



PLANNING COMMISSION AGENDA July 08, 2021

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE SOLELY BY TELECONFERENCE / VIDEOCONFERENCE.

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.

Please use this URL

<https://us06web.zoom.us/j/81416843413?pwd=VVMvTyt2dnpBQXR1WnJZR XVUc2g3UT09>

If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous.

OR

Join by phone: **1 669 900 9128 US**

Enter Meeting ID: **814 1684 3413**

Passcode: **432764**

Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial "*67" before dialing the number as shown above to remain anonymous.

The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. **Please include the meeting date and item number in the subject line.** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person. ***Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.***

DATE: Thursday, July 08, 2021

TIME: 5:30 p.m.

PLACE: Teleconference/Videoconference

VIDEO: El Segundo Cable Channel 3 (Live).
Replayed Friday following Thursday's meeting
at 1:00 pm and 7:00 pm on Channel 3.
(Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the public communications portion of the meeting. Additionally, the public can comment on any public hearing item on the Agenda during the public hearing portion of such item. The time limit for comments is generally five minutes per person.

Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Planning and Building Safety Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office and on the City's website, www.elsegundo.org.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Public Communications (Related to City Business only and for which the Planning Commission is responsible—5 minutes per person; 30 minutes total).

Individuals who received value of \$50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

E. Written Communications (other than what is included in Agenda packets)

F. Consent Calendar

All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next Agenda heading.

1. Expansion of a Recreational Vehicle Storage Facility (PS)

Project Address: 1 Chapman Way,

Applicant: James Streetmaker (California Storage Master)

Project Description: Administrative use Permit (AUP) to allow the expansion of a recreational vehicle storage facility located at 1 Chapman Way (Environmental Assessment No. EA-1290 and Administrative Use Permit No. AUP 20-05).

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15304 as a Class 4 categorical exemption (Minor Alterations to Land) and §15311 as a Class 11 categorical exemption (Accessory Structures)

RECOMMENDED ACTION: Continue to further notice.

G. Continued Business – Public Hearing

2. EA-1302 Zone Text Amendment No. 21-02, adding a section to the El Segundo Municipal Code regarding parking requirements for Religious Institution Affiliated Housing. (ES)

Project Address: Citywide

Applicant: City

Project Description: A proposed ordinance amending Chapter 15-15 (Off Street Parking and Loading Spaces) of the El Segundo Municipal Code by adding a new Section regarding parking requirements for Religious Institution Affiliated Housing

(Environmental Assessment No. EA-1302 and Zone Text Amendment No. ZTA 21-02).

Environmental Determination: The proposed zone text amendment is exempt from environmental review under CEQA Guidelines Section 15305 because it consists only of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development. Further, it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment; and is, therefore, exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

RECOMMENDED ACTION: Adopt Resolution No. 2896, recommending that the City Council approve an Ordinance establishing parking standards for religious institution affiliated housing development projects in accordance with state law.

H. New Public Hearings

3. EA-1299 and Downtown Design Review No. DDR-21-01 - New Mixed-Use Development within the Downtown Specific Plan Area

Project Address: 201-209 Richmond Street
Applicant: Mark Telesz, representing Smoky Hollow Industries, LLC

Design review for a new development involving three adjoining lots in the 200 block of the Richmond Street District within the Downtown Specific Plan (DSP) zone at 201-209 Richmond Street, consisting of four residential units, 14,000 square feet of commercial use area, and 64 parking spaces. (Environmental Assessment No. EA-1299, Downtown Design Review No. DDR 21-01, and Parking Adjustment No. ADJ 21-01)

Project Address: 201-209 Richmond Street
Applicant: Mark Telesz, on behalf of Smoky Hollow Industries, LLC

Project Description: A request for design approval for a proposed new development on four lots located in the 100-200 block of the Richmond Street District of the Downtown Specific Plan (DSP). The proposed project includes: four residential units, 14,000 square feet of commercial use area, 69 parking spaces, and the retention of an existing brick building at 203 Richmond Street (former City Hall). (Environmental Assessment No. EA-1299 and Downtown Design Review No. DDR 21-01)

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15332 as a Class 32 categorical exemption (In-Fill Development Projects).

RECOMMENDED ACTION: Adopt Resolution No. 2897, conditionally approving Environmental Assessment No. EA-1299, Downtown Design Review No. DDR 21-01 and Parking Adjustment No. ADJ 21-01.



Planning Commission Agenda Statement

Meeting Date: July 8, 2021

Agenda Heading: Continued Public Hearing

DESCRIPTION:

Zone Text Amendment to establish parking standards for religious institution affiliated housing development projects in accordance with state law.

RECOMMENDATION:

Adopt Resolution No. 2896, recommending that the City Council approve an Ordinance establishing parking standards for religious institution affiliated housing development projects in accordance with state law.

BACKGROUND

AB 1851, effective January 1, 2021, limits the number of parking spaces a local agency may require in connection with a “religious institution affiliated housing development project” (“RIAHD”), as defined. AB 1851 also requires a local agency to allow for the elimination of up to 50% of the existing parking spaces serving a place of worship in connection with the approval of a RIAHD and prohibits a local agency from requiring replacement of parking spaces that the developer of a RIAHD proposes to eliminate. A Zoning Ordinance amendment is required to bring the Municipal Code into conformance with state law.

DISCUSSION

Properties owned by religious institutions often have large, underutilized parking areas. To encourage and facilitate the development of affordable housing on these underutilized parcels, the state passed AB 1851, which does the following:

- Prohibits a local agency from requiring the replacement of religious-use parking spaces that a developer of a “religious institution affiliated housing development project” proposes to eliminate as part of the housing development.
- Defines “religious institution affiliated housing development project” as a housing development project that meets all of the following requirements:
 - The housing development project is located on one or more contiguous parcels that are each owned, entirely, whether directly or through a wholly owned company or corporation, by a religious institution.
 - The housing development project qualifies as being near collocated religious-use parking by being on or adjacent to a parcel with religious-use

parking or by being located within one-tenth of a mile of a parcel that contains religious-use parking.

- Qualifies for a density bonus under Government Code section 65915.
- Allows a project developer to eliminate up to 50 percent of the total religious-use parking spaces available at the time the developer's request is made.
- Prevents a local agency from requiring a developer to cure a pre-existing deficit of the number of religious-use parking spaces as a condition of approval of a RIAHD.
- Specifies that the elimination of religious-use parking spaces pursuant to a RIAHD project that has been approved by a local agency does not constitute a concession for the purposes of density bonus law.
- Prohibits a local agency from denying a RIAHD solely on the basis that the project will reduce the total number of parking spaces at the place of worship as long as the reduction does not exceed 50 percent.
- Requires a local agency to allow the number of remaining religious-use parking spaces to count toward the number of spaces that the local agency would otherwise require for the RIAHD.
- Provides that a local agency is not required to allow the remaining religious-use parking spaces to count toward the number of parking spaces otherwise required for approval of the RIAHD to the extent that it would prohibit a local agency from requiring up to one parking space per unit unless the RIAHD is within one-half mile of public transit or there is a car share vehicle within one block of the parcel.
- Prohibits the reduction in parking spaces from reducing the minimum parking standards that a local agency may require of a RIAHD below one space per unit unless (a) the RIAHD is within one-half mile of a high-quality transit corridor or a major transit stop, or (b) there is a car share vehicle within one block of the parcel.

ANALYSIS

The proposed ordinance amends the parking regulations in Chapter 15-15 to specify that RIAHDs are subject to the provisions of AB 1851.

El Segundo General Plan and Municipal Code Consistency

The proposed amendment to the Zoning Code will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment. The amendment is relatively minor in nature and is intended to bring the Zoning Code into compliance with a new state law mandate (AB 1851). The proposed amendment is also consistent with

the purpose of the Zoning Code, which is to serve the public health, safety, and general welfare.

ENVIRONMENTAL REVIEW

This ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and 14 Cal. Code Regs. § 15305 because it consists only of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development. Furthermore, staff finds that it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

PREPARED BY: Eduardo Schonborn, AICP, Principal Planner

REVIEWED BY: Gregg Kovacevich, Assistant City Attorney

APPROVED BY: Denis Cook, Interim Director of Development Services

Handwritten signatures and initials in black ink. The signature 'ES' is written over the name Eduardo Schonborn. The signature 'GK' is written over the name Gregg Kovacevich. The signature 'DC' is written over the name Denis Cook. There are also some other scribbles and initials.

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2896
2. Exhibit A – Draft Ordinance
3. Text of AB 1851

RESOLUTION NO. 2896

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADDING SECTION 15-15-9 (PARKING REQUIREMENTS FOR RELIGIOUS INSTITUTION AFFILIATED HOUSING DEVELOPMENT PROJECTS) TO THE MUNICIPAL CODE (EA-1302 AND ZTA 21-02).

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

A. On September 28, 2020, the Governor signed AB 1851 into law effective as of January 1, 2021. AB 1851 limits the number of parking spaces a local agency may require in connection with a “religious institution affiliated housing development project” (“RIAHD”), as defined. AB 1851 also requires a local agency to allow for the elimination of up to 50% of the existing parking spaces serving a place of worship in connection with the approval of a RIAHD and prohibits a local agency from requiring replacement of parking spaces that the developer of a RIAHD proposes to eliminate. AB 1851 applies to all cities, including charter cities.

B. A Zoning Code amendment is required to bring the Municipal Code into conformance with AB 1851.

SECTION 2: *General Plan Findings.* Considering all of its aspects, the proposed amendments to the Zoning Code will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment. The amendments are relatively minor in nature and are intended to bring the Zoning Code into compliance with a new state law mandate (AB 1851).

SECTION 3: *Zone Text Amendment Findings.* Based on the facts and evidence set forth herein, in the accompanying staff report, and in the record as a whole, the Planning Commission finds as follows:

1. The proposed ordinance is consistent with the purpose of the ESMC, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly, planned use of land resources; and

2. The proposed amendment to the Zoning Code is required to ensure consistency with state law (AB 1851).

SECTION 4: *Recommendation.* The Planning Commission recommends that the City Council adopt the ordinance set forth in attached “Exhibit A,” which is incorporated into this resolution by reference.

SECTION 5: Environmental Review. This ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and 14 Cal. Code Regs. § 15305 because it consists only of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development. Furthermore, the Planning Commission finds that it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

SECTION 6: Reliance on Record. Each and every finding and determination in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: Effective Date. This Resolution will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 8TH day of July, 2021.

Ryan Baldino, Chair
El Segundo Planning Commission

ATTEST:

Denis Cook, Secretary to the
Planning Commission

Baldino -
Newman -
Hoeschler -
Keldorf -
Maggay -

APPROVED AS TO FORM
MARK D. HENSLEY, City Attorney

By: _____
Gregg Kovacevich, Assistant City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE EL SEGUNDO CITY COUNCIL ADDING SECTION 15-15-9 (PARKING REQUIREMENTS FOR RELIGIOUS INSTITUTION AFFILIATED HOUSING DEVELOPMENT PROJECTS) TO THE MUNICIPAL CODE (EA-1302 AND ZTA 21-02).

The City Council of the City of El Segundo does ordain as follows:

SECTION 1: The City Council finds and determines as follows:

A. On September 28, 2020, the Governor signed AB 1851 into law effective as of January 1, 2021. AB 1851 limits the number of parking spaces a local agency may require in connection with a “religious institution affiliated housing development project” (“RIAHD”), as defined. AB 1851 also requires a local agency to allow for the elimination of up to 50% of the existing parking spaces serving a place of worship in connection with the approval of a RIAHD and prohibits a local agency from requiring replacement of parking spaces that the developer of a RIAHD proposes to eliminate. AB 1851 applies to all cities, including charter cities.

