566 S.F. |
| Parking @ 1 each first 100 rooms & ¼ for each of the next 100 rooms possible | 150 plus 2 loading spaces | 139 parking spaces plus 2 loading spaces (-11 Parking spaces) | -11 |
| Public Benefit | N/A | LEED Certified Bldg. & \$75,000 contribution to public park/ recreation capital improvement project (to benefit children) | As noted |



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

1.4 CEQA COMPLIANCE

Under the original proposal (Aloft Hotel), the El Segundo Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to CEQA § 15070. Since the project underwent minor modifications, the City prepared an addendum to the original IS/MND. Pursuant to CEQA, an addendum to an adopted Negative Declaration or Mitigated Negative Declaration is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164) and only if those minor changes do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The addendum need not be circulated for public review (CEQA guidelines § 15164[c]); however, an addendum must be considered by the decision-making body before making a decision on the project (CEQA Guidelines § 15164[d]).

An addendum for the revised Project was prepared and found that the project revisions do not result in significant modifications. Thus, the Initial Study/Mitigated Negative Declaration prepared for the previously approved project located on this same site, with addendum, will serve as the CEQA documentation for the 199 North Continental Boulevard Specific Plan. This environmental review is also applicable to future hotel development projects that are processed in conformance with this Specific Plan, thus requiring no further environmental documentation as noted in Sections 15162 of the State CEQA Guidelines.

The document establishes the following development thresholds shown in Table 2 below.

**Table 2
Development Thresholds**

| IS/MND Addendum | Gross Floor Area |
|---|--|
| Hotel | 71,005 with a 0.92 floor area ratio (FAR) |
| All other permitted uses allowed by the 199 North Continental Boulevard Specific Plan | As determined by the 0.80 floor area ratio (FAR) |

The Addendum to the Mitigated Negative Declaration analyzes the effects of a 71,005 square-foot hotel development with a 0.92 FAR. All other development within the Specific Plan area is subject to the requirements of the California Environmental Quality Act.

1.5 CURRENT GENERAL PLAN AND ZONING

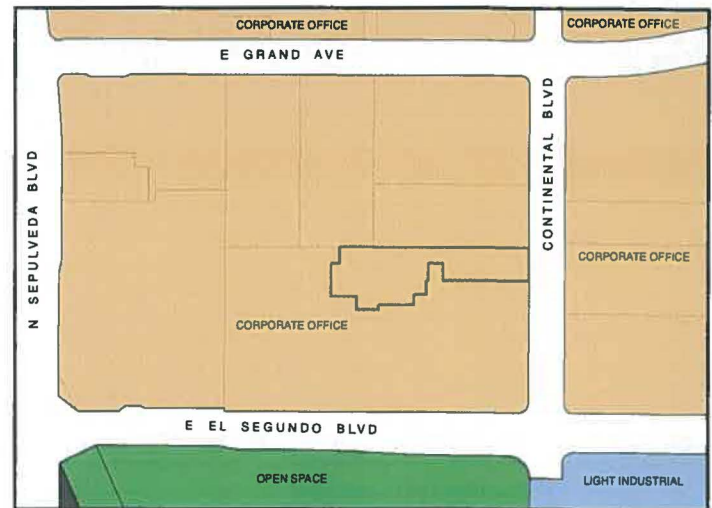


Figure 2 General Plan



The El Segundo General Plan land use classification and the zoning district designate the property as Corporate Office. This designation is intended to allow for general office and hotel uses and a mixture of food-serving uses with limited retail uses.



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

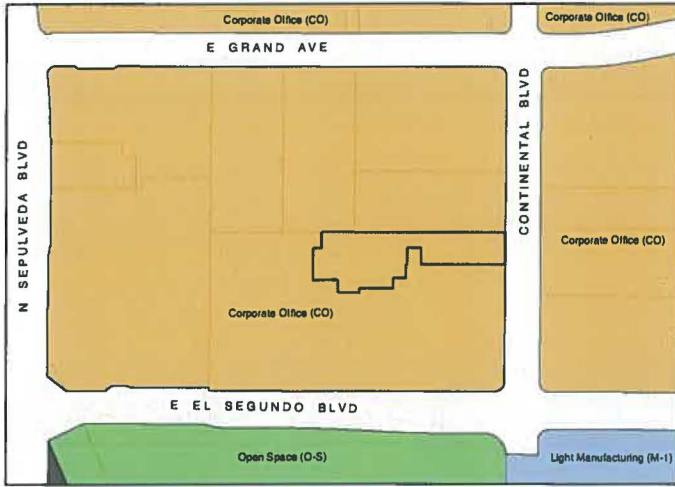


Figure 3 Zoning Designations

- Corporate Office (CO)
- Light Manufacturing (M-1)
- Open Space (O-S)
- Parking (P)

2.0 PHYSICAL ENVIRONMENT

The 1.75 acre project site slopes gently west and varies in elevation from approximately 117 feet to 134 feet above mean sea level, from west to east.