B. A Zoning Code amendment is required to bring the Municipal Code into conformance with AB 1851.

C. *Zone Text Amendment Findings.* Based on the facts and evidence set forth herein, in the accompanying staff report, and in the record as a whole, the City Council finds as follows:

1. The proposed ordinance is consistent with the purpose of the ESMC, which is to serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly, planned use of land resources; and

2. The proposed amendment to the Zoning Code is required to ensure consistency with state law (AB 1851).

D. *General Plan Findings.* Considering all of its aspects, the proposed amendments to the Zoning Code will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment. The amendments are relatively minor in nature and are intended to bring the Zoning Code into compliance with a new state law mandate (AB 1851).

SECTION 2: *Environmental Review.* This ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and 14 Cal. Code Regs. § 15305 because it consists only of minor alterations in land use limitations necessary to implement a state law mandate (AB 1851) and does not portend new development. Furthermore, the City Council finds that

it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

SECTION 3: Section 15-15-9 is added to Title 15 of the ESMC to read as follows:

**“15-15-9 PARKING REQUIREMENTS RELIGIOUS INSTITUTION
 AFFILIATED HOUSING DEVELOPMENT PROJECTS:**

Notwithstanding any provisions of this Title or any adopted specific plan to the contrary, the parking requirements for a religious institution affiliated housing development project are subject to the provisions of Government Code section 65913.6, as amended. For purposes of this section, a ‘religious institution affiliated housing development project’ is defined as set forth in Government Code section 65913.6, subd. (a)(5).”

SECTION 4: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 5: *Enforceability.* Repeal of any provision of the El Segundo Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the City of El Segundo’s book of original ordinances, make a note of the passage and adoption in the records of this meeting, and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 8: *Effective Date.* This Ordinance will take effect 30 days after its final passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2021

Drew Boyles, Mayor

ATTEST:

Tracy Sherill Weaver, City Clerk

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

Assembly Bill No. 1851

CHAPTER 196

An act to add Section 65913.6 to the Government Code, relating to land use.

[Approved by Governor September 28, 2020. Filed with
Secretary of State September 28, 2020.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1851, Wicks. Religious institution affiliated housing development projects: parking requirements.

Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing, including the Density Bonus Law, which requires, when an applicant proposes a housing development within the jurisdiction of a local government, that the city, county, or city and county provide the developer with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents.

This bill would prohibit a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. The bill would prohibit the number of religious-use parking spaces requested to be eliminated from exceeding 50% of the number that are available at the time the request is made. The bill would prohibit a local agency from requiring the curing of any preexisting deficit of the number of religious-use parking spaces as a condition of approval of a religious institution affiliated housing development project. The bill would require a local agency to allow the number of religious-use parking spaces that will be available after completion of a religious institution affiliated housing development project to count toward the number of parking spaces otherwise required for approval. The bill would prohibit a local agency from denying a housing development project proposed by a religious institution, or a developer working with a religious institution, solely on the basis that the project will reduce the total number of parking spaces available at the place of worship provided that the total reduction does not exceed 50% of existing parking spaces. The bill would authorize a local agency to require up to one parking space per unit for a religious institution affiliated housing development project. The bill would include findings that the changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

By adding to the duties of local planning officials, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Section 65913.6 is added to the Government Code, to read: 65913.6. (a) For purposes of this section, all of the following definitions shall apply:

(1) "Housing development project" means a housing development project as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(2) "Local agency" means any county, city, or city and county, including a charter city, or city and county.

(3) "Place of worship" means a property owned or operated by a religious institution, that is used for the purpose of regular assembly by members of the institution.

(4) "Religious institution" means an institution owned, controlled, and operated and maintained by a bona fide church, religious denomination, or religious organization composed of multidenominational members of the same well-recognized religion, lawfully operating as a nonprofit religious corporation pursuant to Part 4 (commencing with Section 9110) of Division 2 of Title 1 of the Corporations Code.

(5) "Religious institution affiliated housing development project" means a housing development project that meets all of the following criteria:

(A) The housing development project is located on one or more contiguous parcels that are each owned entirely, whether directly or through a wholly owned company or corporation, by a religious institution.

(B) The housing development project qualifies as being near colocated religious-use parking by being any of the following:

(i) Located on one or more parcels that collectively contain religious-use parking.

(ii) Located adjacent to a parcel owned by the religious institution that contains religious-use parking.

(iii) Located on one or more parcels separated by no more than 0.1 miles from a parcel owned by the religious institution that contains religious-use parking.

(C) The housing development project qualifies for a density bonus under Section 65915.

(6) "Religious-use parking spaces" means existing parking spaces that are required under the local agency's parking requirements for places of worship.

(b) (1) Notwithstanding any other law or ordinance, a local agency shall not require the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project pursuant to this section.

(2) The number of religious-use parking spaces requested to be eliminated by a developer of a religious institution affiliated housing development project pursuant to this section shall not exceed 50 percent of the number of religious-use parking spaces that are available at the time the request is made.

(3) The elimination of religious-use parking spaces pursuant to a religious institution affiliated housing development project that has been approved by a local agency does not constitute a concession pursuant to Section 65915.

(c) Notwithstanding any other law or ordinance, a local agency shall not require the curing of any preexisting deficit of the number of religious-use parking spaces as a condition of approval of a religious institution affiliated housing development project.

(d) Notwithstanding any other law or ordinance, a local agency shall allow the number of religious-use parking spaces that will be available after completion of a religious institution affiliated housing development project to count toward the number of parking spaces otherwise required for approval of the housing development project under any other law or ordinance.

(e) Notwithstanding any other law or ordinance, a local agency shall not deny a proposed religious institution affiliated housing development project solely on the basis that the project will reduce the total number of parking spaces available at the place of worship provided that the total reduction does not exceed 50 percent of existing parking spaces.

(f) (1) Notwithstanding any provision of this section, except as provided in paragraph (3), the reduction in parking spaces authorized in this section shall not reduce the minimum parking standards that a local agency may require of a religious institution affiliated housing development project below one space per unit.

(2) For the purposes of this subdivision, a local agency shall not be required to allow the remaining religious-use parking spaces to count toward the number of parking spaces otherwise required for approval of the housing development project as provided in subdivision (d) to the extent that the application of subdivision (d) would prohibit a local agency from requiring up to one parking space per unit.

(3) This subdivision shall not apply to a religious institution affiliated housing development project if either of the following is true:

(A) The parcel is located within one-half mile walking distance of public transit. For the purposes of this paragraph, “public transit” means either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code or a major transit stop as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(g) The Legislature finds and declares that the provision of adequate housing, in light of the severe shortage of housing at all income levels in this state, is a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution, and therefore this section applies to all cities, including charter cities.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.



Planning Commission Agenda Statement

Meeting Date: July 8, 2021

Agenda Heading: New Public Hearing

TITLE:

Design review for a new development involving three adjoining lots in the 200 block of the Richmond Street District within the Downtown Specific Plan (DSP) zone at 201-209 Richmond Street, consisting of four residential units, 14,000 square feet of commercial use area, and 64 parking spaces. (Environmental Assessment No. EA-1299, Downtown Design Review No. DDR 21-01, and Parking Adjustment No. ADJ 21-01)

Applicant: Mark Telesz on behalf of Smoky Hollow Industries, LLC

RECOMMENDATION:

Adopt Resolution No. 2897, conditionally approving Environmental Assessment No. EA-1299, Downtown Design Review No. DDR 21-01 and Parking Adjustment No. ADJ 21-01.

BACKGROUND

On January 12, 2021, applications for Environmental Assessment No. EA-1299, Downtown Design Review No. DDR No. 21-01, and Parking Adjustment No. 21-01 were submitted to the Development Services Department. The project applications and plans were circulated to all City departments for comments and feedback, and no objections to the proposed project were received.

SITE DESCRIPTION

The project site is generally located at 201-209 Richmond Street, at the northwest corner of Franklin Avenue and Richmond Street. As illustrated in Figure 1 below, the project site is comprised of three lots, cumulatively measuring 17,500 square feet. The corner lot (at 201-205 Richmond Street) measures 10,500 square feet and is currently improved with the former Jail House, a 948 square-foot brick building. The middle lot (at 207 Richmond Street) measures 3,500 square feet and is currently developed with a 4,000 square-foot two-story brick building. The third lot (farthest from the corner) measures 3,500 square feet and is currently vacant.

The corner lot at 201-205 Richmond Street is a descending corner lot. The highest portion of the lot is on the southwest corner of the lot where the alley intersects with Franklin Avenue. The corner lot slopes down toward the northeast with a grade differential of approximately 6.85 feet.

Figure 1: Aerial view of site



PROJECT DESCRIPTION

The applicant proposes to retain the two existing brick buildings at 203 and 207 Richmond Street and will be incorporate them into the proposed development project. On the corner lot at 201-205 Richmond Street, the applicant proposes a new 3-story structure measuring 10,500 square feet, comprised of retail and/or a cafe at street level with a small outdoor seating area, general office on the second floor, and three residential dwelling units of varying sizes on the third floor, including the preservation of the existing 948 square-foot historic building. The applicant also proposes a new 3-story structure measuring 3,500 square feet on the vacant lot at 209 Richmond, comprised of retail on the ground floor with office on the second floor and one residential dwelling unit on the third floor.

Due to the topography of the site, various parking “levels” are proposed for the development. A ramp is proposed at the rear of the corner lot, via the alley for vehicular ingress and egress to the parking at 201-205 Richmond Street. A second, independent ramp will traverse the two lots at 207 and 209 Richmond Street to access the underground parking spaces. The proposed development requires a minimum of 49 parking spaces and the applicant is requesting a Parking Adjustment to allow more car-lifts. According to the DSP, a maximum of 30% of the total or 15 of the required parking can be provided in tandem or car-lifts. Although the proposed development requires 49 parking spaces, the applicant proposes a total of 64 parking spaces as follows: 2 compact stalls, 4 ADA stalls and 58 stalls will be provided on 29 car-lifts.

ANALYSIS

The Downtown Specific Plan (DSP) requires that all new buildings be reviewed by the Planning Commission through a design review process. The design guidelines of the Specific Plan are primarily intended to preserve the character of the streets, and the review is for the aesthetic design of the new building.

The subject site is located in the Richmond Street District of the DSP. According to the DSP, "...any construction in the Richmond Street District should not adversely affect the existing architectural features of the building or the special character, historical, architectural, or aesthetic interest of the building or the surrounding buildings. Construction on both new and existing buildings should be harmonious with the best examples of historic structures in the surrounding area. The prevailing use of brick construction should be continued and respected with both new construction and renovations." (DSP page 92)

Zoning and Downtown Specific Plan Conformance

The project site is located in the Richmond Street District (100-200 blocks of Richmond Street) within the Downtown Specific Plan (DSP) zone. This district is the historic original Downtown. The area is intended to be resident serving, providing a pedestrian-oriented environment, while allowing for flexibility and a mixture of commercial and residential uses. Standards for the district are intended to maintain, enhance, and preserve the historical "Old Town" character of the area, and Historic Design Standards are also established to ensure this goal. Standards for this district also encourage and support filming and related uses, as well as uses which serve the residents, local employees, and visitors to the City, including antiques, arts and crafts, design and other similar uses.