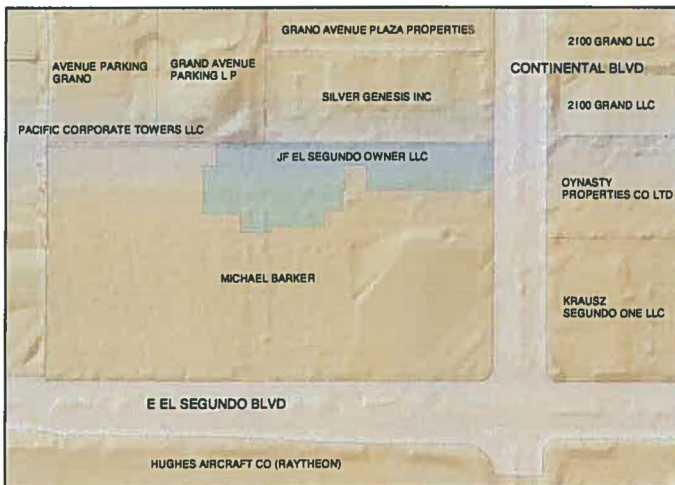


Figure 4 Relief Map

2.1 PROJECT LOCATION AND ADJACENT LAND USES

Regionally, the subject site is located in the northeast portion of the City of El Segundo, approximately one mile north of the boundary with

the City of Manhattan Beach. The project site is approximately one-quarter mile east of Sepulveda Boulevard (Highway 1), one mile west of the San Diego Freeway (Interstate 405), and one mile south of Los Angeles International Airport (LAX).



Figure 5 Location Map

Locally, the project site is located on the northwest corner of El Segundo Boulevard and Continental Boulevard, immediately north of and adjacent to a 16-story office tower currently occupied by Northrop Grumman. Various commercial, hotel, general office, light industrial uses, and associated parking lots surround the site.



Figure 6 Aerial View from the Southwest



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

2.2 CIRCULATION

Access to the Specific Plan area will be via two driveways. Primary access would be from Continental Boulevard and secondary access would be from El Segundo Boulevard. A reciprocal access agreement is in place with the adjacent office tower for shared driveway access. Additionally, the existing westbound through lane at the intersection of El Segundo Boulevard and Continental Boulevard must be re-striped and converted to a right-turn only lane with signage.

2.3 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. A 16-inch water line is available for use within Continental Boulevard located immediately east of the site. Additionally, south of the site and along El Segundo Boulevard there are several water lines ranging from 12-inches to 24-inches and a 42-inch reclaimed water line. A 6-inch reclaimed water line is currently under construction on Continental Boulevard between El Segundo Boulevard and Grand Avenue. The construction is scheduled for completion in May 2010.

B. Sewer Service

Sewer 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 21-inch sewer line traversing Continental Boulevard via one of the 12-inch lateral connections.

C. Solid Waste Disposal

Solid waste disposal is provided to commercial and industrial users by a variety of private haulers. Development within the Plan area would contract with a provider. Landfill capacity is adequate for the assumed population and commercial growth within Los Angeles County. The 199 North Continental Boulevard Specific Plan 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 6-inch gas line located within Continental Boulevard and a 12-inch and 20-inch line within El Segundo Boulevard.

E. Electric/Telephone and Cable Service

Electric service is provided by Southern California Edison via existing underground lines along Continental Boulevard and El Segundo Boulevard. 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 Specific Plan area is approximately one-quarter mile(s) from the newly constructed Fire Station 2 which is located within the Corporate Campus Specific Plan project area. The provision of water for fire suppression is available from existing water lines via adjacent hydrants.

G. Drainage

On-site drainage must comply with National Pollution Discharge Elimination System (NPDES) requirements.

3.0 LAND USE AND DEVELOPMENT STANDARDS

The 199 North Continental Boulevard Specific Plan must be administered in accordance with the El Segundo Municipal Code ("ESMC"), except as noted herein.

A. Permitted Uses

The following uses are permitted in the 199 North Continental Boulevard Specific Plan:

1. Hotels not to exceed 0.92 FAR.
2. General offices.
3. Medical-dental offices.



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

4. Public uses, including, but not limited to fire and police stations, post offices and libraries.
5. Recreational facilities (public and private).
6. Research and development uses.
7. Restaurants and cafes.
8. Other similar uses approved by the Director of Planning and Building Safety, as provided by ESMC Chapter 15-22.

B. Permitted Accessory Uses

1. Any use customarily incidental to a permitted use.
2. Cafes.
3. Limited support service retail uses.
4. Other similar uses approved by the Director of Planning and Building Safety, as provided by ESMC Chapter 15-22.

C. Uses Subject to an Administrative Use Permit

1. The off-site sale of alcohol at limited support service retail establishments as an accessory use.
2. The on-site sale and consumption of alcohol at restaurants.
3. Other similar uses approved by the Director of Planning and Building Safety, as provided by ESMC Chapter 15-22.

D. Prohibited Uses

The following uses are prohibited in the 199 North Continental Boulevard Specific Plan:

1. Drive-through restaurants.
2. Freight forwarding.
3. Helicopter landing facilities.
4. Service stations.
5. Video Arcades.