The proposed development is consistent with the Richmond Street District in the Downtown Specific Plan and the ESMC. New buildings must be near the front and street-side property lines throughout the Downtown. The historic one-story brick building on the corner that fronts on Franklin Avenue will remain untouched and integrated in the design. The new development will wrap around the existing brick building. One Parking level will be underground below the grade of the existing sidewalk, and the second parking level will rise above the existing grade along the street-side facing Franklin Avenue. The parking level above street grade will not be visible from Richmond Street but will be visible from Franklin Avenue and the alley to the west. The project's compliance with the various DSP zone development standards is illustrated in Table 1 below:

**TABLE 1
PROJECT COMPLIANCE WITH DEVELOPMENT STANDARDS**

Standard	Downtown Specific Plan (DSP) and ESMC Requirements	Project Complies? Y/N
Permitted uses	First Floor: Retail Sales and General Office Above Street: Residential.	Y
Minimum lot size	3,500 square feet.	Y

Standard	Downtown Specific Plan (DSP) and ESMC Requirements	Project Complies? Y/N
Building Area	Maximum 1:1 FAR for Commercial and one residential dwelling unit per 3,500 square-foot lot.	Y
Maximum height	30 feet maximum and 2 stories; A 45-foot height and 3 story limit begins 25 feet from the front property line; For ascending lots, height is measured from grade along front and street-side property lines; and Maximum height on corner lots shall be determined through the Downtown Design Review process.	*N
Front and Street Side Setback	0 feet.	Y
Side and Rear Setbacks	0 feet.	Y
Lot Frontage	25 feet minimum for new lots.	Y
Corner Clearance (ESMC 15-2-6)	Corner lots must maintain a 15' by 15' visibility triangle.	Y
Driveway Visibility (ESMC 15-2-11)	Driveways must maintain a 10' by 10' visibility triangle.	Y
Parking, Bicycle and Loading Spaces (ESMC 15-15-6)	.5 space per residential dwelling unit and 1 space for each 300 square feet of retail or office, resulting in a minimum of 49 parking spaces; 4 bicycle spaces; and 1 small truck loading space.	*N Y Y
Landscaping (ESMC 15-15A, and 15-2-14)	Street trees every 25 feet with grates that will not obstruct storefronts and signage; Raised planters with seasonal and evergreen shrubs; and Accent landscaping on corner lots.	Y

*Additional building height shall be determined through the Design Review process on corner lots and a Parking Adjustment is required for the additional proposed car-lifts that exceed the maximum permitted 30% allowed in the DSP.

Height

As indicated above, the proposed project will exceed the 45-foot height limit. Specifically, the project will exceed the height at the northwest corner of the property at 201-205 Richmond Street by 3 feet when measured, resulting in a 48-foot high structure. However, the DSP allows the Planning Commission to approve projects that exceed the 45-foot height limit. Staff believes the additional height will not result in a negative impact because the steel frame on the third floor of the building is an architectural feature that allows more light in the residential dwelling unit and does not add bulk or mass to the building. Further, the additional height is limited to a small portion of the building that is set back away from the street so that it will not be apparent to the public. However, this architectural feature will result in an articulated building design that adds a modern touch and interest to the building. As such, the additional building height will not negatively impact the DSP.

Parking Adjustment Justification

The existing brick building on the corner lot at 203 Richmond Street is listed as a Historically Significant Structure in the DSP on page 146. Historically significant properties are eligible “to apply for a reduction in parking requirements.” A property that contains a commercial historic structure may be granted a reduction in parking requirements, to a maximum of 50%, based on the degree of the building preserved and/or enhanced. The applicant is preserving a historic building on a corner lot in the DSP and is requesting a reduction to the minimum required standard size parking spaces. A higher percentage of car-lifts is being requested by the applicant that exceeds the maximum permitted in the DSP in order to meet the minimum required parking for the project. Car-lifts are being introduced throughout the City and are becoming more popular in new commercial development. The proposed additional parking spaces in car-lifts will provide the minimum required parking if approved for the project and the DSP will not be negatively affected by granting the approval for this Parking Adjustment. Providing relief with additional car-lifts will benefit the DSP and furthers the goal to preserve a listed significant historic building in the City.

Design

As illustrated in the aerial perspective view below, the new building at the corner will wrap around the existing historic brick building and will be two-stories high facing Franklin Avenue and Richmond Street. The third story portion of the new development at the corner will be setback 25 feet from Franklin Avenue and Richmond Street. The third story at 209 Richmond Street will also be setback 25 feet from Richmond Street.

The proposed façade for each building is pedestrian friendly along Richmond Street with an outdoor planter and seating area adjacent to the sidewalk at the corner. Retail is proposed on the ground floor which will generate daily pedestrian traffic and a 6-foot path will be maintained for pedestrians on the sidewalk. Stairs to access the 2nd floor commercial office space and 3rd floor residential units are visible from Franklin Avenue.

Roof decks are proposed above the first and second floor facing Richmond Street and provide less shade and shadow for pedestrians below at the street level. The roof decks will be visible from both Richmond Street and Franklin Avenue. The roof decks facing the street make the development architecturally more attractive and provide a people-oriented amenity for the residents, visitors, and the employees to enjoy the outdoor climate and views of the City.

Figure 2 – Aerial Perspective Rendering



The proposed design at 201-205 Richmond Street is an eclectic design. The proposed design combines 3 different construction materials. Concrete construction for the first floor, heavy timber for the second floor which will add warmth, and exposed steel on the third floor. The construction materials are juxtaposed layers of textures by combining the old brick with newer more modern materials and architectural styles in the neighborhood. The design mixes traditional and modern architectural styles. The design contains a modern sloped roof line on the top floor which compliments the existing brick on the building façades on the block. The steel material on the top floor allows larger openings for light and window views to the sky and city blocks beyond.

At 209 Richmond a blend of “board formed concrete” and steel with warm wood accents, reinforce the neighborhood’s oldest commercial district of brick and wood structures in the DSP.

Each of the four residential dwelling units in the development will have roof top decks with views from the top floor of the city and their own front lawn/roof gardens. Resulting in the new interpretation of the American Dream for medium density single-family living space up in the sky. Figure 2 below, depicts the Richmond Street Elevation.

Staff believes the proposed project design is appropriate for the 100-200 block of the Richmond Street District within the DSP. The existing brick building on the corner lot at 203 Richmond Street is listed as a Historically Significant Structure in the DSP on page 146 will be preserved and the mix of new more modern materials will improve the area.

Figure 3 – Richmond Street Elevation



General Plan Consistency

ESMC § 15-1-1 (Purpose, Title) states that Title 15 is the primary tool for implementation of the goals, objectives, and policies of the El Segundo General Plan. Accordingly, the Planning Commission must find that the project is consistent with those goals, objectives, and policies. Staff believes that the proposed project is consistent with the General Plan for the reasons stated in the attached resolution.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15332 as a Class 32 exemption (In-Fill Development) involving new construction consistent with the applicable general plan policies and zoning designation regulations. The proposed development is surrounded by urban uses in a developed area and is not anticipated to have any significant impacts in regard to traffic, noise, air quality, or water quality.

PREPARED BY: Maria Baldenegro, Assistant Planner *MB*
REVIEWED BY: Eduardo Schonborn, AICP, Principal Planner *ES*
APPROVED BY: Denis Cook, Interim Director of Development Services *DC*

ATTACHED SUPPORTING DOCUMENTS:

- 1. Draft Resolution No. 2897
- 2. Plans

RESOLUTION NO. 2897

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING ENVIRONMENTAL ASSESSMENT NO. 1299, DOWNTOWN DESIGN REVIEW NO. 21-01, AND PARKING ADJUSTMENT NO. 21-01 FOR THE DEVELOPMENT OF A 14,000 SQUARE FOOT, THREE-STORY COMMERCIAL BUILDING WITH FOUR RESIDENTIAL UNITS ON THE THIRD FLOOR, AND 64 PARKING SPACES ON THREE LOTS LOCATED AT 201-209 RICHMOND STREET (APN: 4136-024-008, -009 AND -017).

The Planning Commission of the City of El Segundo resolves as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On January 12, 2021, Mark Telesz on behalf of Smoky Hollow Industries, LLC submitted a Downtown Design Review application to develop three adjoining lots in the 200 block of Richmond Street with 14,000 square feet of new commercial use area and 49 parking spaces. The corner lot at 201-205 Richmond Street contains an existing 948 square-foot brick building (former Jail House at 203 Richmond Street) that will be retained and incorporated into the proposed development project. The second lot at 207 Richmond Street (formerly 209 Richmond Street) is currently improved with a 4,000 square-foot brick building that will also be retained and will provide vehicle access to the underground parking spaces. The third lot, at 209 Richmond Street, is currently vacant and will be developed and incorporated into the proposed project;
- B. The application was reviewed by the City's Development Services Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code (ESMC);
- C. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- D. On July 8, 2021, the Commission held a public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by staff; and,
- E. This Resolution and its findings are based upon the evidence in the administrative record as a whole, including evidence presented to the Commission at its July 8, 2021, hearing and the staff report prepared by the Development Services Department.

SECTION 2: Factual Findings and Conclusions. The Commission finds as follows:

- A. The General Plan land use designation for this area is Downtown Specific Plan (DSP).
- B. Commercial retail, office uses, and residential uses are permitted in the 100-200 Richmond Street District within the Downtown Specific Plan (DSP) zone.
- C. The project site is located at 201-209 Richmond Street on the northwest corner of Franklin Avenue and Richmond Street, in the 100-200 block of the Richmond Street District within the Downtown Specific Plan (DSP) zone.
- D. The project site is comprised by three lots, totaling 17,500 square feet. The corner lot at 201-205 Richmond Street contains an existing 948 square-foot brick building (former Jail House at 203 Richmond Street).
- E. The middle lot at 207 Richmond Street is 3,500 square feet and is currently developed with a 4,000 square-foot two-story brick building.
- F. The third lot farthest from the corner is currently vacant and is located at 209 Richmond Street, totaling 3,500 square feet.
- G. The DSP allows an FAR of 1:1.
- H. The applicant proposes to retain the two existing brick buildings at 203 and 207 Richmond Street.
- I. The lot at 207 and 209 Richmond Street will provide vehicle access to the underground parking spaces.
- J. The corner lot at 201-205 Richmond Street is a descending corner lot. The highest portion of the lot is at the southwest corner of the lot where the alley intersects with Franklin Avenue. The site slopes down toward the northeast with a grade differential of approximately 6.85 feet.
- K. The maximum permitted building height in the DSP is 30 feet and 2 stories; A 45-foot height and 3-story limit begins 25 feet from the front property line; For ascending lots, height is measured from grade along front and street-side property lines; and the maximum height on corner lots shall be determined through the Downtown Design Review process.
- L. The applicant proposes a new 3-story structure on the corner lot that includes retail and/or a cafe at street level with a small outdoor seating area, general office on the second floor, and three residential dwelling units of varying size on the third floor.

- M. The vacant lot at 209 Richmond Street is 3,500 square feet. The applicant proposes retail on the ground floor with office on the second floor and one residential dwelling unit on the third floor.
- N. Due to the topography of the site, various parking levels are proposed for the development.
- O. A ramp is proposed at the rear of the corner lot, via the alley for vehicular ingress and egress to access the parking at 201-205 Richmond Street. A second, independent ramp will traverse the two lots at 207 and 209 Richmond Street to access the underground parking spaces.
- P. The DSP allows 30% of the total required parking can be in tandem or car-lifts. Additional parking spaces provided for the development can be provided in tandem or car-lifts. Although the proposed development requires a minimum of 49 parking spaces, the applicant proposes a total of 64 parking spaces as follows: 2 compact stalls, 4 ADA stalls and 58 stalls will be provided in 29 car-lifts. A Covenant and agreement regarding the maintenance of the car-lifts will be required as a condition of approval.
- Q. Pursuant to the Downtown Specific Plan (DSP), Section [DSP page 92], a new structure requires a Downtown Design Review approval from the Planning Commission at a public hearing. The Planning Commission is tasked to determine that the proposal is consistent with the design guidelines of the DSP. The maximum height on corner lots shall be determined through the Design Review process. This review is primarily for the aesthetic design of the new building.

SECTION 3: General Plan and Zoning (Downtown Specific Plan) Consistency. The project is consistent with the City's General Plan, the Downtown Specific Plan zoning regulations in the ESMC as follows:

- A. Implementation of the project will help achieve Land Use Element Policy LU4-2.5, which reads, "The Downtown area will provide adequate parking, through both public and private efforts, to meet demand." By allowing 49 parking spaces to be added to the DSP.
- B. The development of a two-story parking structure with 49 spaces at the project site will increase vehicle parking in the DSP to adequately meet the demand for more spaces, as a result of the new 14,000 square-foot development containing commercial retail on the first floor, office uses on the second floor, and 4 residential units on the third floor.
- C. The General Plan's Land Use Element Policy LU4-2.1 states that consideration should be given to aesthetic architectural improvements,

zoning, and shopper amenities in commercial areas. The new eclectic design and development will be an improvement to the Richmond Street District.

- D. The zoning designation of the site is Downtown Specific Plan, which allows the proposed uses.
- E. The existing brick building on the corner lot at 203 Richmond Street is listed as a Historically Significant Structure in the DSP on page 146. Historically significant properties are eligible “to apply for a reduction in parking requirements.” A property that contains a commercial historic structure may be granted a reduction in parking requirements, to a maximum of 50%, based on the degree of the building preserved and/or enhanced. The applicant is preserving a historic building on a corner lot in the DSP and is requesting a reduction to the minimum required standard size parking spaces. A higher percentage of car-lifts is being requested by the applicant that exceeds the maximum permitted in the DSP in order to meet the minimum required parking for the project. Car-lifts are being introduced throughout the City and are becoming more popular in new commercial development. The proposed additional parking spaces in car-lifts will provide the minimum required parking if approved for the project and the DSP will not be negatively affected by granting the approval for this Parking Adjustment. Providing relief with additional car-lifts will benefit the DSP and furthers the goal to preserve a listed significant historic building in the City.
- F. The standards of the Richmond Street District of the DSP are to preserve the District’s character, which “is intended to be resident serving, providing a pedestrian-oriented environment, while allowing for flexibility and a mixture of commercial and residential uses.” This project is consistent with the intended standards for Richmond Street in that the historically significant brick building at 203 Richmond Street (former Jail House) was retained and the new design provides storefronts for retail and roof decks for both the office and residential uses.
- G. The proposed façade for each building is pedestrian friendly along Richmond Street with an outdoor planter and seating area adjacent to the sidewalk at the corner. Retail is proposed on the ground floor which will generate daily pedestrian traffic and a 6-foot path will be maintained for pedestrians on the sidewalk. Stairs to access the 2nd floor commercial office space and 3rd floor residential units are visible from Franklin Avenue.
- H. Roof decks are proposed above the first and second floor facing Richmond Street and provide less shade and shadow for pedestrians below at the street level. The roof decks will be visible from both Richmond Street and Franklin Avenue. The roof decks facing the street make the development architecturally more attractive and provide a people-oriented amenity for the residents, visitors, and the employees to enjoy the outdoor and views.

- I. The project meets all applicable development standards of the Richmond Street District in the Downtown Specific Plan, with the exception of height. However, the DSP allows the maximum height on corner lots to be determined through the Downtown Design Review process. Specifically, the project will exceed the height at the northwest corner of the property at 201-205 Richmond Street by approximately 3 feet, resulting in a 48-foot high structure. Staff believes the additional height will not result in a negative impact because the steel frame on the third floor of the building is an architectural feature that allows more light in the residential dwelling unit and does not add bulk or mass to the building. Further, the additional height is limited to a small portion of the building that is set back away from the street so that it will not be apparent to the public. However, this architectural feature will result in an articulated building design that adds a modern touch and interest to the building. As such, the additional building height will not negatively impact the DSP.

SECTION 4: Environmental Assessment. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15332 as a Class 32 exemption (In-Fill Development) involving new construction consistent with the applicable general plan policies and zoning designation regulations. The proposed development is surrounded by urban uses in a developed area and is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

SECTION 5: Approvals. Based on the foregoing findings and the evidence in the whole of the administrative record, the Planning Commission hereby approves Environmental Assessment No. 1299 and Downtown Design Review No. 21-01, subject to the conditions set forth in the attached Exhibit A, incorporated herein.

SECTION 6: Reliance on Record. Each of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire administrative record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the administrative record as a whole; and

SECTION 7: Limitations. The Planning Commission's analysis and evaluation of the project is based on information available at the time of the decision. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. In all instances, best efforts have been made to form accurate assumptions.

SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11: This Resolution may be appealed within ten calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided above, this Resolution is the Planning Commission’s final decision and will become effective on the tenth day after its adoption.

PASSED, APPROVED AND ADOPTED this 8th day of July 2021.

Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:

Denis Cook, Secretary to the
Planning Commission

Baldino -
Newman -
Maggay -
Hoeschler -
Keldorf -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2897

EXHIBIT A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (ESMC), Mark Telesz on behalf of Smoky Hollow Industries, LLC and his successors-in-interest, agree to comply with the following conditions for the approval of Environmental Assessment No. EA-1299, and Downtown Design Review No. 21-01:

Planning Division Conditions:

1. Approval of EA-1299, and Downtown Design Review No. DDR 21-01 consists of the following: four residential units of varying size on the third floor, 14,000 square feet of commercial use area, 64 parking spaces, the preservation of an existing 984 square-foot historic brick building (former Jail House at 203 Richmond Street), and retaining an existing 4,000 square-foot building at 207 Richmond Street (formerly 209 Richmond Street).
2. Prior to the City issuing a building permit, the applicant must submit plans, showing that the project substantially complies with the plans presented to the Planning Commission on July 8, 2021, the ESMC, and conditions of approval on file with the Development Services Department.
3. The building elevations shall substantially match the materials that were submitted and on file with the Planning Division to the satisfaction of the Development Services Director.
4. The Development Services Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Otherwise, all other modifications shall be subject to review and approval by the Planning Commission.
5. All conditions of approval must be listed on project plans submitted for plan check and the plans for which a building permit is issued.
6. This Downtown Design Review will become null and void if the plans are not submitted to plan check within 1 year from the effective date of this approval, or if the permit expires. This may be extended in 1-year increments with approval from the Director of Development Services.
7. The applicant shall provide a method for the collection and disposal of waste matter so as not to create a public nuisance pursuant to ESMC Title 7 Chapter 1 (Nuisances) or violate any other requirements established in the ESMC.

8. The project shall provide a minimum of 49 parking spaces. The project is providing 64 spaces as follows: 2 compact stalls, 4 ADA stalls and 58 stalls will be provided in 29 car-lifts.
9. Prior to issuance of a Temporary Certificate of Occupancy (TCO) or a Final Certificate of Occupancy, the applicant shall record a Covenant and agreement with the Los Angeles County Recorder's Office regarding the maintenance of the car-lifts.
10. Prior to issuance of a Temporary Certificate of Occupancy (TCO) or a Final Certificate of Occupancy, the applicant shall record a vehicular access easement agreement with the Los Angeles County Recorder's Office for vehicular ingress and egress from the alley that traverses 207 and 209 Richmond Street to the underground parking level.
11. Prior to issuance of a Temporary Certificate of Occupancy (TCO) or a Final Certificate of Occupancy, the applicant shall record an off-site Parking Covenant and Agreement for the shared parking spaces that will be provided at 201-205 Richmond Street ("Parking Site") for 209 Richmond Street ("Building Site").

Building and Safety Conditions:

11. All projects shall comply with the El Segundo Municipal Code, and the 2019 editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and the California Green Building Standards Code.
12. Construction projects must comply with Best Management Practices for construction and storm-water runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the Stormwater Pollution Prevention Plan (SWPPP) Construction Activities Storm Water General Permit.
13. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection. A stamped setback certification by a Licensed Surveyor will be required to certify the height of the structures prior to issuance of Certificate of Occupancy.
14. Plans submitted for plan check must be stamped by a State-licensed architect or engineer and shall include:
 - a. Complete structural calculations, details, notes and material specifications.

- b. Complete Accessibility Plan with a statement from a California Certified Access Specialist (CASp) indicating that a plan review has been performed and that it complies with the requirements of Chapter 11A & 11B of the CBC.
 - c. A stamped and signed Boundary and Topographic survey by a California licensed Land Surveyor.
 - d. A complete grading and drainage plan showing compliance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Low Impact Development (LID) requirement. The Los Angeles County LID Manual may be used as a guideline for preparing the LID report.
 - e. Plans showing compliance with California Green Building Standards Code requirements including but not limited to: Indoor and Outdoor water use and light pollution reduction.
15. Architect to provide appropriate building separation distance and opening protection per Code.

Public Works Department Conditions:

General

- 16. All work in the City's public right-of-way or on City-owned and maintained facilities shall require review and approval of the City Engineer or his/her designee. "City Engineer" = City Engineer or his/her designee throughout this document.
- 17. The applicant shall ensure that encroachment permits are secured from the Public Works Department/Engineering Division before commencing any and all work in the City's public right-of-way (ROW), including lane closures.
- 18. Construction inspection shall be coordinated with the Public Works Inspector and no construction shall deviate from the approved plans without approval of the City Engineer. If plan deviations are necessary, the applicant shall provide a revised plan or details of the proposed change for review and approval of the City Engineer prior to construction.
- 19. Prior to issuing of the Certificate of Occupancy, the applicant shall ensure installation of all improvements required by the Public Works Department are inspected and approved by the City Engineer.
- 20. All construction-related parking shall be accommodated on-site. No construction related parking shall be permitted off-site.

Street Improvements & Traffic Control

21. All existing sidewalk, curb & gutter, driveway approaches, and curb ramps that are broken or not in conformance with the latest SPPWC or City standards shall be removed and constructed per the latest SPPWC and City standards.
22. PG-64-10 tack coat and hot mix asphalt shall be used for all slot paving required next to new concrete installations. Slot paving shall be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.

Fire Department Conditions:

23. The applicant must comply with the applicable requirements of the 2019 California Building and Fire Codes and the 2018 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.
24. The roof decks and stairways must comply with requirements in the California Building Code.

Impact Fee Conditions

25. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to the issuance of a building and/or grading permit for the Development, the applicant must pay a one-time library services mitigation fee. The fee amount shall be based upon the adopted fee at the time the building permit is issued.
26. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to the issuance of a building and/or grading permit for the Development, the applicant must pay a one-time fire services mitigation fee. The fee amount shall be based upon the adopted fee at the time the building permit is issued.
27. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to the issuance of a building and/or grading permit for the Development, the applicant must pay a one-time police services mitigation fee. The fee amount shall be based upon the adopted fee at the time the building permit is issued.
28. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to the issuance of a building and/or grading permit for the Development, the applicant must pay a one-time park services mitigation fee. The fee amount shall be based upon the adopted fee at the time the building permit is issued.
28. Before building permits are issued for the Development, the applicant shall pay the required sewer connection fees (as specified in ESMC Title 12-3).
29. Before building permits are issued for the Development, the applicant shall pay the required school fees (as specified by the corresponding school district(s)).
30. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, and before the City issues a certificate of

occupancy for the Development, the applicant must pay a one-time traffic mitigation fee. The fee amount shall be based upon the adopted fee at the time the building permit is issued.

General Condition:

31. Mark Telesz on behalf of Smoky Hollow Industries, LLC agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment 1299, Downtown Design Review 21-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment 1299, Downtown Design Review 21-01, Mark Telesz on behalf of Smoky Hollow Industries, LLC agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.