E. Site Development Standards

The 199 North Continental Boulevard Specific Plan standards apply to all uses in the 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 intended to be consistent with the adjacent Corporate Office (CO) Zone with the added flexibility to allow the development of a hotel use with a 0.92 floor area ratio.

2. Lot Area

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

3. Height

No building or structure can exceed two hundred feet (200').

4. Setbacks

a. Front Yard: twenty five feet (25') minimum

b. Side Yard: Fifteen feet (15') minimum, unless one of the following exists:

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

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

c. Rear Yard: Ten feet (10'), unless one of the following conditions exists:

i. If the rear yard adjoins an alley, dedicated street, public right of way, or if the primary access is through the rear yard, a minimum of twenty five feet (25') must be provided;

ii. 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').

5. Lot Frontage

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



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

6. Building Area/Floor Area Ratio (FAR)

a. **Hotels:** The total net floor area of all buildings cannot exceed the total net square footage of the property multiplied by 0.92.

b. **Other Uses:** The total net floor area of all buildings cannot exceed the total net square footage of the property multiplied by 0.80.

7. Walls and Fences

All walls and fences must comply with the provisions of ESMC § 15-5E-7(G) and § 15-2-4. Decorative masonry, open work wrought iron and similar materials are permitted. The use of chain link and razor wire is prohibited.

8. Access

All development projects must provide adequate access and facilities for various modes of transit. All development projects must comply with the City's transportation demand management program, ESMC Chapter 15-16. In addition, all development projects must provide pedestrian access between buildings and transit facilities located on site and/or off site, if within adjoining public rights-of-way. If 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 Chapters 10-2 and 15-2.

10. Off-Street Parking and Loading Spaces

Off-street parking and loading spaces must be provided as required by ESMC Chapter 15-15.

11. Signs

Signs located in the Specific Plan area must comply with the requirements of ESMC Chapter 15-18 except as follows:

1. Not more than two off site monument signs are allowed: one at the El Segundo Boulevard entrance and one at the Continental Boulevard entrance. These two signs must

comply with all other requirements of ESMC Chapter 15-18.

F. Design Features for Hotels

The following minimum features must be included in all hotels within the Plan area:

1. Hotels must include a minimum of 1,000 square feet of meeting room space.
2. Hotels must include a minimum of 1,000 square feet of indoor fitness facilities.
3. Hotels must include outdoor recreational amenities, including a minimum of one of the following: pool, spa, tennis court, racquetball court, or similar recreational or athletic facilities, as approved by the Director of Planning and Building Safety.
4. Hotels must include a restaurant or café for hotel patrons.

G. Design Standards

The following minimum design standards must be incorporated in all projects within the Plan area:

1. All colors, textures, and materials on exterior elevation(s) must be coordinated to achieve a continuity of design.
2. Exterior building materials and design must be contemporary in nature and compatible with developments in the vicinity.
3. The buildings must have contrasting accent features that use at least two primary exterior building materials (including, without limitation, stucco, stone, rock, and brick) and/or two exterior colors.
4. Building materials must be of non-reflective coatings and glazings and windows must use low-reflectivity glass.
5. Plans must be reviewed and approved by the Director of Planning and Building Safety



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

for compliance with the Design Standards specified in Section 3(G) of this Plan. If the Director finds that such plans are noncompliant, an applicant may appeal that decision in accordance with the ESMC.

H. Phasing

All development projects must be completed in one phase of construction.

4.0 IMPLEMENTATION AND ADMINISTRATION

A. Procedures

In order to implement the Specific Plan, review and approval of the following applications is required:

B. General Plan Amendment

A General Plan Amendment (GPA 09-02) is required to change the land use designation from Corporate Office (CO) to Specific Plan.

C. Specific Plan

The 199 North Continental Boulevard Specific Plan rezones the project area to Specific Plan and thereby establishes this Specific Plan (SP 09-02) as the regulatory document governing the development of the site. The Specific Plan requires Planning Commission recommendation to City Council.

D. Addendum to Mitigated Negative Declaration

An Addendum to the previously adopted Mitigated Negative Declaration must be considered by the decision-making body before making a decision on the project.

E. Zone Change and Zone Text Amendment

A Zone Change (ZC 09-02) to create the Specific Plan designation to replace the existing Corporate Office (CO) Zone designation and a Zone Text Amendment (ZTA 09-04) to add the 199 North Continental Boulevard Specific Plan to ESMC § 15-3-1 and 15-3-2 is required. Both require City Council approval.

F. Development Agreement

A Development Agreement (DA 09-03) is required.

4.1 GENERAL ADMINISTRATION

The 199 North Continental Boulevard Specific Plan must be administered and enforced by the City of El Segundo in accordance with the ESMC.

A. Administrative Determinations

Administrative Determinations must comply with ESMC Chapter 15-22.

B. Land Use Determinations

The Director of Planning and Building Safety may grant administrative determinations related to uses in accordance with ESMC Chapter 15-22.

4.2 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. Therefore, the Corporate Office (CO) zoning would apply. This Specific Plan supersedes any conflict with ESMC zoning regulations.

4.3 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 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



199 NORTH CONTINENTAL BOULEVARD SPECIFIC PLAN

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