By signing this document, Mark Telesz on behalf of Smoky Hollow Industries certifies that he has read, understood, and agrees to the Conditions listed in this document.

Mark Telesz
Smoky Hollow Industries, LLC

Date



DDR - DOWNTOWN DESIGN REVIEW



ARCHITECTS

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BALIAN ARCHITECTS 201-209 RICHMOND, COLORADO 80202
 JUNE 30, 2021

201-209 RICHMOND

COVER SHEET 01



ORIGINAL CITY HALL



RICHMOND ELEVATION



ORIGINAL CITY HALL

DEVELOPMENT SUMMARY:

201-205 RICHMOND AT THE NORTHWEST CORNER OF RICHMOND AND E. FRANKLIN AVENUE HAS A RICH AND UNIQUE HISTORY UNLIKE ANY OTHER STREET CORNER IN THE CITY. IT IS THE SITE OF THE ORIGINAL EL SEGUNDO CITY HALL AND ADJACENT JAIL HOUSE. TODAY THE SITE IS NEARLY ENTIRELY VACANT AND USED AS SURFACE PARKING WITH THE EXCEPTION OF THE JAIL HOUSE CONTAINING 948 SF OF FAR WHICH HAS BEEN CONVERTED TO AND USED AS COMMERCIAL SPACE SINCE THE LATTER HALF OF THE PREVIOUS CENTURY. THE PROPOSED PROJECT ENTIRELY PROTECTS AND INTEGRATE THE EXISTING JAIL HOUSE WITH A NEW 3 STORY DEVELOPMENT INCLUDING RETAIL AND OR CAFE ON THE GROUND FLOOR WITH A SMALL PORTION OF EXTERIOR SEATING, GENERAL OFFICE / COMMERCIAL SPACE ON THE 2ND FLOOR AND 3 RESIDENTIAL UNITS OF VARYING SIZE ON THE 3RD FLOOR.

207 RICHMOND (FORMERLY 209 RICHMOND) IS A MIXED USE 2 STORY EXISTING BRICK STRUCTURE. NO SCOPE OF WORK IS PROPOSED TO THIS BUILDING.

209 RICHMOND IS A NARROW VACANT LOT BETWEEN 207 RICHMOND (FORMERLY 209 RICHMOND) AND 211 RICHMOND. THE PROPOSED DEVELOPMENT INCLUDES GROUND FLOOR RETAIL WITH OFFICE USE ABOVE AND 1 DWELLING UNIT ON THE TOP FLOOR.

ZONING SUMMARY:

THE LOT IS LOCATED WITHIN DOWNTOWN SPECIFIC PLAN IN THE RICHMOND STREET DISTRICT (100-200 BLOCK RICHMOND STREET) WHICH IS THE "HISTORIC ORIGINAL DOWNTOWN" OF EL SEGUNDO COMPRISED OF AN ECLECTIC MIX OF ARCHITECTURE, STORES, BARS AND RESTAURANTS ORIGINALLY DEVELOPED IN THE 1900-1920'S CONTAINING THE CITY'S OLDEST COMMERCIAL BUILDINGS OF BRICK AND WOODEN STRUCTURES. THE DISTRICT INTENDS TO BE RESIDENT SERVING PROVIDING A PEDESTRIAN-ORIENTED ENVIRONMENT WHILE ALLOWING FOR FLEXIBILITY AND A MIXTURE OF COMMERCIAL AND RESIDENTIAL USES.

USES:

FIRST FLOOR: RETAIL/CAFE/COMMERCIAL WITH LIMITED EXTERIOR SEATING ALONG RICHMOND ST., FOR RENT (NOT CONDOS).
2ND FLOOR: COMMERCIAL/GENERAL OFFICE, FOR RENT (NOT CONDOS)
3RD FLOOR: RESIDENTIAL DWELLING UNITS, APARTMENTS FOR RENT (NOT CONDOS).

HEIGHT:

ALLOWED: 30' WITH A 45' 3RD STORY LIMITED TO BEGIN 25' FROM THE FRONT PROPERTY LINE.
(MAXIMUM HEIGHT ON CORNER LOTS SHALL BE DETERMINED THROUGH THE DOWNTOWN DESIGN REVIEW PROCESS).

SETBACKS:

FRONT AND STREETSIDE: NONE.
SIDE AND REAR: ZERO SETBACK ALLOWED

FLOOR AREA (SEE PAGE 10):

201-205 RICHMOND

COMMERCIAL = TOTAL FAR: 1:1 = 10,500 SF ALLOWED, 10,500 SF PROVIDED
RESIDENTIAL = LIMITED TO DENSITY NOT AREA = 1/3500 SF OF SITE AREA. 10,500 SF / 3,500 = 3 ALLOWED, 3 PROVIDED.

209 RICHMOND

COMMERCIAL = TOTAL NET FAR: 1:1 ALLOWED 3,500 SF PROVIDED 3,500 SF
RESIDENTIAL = LIMITED TO DENSITY NOT AREA = 1/3500 SF OF SITE AREA. 3,500 SF / 3,500 = 1 ALLOWED, 1 PROVIDED.

PARKING:

DWELLING UNITS - (0.5 SPACE PER UNIT) = 4 X 0.5 = 2 TOTAL REQUIRED = 49
COMMERCIAL - (1/300SF) = 14,000 / 300 = 47 PROVIDED = 49

DESIGN:

THE PROPOSED DESIGNS FOR BOTH STRUCTURES FULLY INTEGRATE THE EXISTING JAIL HOUSE AND BORROW THE CONSTRUCTION TYPOLOGY AND VARIED MATERIALITY OF THE DISTRICT EXTREMELY SUCCESSFULLY.

AT 201-205 RICHMOND THE DESIGN UTILIZES 3 DIFFERENT CONSTRUCTION TYPOLOGIES - CONCRETE CONSTRUCTION FOR THE FIRST FLOOR, HEAVY TIMBER CONSTRUCTION METHODOLOGY FOR THE 2ND FLOOR THAT ADDS WARMTH AND A SENSE OF RICHNESS TO THE OVERALL DESIGN AND EXPOSED STEEL CONSTRUCTION AT THE 3RD FLOOR BLENDING ARCHITECTURAL EXPRESSION AND ADDING GREATLY TO THE NEIGHBORHOODS ECLECTIC FABRIC. THE DESIGN ALSO INCLUDES REINTERPRETED SLOPED ROOF LINES TO ARCHITECTURALLY COMPLIMENT THE NEW AND THE OLD.

AT 209 RICHMOND A BLEND OF BOARD FORMED CONCRETE AND STEEL WITH WARM WOOD ACCENTS FOR THE RESIDENTIAL TRULY REINFORCE THE NEIGHBORHOODS OLDEST ECLECTIC COMMERCIAL DISTRICT OF BRICK AND WOODEN STRUCTURES.

AS AN ADDED UNIQUE FEATURE EACH RESIDENTIAL DWELLING IN THE DEVELOPMENT WILL EACH HAVE THEIR OWN FRONT LAWN IN THE SKY RECREATING THE AMERICAN DREAM SINGLE FAMILY DWELLING DESIGNED FOR THE NEW ERA OF DENSITY AND VERTICAL LIVING.

HISTORIC PRESERVATION INCENTIVE & MILLS ACT CONTRACT

THE OWNER INTENDS TO ENTER INTO A MILLS-ACT AGREEMENT BASED ON SECTION H OF THE DOWNTOWN SPECIFIC PLAN.

DOWNTOWN SPECIFIC PLAN - SECTION IX. H - HISTORIC PRESERVATION

"THE CITY WILL PROVIDE INCENTIVES TO OWNERS OF STRUCTURES IN THE RICHMOND STREET DISTRICT (100-200 BLOCKS RICHMOND STREET) TO MAINTAIN, PRESERVE, AND IMPROVE THEIR HISTORIC PROPERTIES ON A COMPLETELY VOLUNTARY BASIS. ELIGIBLE STRUCTURES ARE NOT REQUIRED TO PARTICIPATE IN THE INCENTIVE PROGRAMS. ONLY HISTORICALLY SIGNIFICANT STRUCTURES, AS IDENTIFIED ON THE MAP, ARE ELIGIBLE FOR THESE INCENTIVES..."

FINANCIAL INCENTIVES

MILLS ACT CONTRACTS-PROPERTY TAX REDUCTIONS AS A PRESERVATION INCENTIVE, HISTORIC PROPERTY AGREEMENTS OFFER ADVANTAGES TO BOTH THE CITY AND THE PROPERTY OWNER. THESE AGREEMENTS, COMMONLY REFERRED TO AS "MILLS ACT CONTRACTS," PROVIDE FOR PROPERTY TAX RELIEF FOR OWNERS OF QUALIFIED HISTORIC PROPERTIES WHO AGREE TO COMPLY WITH CERTAIN PRESERVATION RESTRICTIONS. THE TAX CREDIT MAY ONLY BE USED FOR OFFICIALLY DESIGNATED HISTORICALLY SIGNIFICANT STRUCTURES, (CULTURAL RESOURCES) OR IN OFFICIAL HISTORIC DISTRICTS, IN ACCORDANCE WITH REGULATIONS DETAILED IN CHAPTER 20.52, HISTORIC PRESERVATION, OF THE EL SEGUNDO MUNICIPAL CODE.

THE USE OF MILLS ACT CONTRACTS GIVES THE CITY THE FLEXIBILITY TO DEAL WITH HISTORIC STRUCTURE ON A CASE BY CASE BASIS. THE CITY HAS THE OPTION TO CHOOSE WHICH PROPERTIES ARE SUITABLE FOR THE INCENTIVE BY EVALUATING VARIOUS FACTORS, SUCH AS THE SIGNIFICANCE OF THE BUILDING TO THE COMMUNITY, DEVELOPMENT PRESSURES ON THE SITE, OR THE NEED FOR REHABILITATION. THESE CONTRACTS CAN BE USED BOTH AS A TOOL TO PRESERVE AN INDIVIDUAL BUILDING AND AS PART OF THE BROADER SPECIFIC PLAN IMPLEMENTATION PROGRAM.

FOR OWNERS OF HISTORIC PROPERTIES, MILLS ACT CONTRACTS OFFER SEVERAL DISTINCT ADVANTAGES PARTICIPATION ON THE PART OF THE PROPERTY OWNER IS COMPLETELY VOLUNTARY. IN AREAS WHERE LAND VALUE REPRESENTS A LARGE PORTION OF THE MARKET VALUE, SUCH AS IN COMMERCIAL AND RESIDENTIAL DISTRICTS, THE MILLS ACT METHOD OF THE LOWER ASSESSED VALUATION ADJUSTS THE PROPERTY TAX TO REFLECT THE ACTUAL USE ON THE SITE, AND CAN OFFER SIGNIFICANT REDUCTION IN TAXES FOR OWNERS OF HISTORIC BUILDINGS...
...THE MINIMUM TERM OF A MILLS ACT CONTRACT IS TEN YEARS, AND EACH YEAR THE CONTRACT IS AUTOMATICALLY RENEWED FOR AN ADDITIONAL YEAR ON A SPECIFIED DATE UNLESS A NOTICE OF NON-RENEWAL IS GIVEN. EITHER THE PROPERTY OWNER OR THE LOCAL GOVERNMENT MAY ELECT NOT TO RENEW FOR ANY REASON. THE EFFECT OF NON-RENEWAL IS TO TERMINATE THE CONTRACT AT THE END OF THE CURRENT TEN-YEAR TERM. THE SPECIFIC PROCEDURES FOR NON-RENEWAL ARE FOUND IN GOVERNMENT CODE SECTION 50282. UNDER A MILLS ACT CONTRACT, THE PROPERTY OWNER IS OBLIGATED TO PREVENT DETERIORATION OF THE PROPERTY, IN ADDITION TO COMPLYING WITH ANY SPECIFIC RESTORATION OR REHABILITATION PROVISIONS CONTAINED IN THE CONTRACT. SUGGESTED RESTRICTIONS MIGHT INCLUDE PROHIBITION OF DEMOLITION OR ALTERATION EXCEPT WITH CITY APPROVAL, OR THE REQUIREMENT TO SEISMICALLY STABILIZE THE HISTORIC STRUCTURE."



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201-209 RICHMOND
SOUTHEAST CORNER VIEW 03



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JUNE 30, 2021

201-209 RICHMOND
CORNER VIEW 04



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201-209 RICHMOND
AERIAL VIEW 06



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201-209 RICHMOND
EAST VIEW 07



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201-209 RICHMOND
SOUTH VIEW 08



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201-209 RICHMOND
NORTH WEST VIEW 09



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201-209 RICHMOND
NORTHEAST VIEW 10



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201-209 RICHMOND
EAST RENDER 11



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201-209 RICHMOND
SOUTHWEST RENDER 12



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201-209 RICHMOND
NORTHWEST RENDER 13



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201-209 RICHMOND
EAST AERIAL VIEW 14



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JUNE 30, 2021

201-209 RICHMOND
WEST AERIAL VIEW 15

SURVEY AND TOPOGRAPHY

FOR
SMOKEY HOLLOW, LLC
1601 N. SEPULVEDA BLVD, STE. 629
MANHATTAN BEACH, CA 90266
PHONE 310-616-5040 x2

JOB ADDRESS

203-209 RICHMOND STREET
EL SEGUNDO, CA 90245

LEGAL DESCRIPTION

LOTS 9-13, BLOCK 21
EL SEGUNDO
M.B. 18-69
APN 4136-024-008/009/017

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

DRAWN ON 7/3/2019

REVISIONS

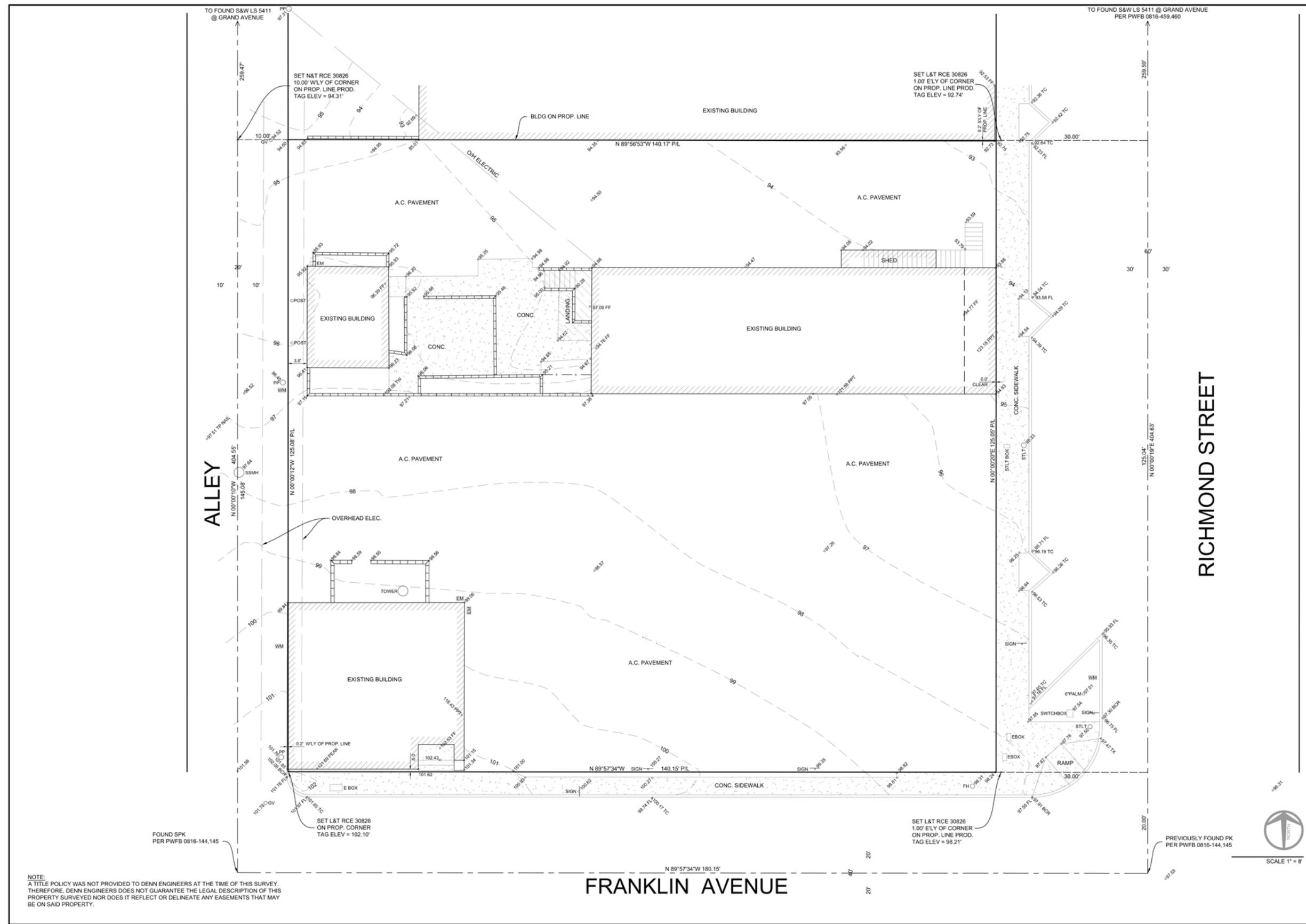
LEGEND

- EXISTING BUILDING
- BRICK BUILDING
- CONCRETE
- WOOD DECK
- +106.76 EXISTING ELEVATION
- 100 EXISTING CONTOUR
- X EXISTING FENCE
- BLOCK WALL
- BCR BEGINNING OF CURB RETURN
- CL CENTERLINE
- CLF CHAM-LINK
- ELY EASTERLY
- FD FOUND
- EM ELECTRIC METER
- FE FENCE
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- N/WLY NORTHERLY PROPERTY CORNER / PROP. CORNER
- PL, P/L PROPERTY LINE / PROP. LINE
- PP POWER POLE
- PPT PARAPET
- S&W SPIKE AND WASHER
- SLY SOUTHERLY
- SPK SPIKE
- SSSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STK STAKE / STAKE & TAG
- STL STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL / T.O.W.
- TX TOP OF DRIVEWAY APRON
- WLY WESTERLY
- WM WATER METER

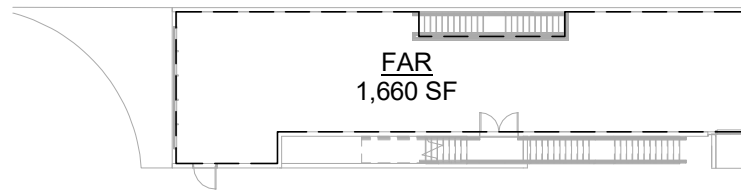
NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.
BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFF-SET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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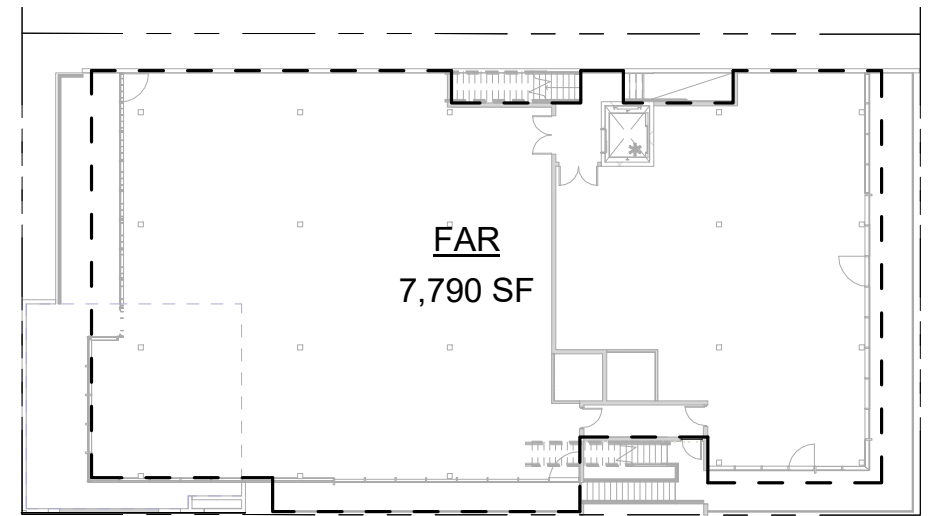
SHEET 1 OF 1
JOB NO. 19-265



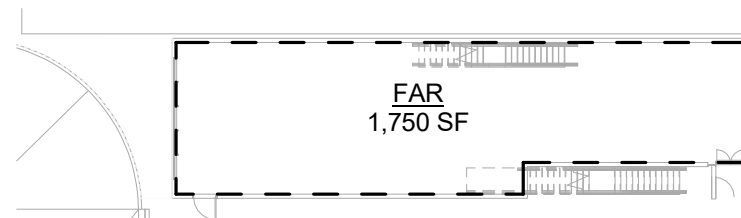
NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.



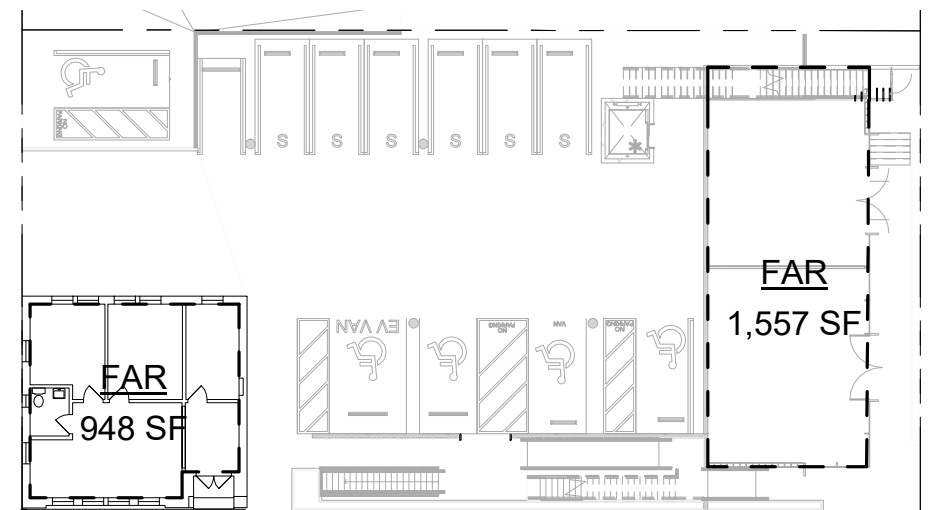
④ FAR - LEVEL 02 - 209
1" = 30'-0"



② FAR - LEVEL 02
1" = 30'-0"



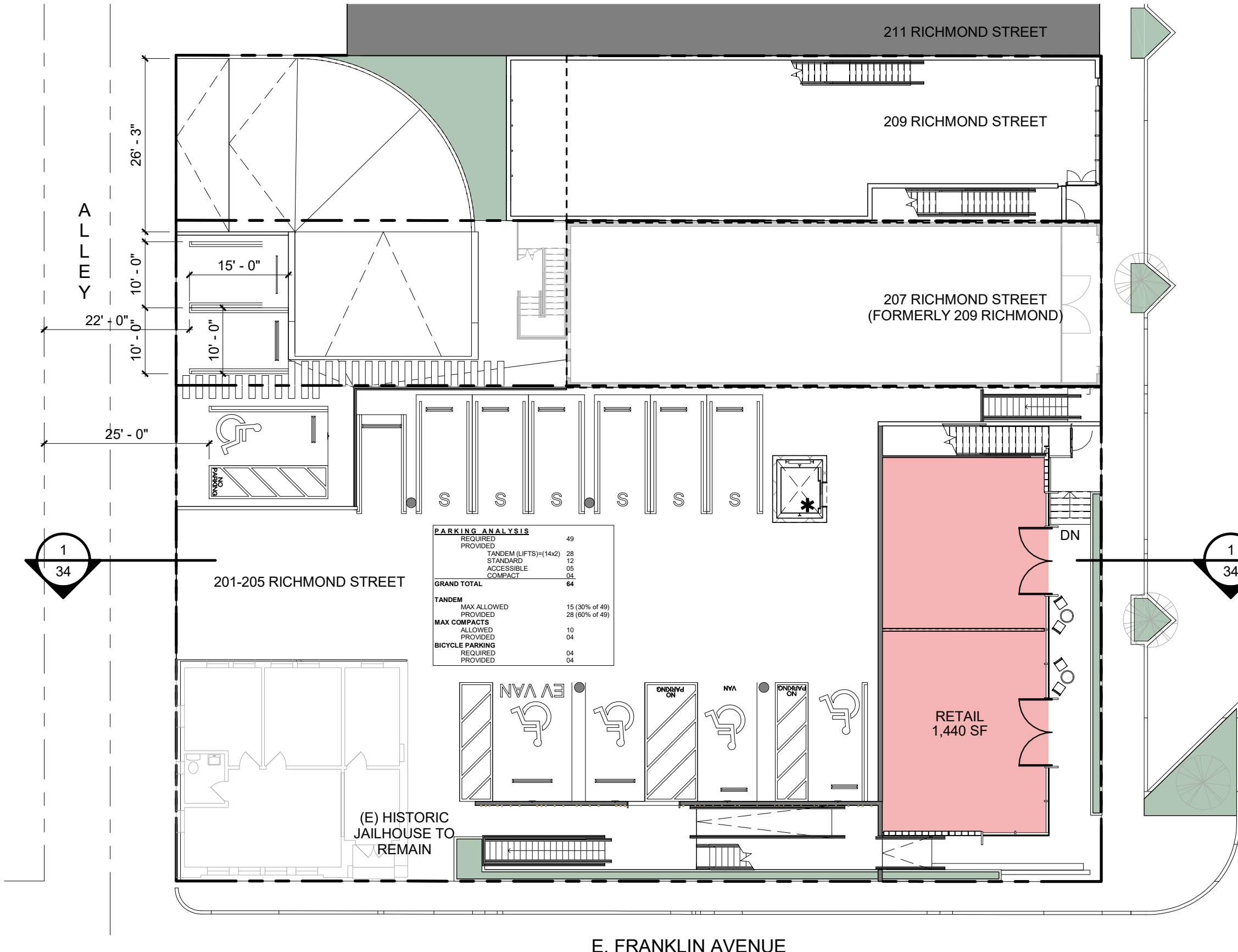
③ FAR - LEVEL 01 - 209
1" = 30'-0"



① FAR - LEVEL 01
1" = 30'-0"

209 RICHMOND
 LOT AREA = 3,500 SF @ 1:1 FAR = 3,500 SF
 LEVEL 01 - 1,844 SF
 LEVEL 02 - 1,656 SF
3,500 = 3,500 SF

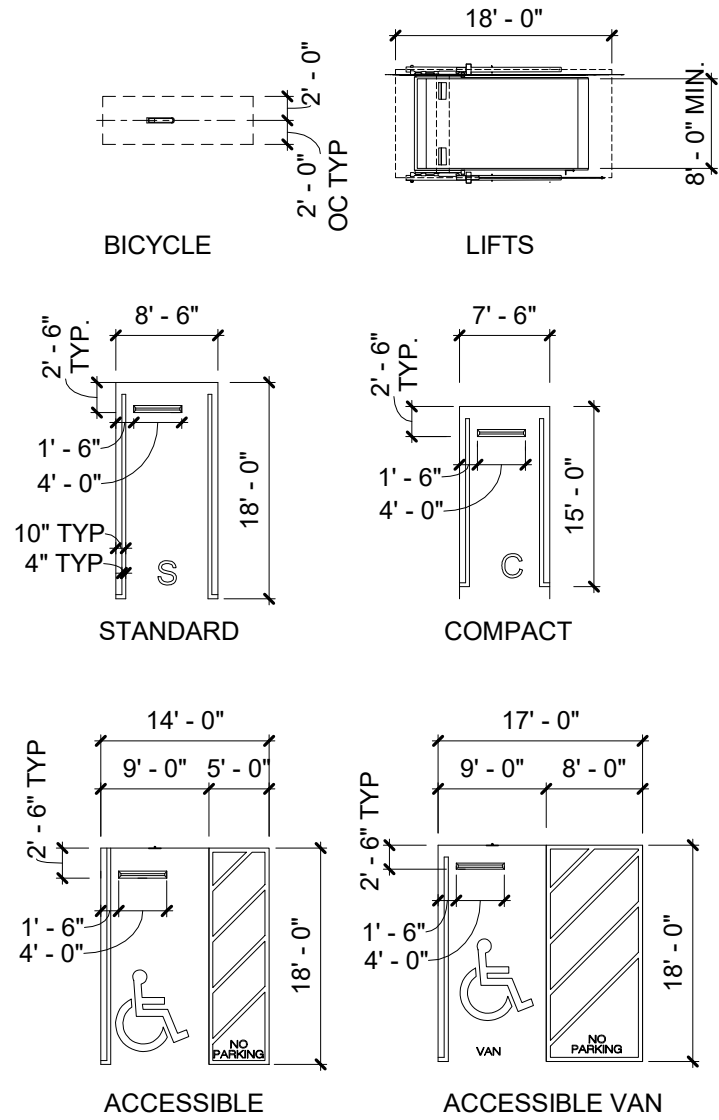
201-205 RICHMOND
 LOT AREA = 10,500 SF @ 1:1 FAR = 10,500 SF
 LEVEL 01 - 948 SF
 LEVEL 01 - 1,557 SF
 LEVEL 02 - 7,790 SF
TOTAL FAR - 10,500 SF = 10,500 SF



PARKING ANALYSIS	
REQUIRED	49
PROVIDED	
TANDEM (LIFTS)=(14x2)	28
STANDARD	12
ACCESSIBLE	05
COMPACT	04
GRAND TOTAL	64
TANDEM	
MAX ALLOWED	15 (30% of 49)
PROVIDED	28 (60% of 49)
MAX COMPACTS	
ALLOWED	10
PROVIDED	04
BICYCLE PARKING	
REQUIRED	04
PROVIDED	04

EXCEPTIONS FOR 90° PARKING ANGLE (STANDARD PARKING SPACES ONLY)

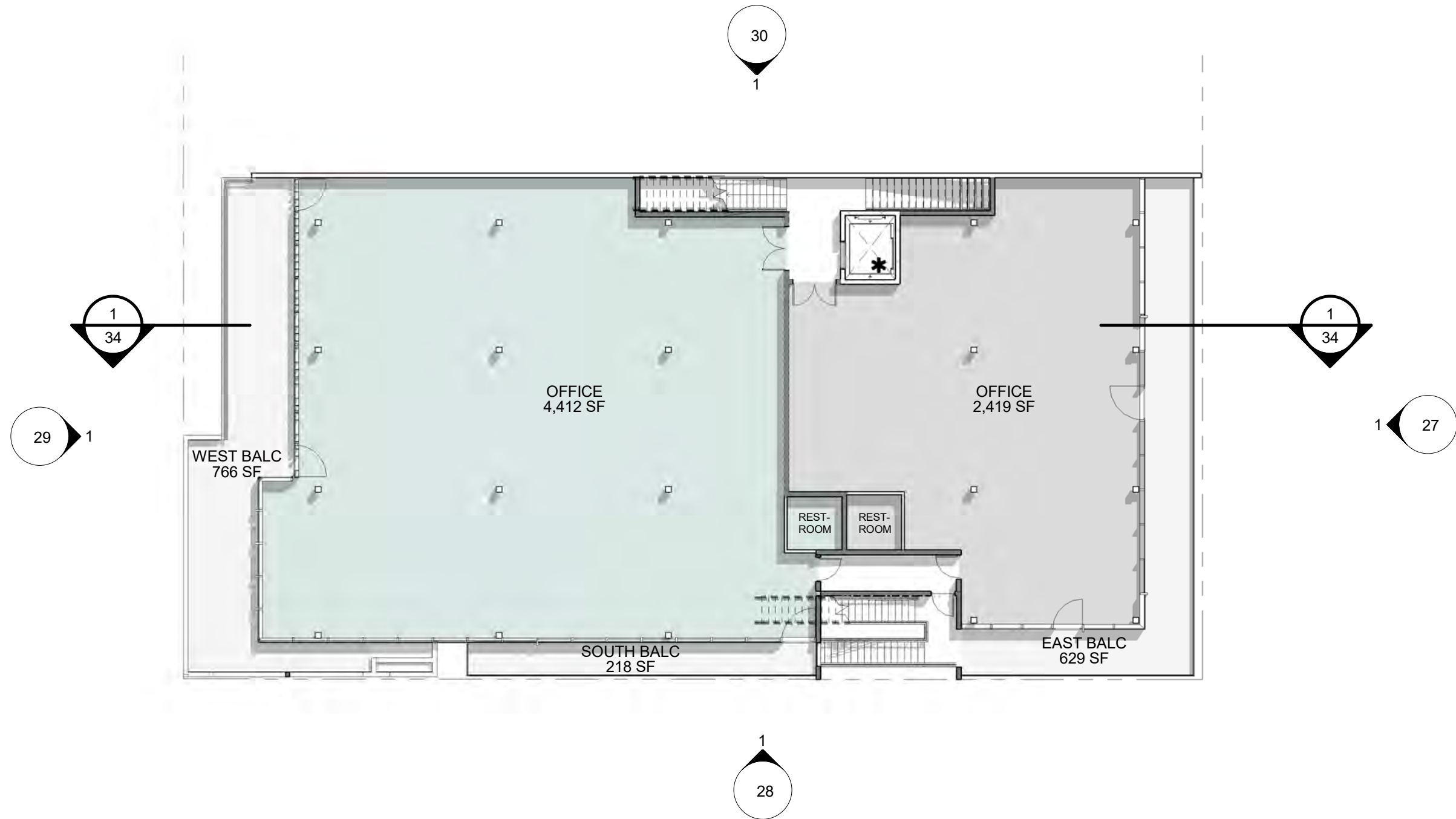
Parking Space Minimum Width	Parking Aisle Width
8.5 feet	25 feet
9.0 feet	24 feet
9.5 feet	23 feet
10 feet	22 feet



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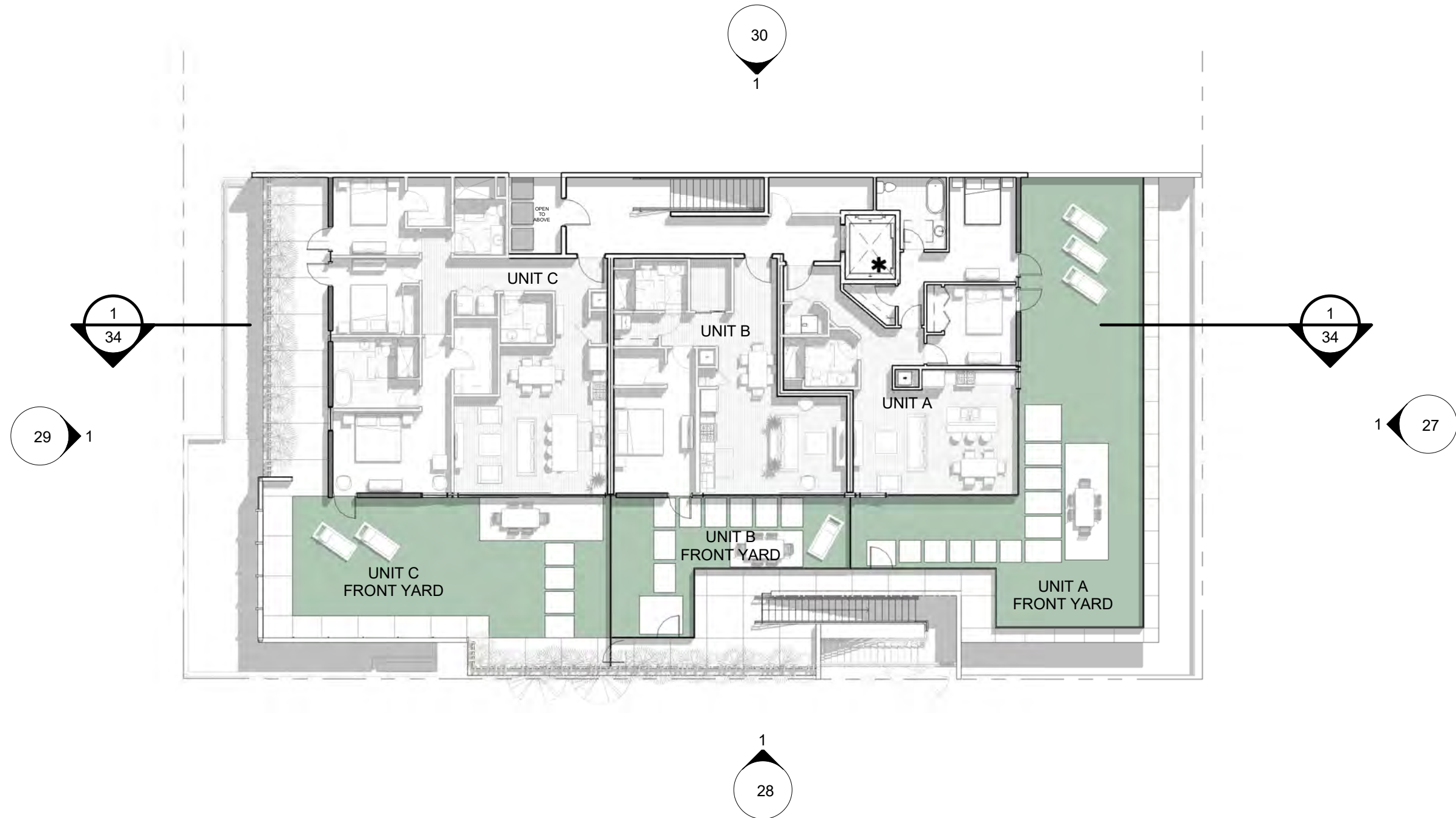
JUNE 30, 2021



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JUNE 30, 2021

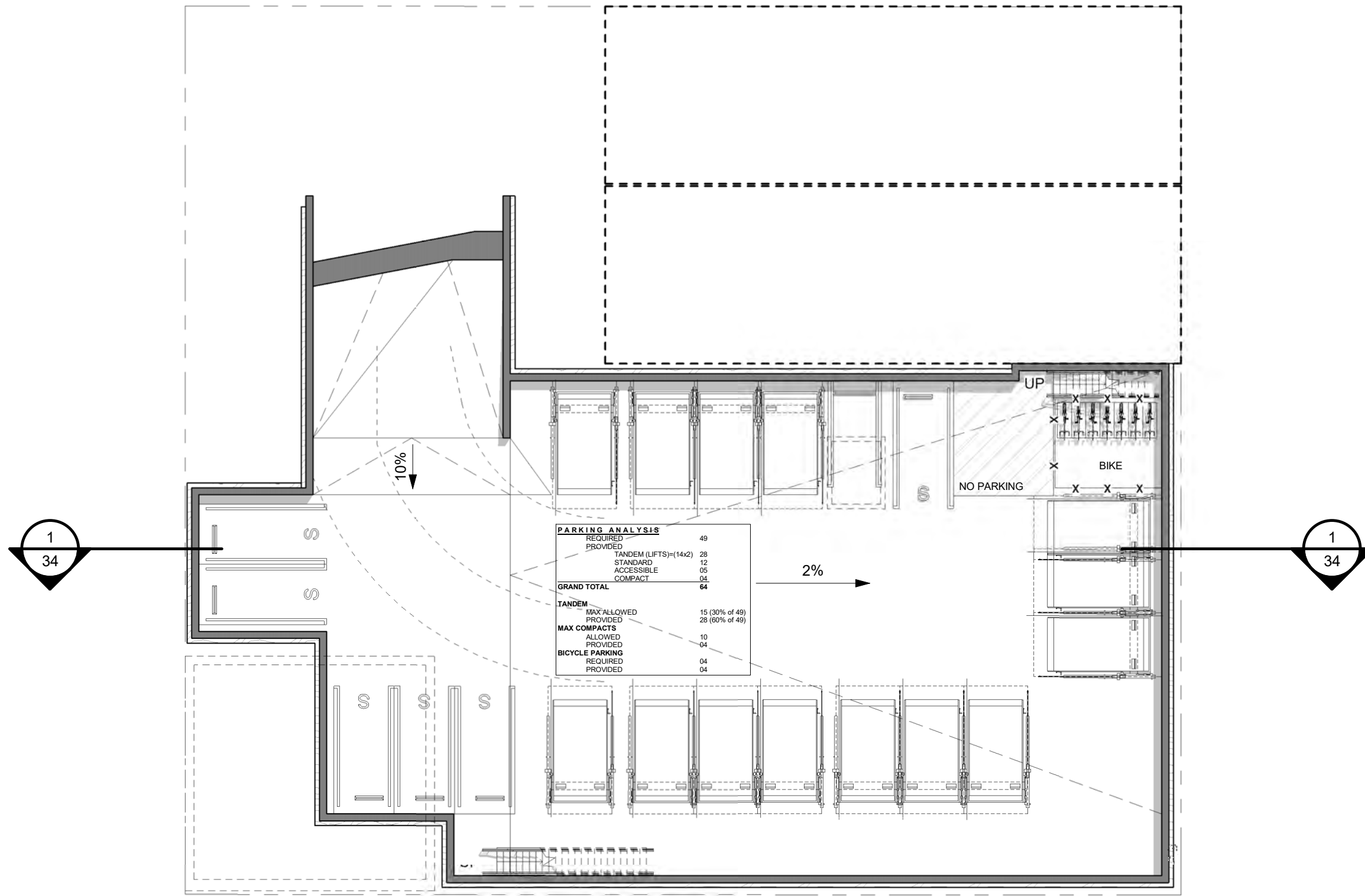
201-209 RICHMOND
CONCEPTUAL LEVEL 2 - PLAN 19



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 MAY 2021 (REVISED) 201-209 RICHMOND, CT 06101-2021-14
 JUNE 30, 2021

201-209 RICHMOND
 CONCEPTUAL LEVEL 3 - PLAN 20

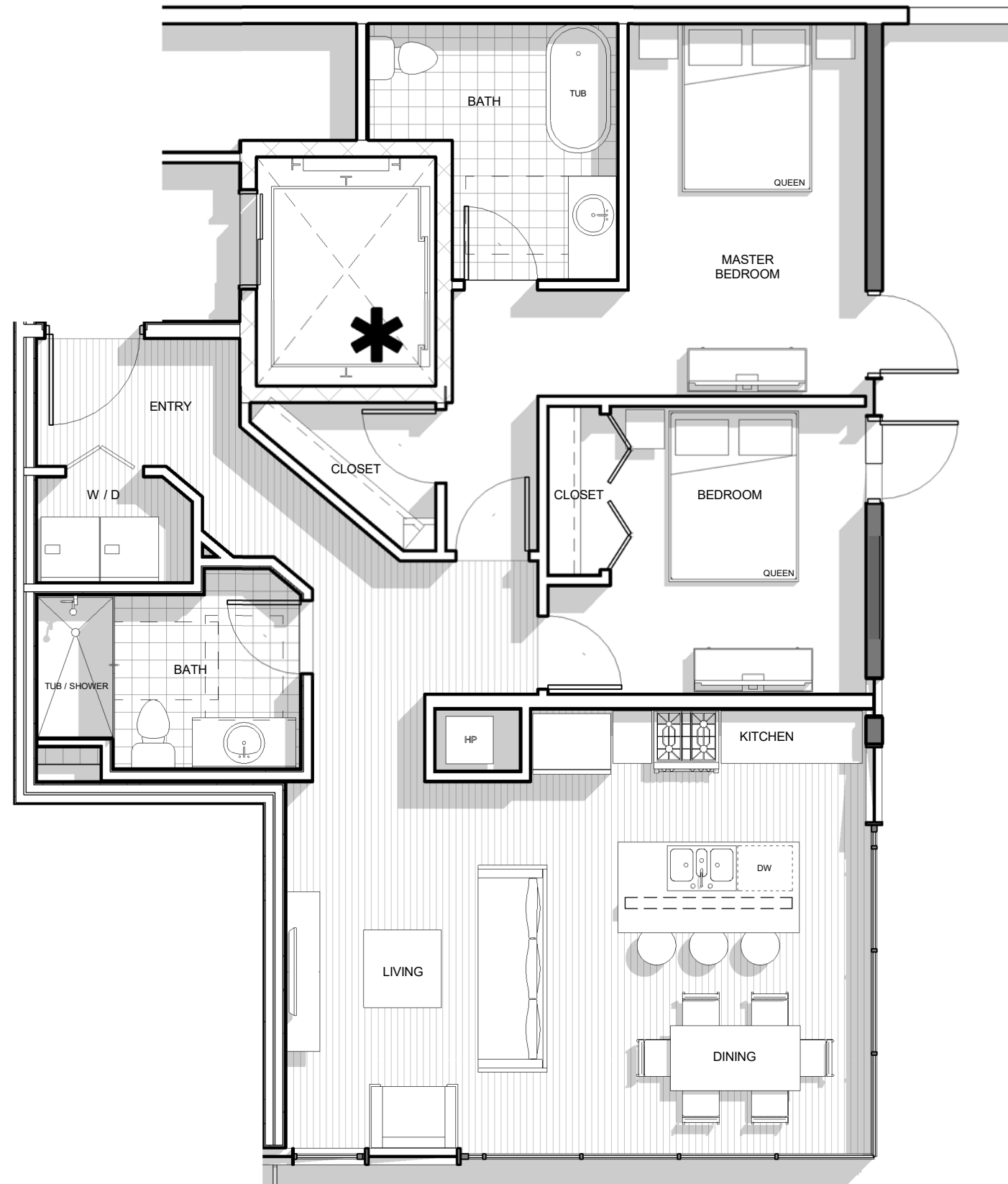


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201-209 RICHMOND
 CONCEPTUAL LEVEL B1 - PLAN 21



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 201-209 RICHMOND - ENLARGED UNIT PLAN - A - 22
 JUNE 30, 2021

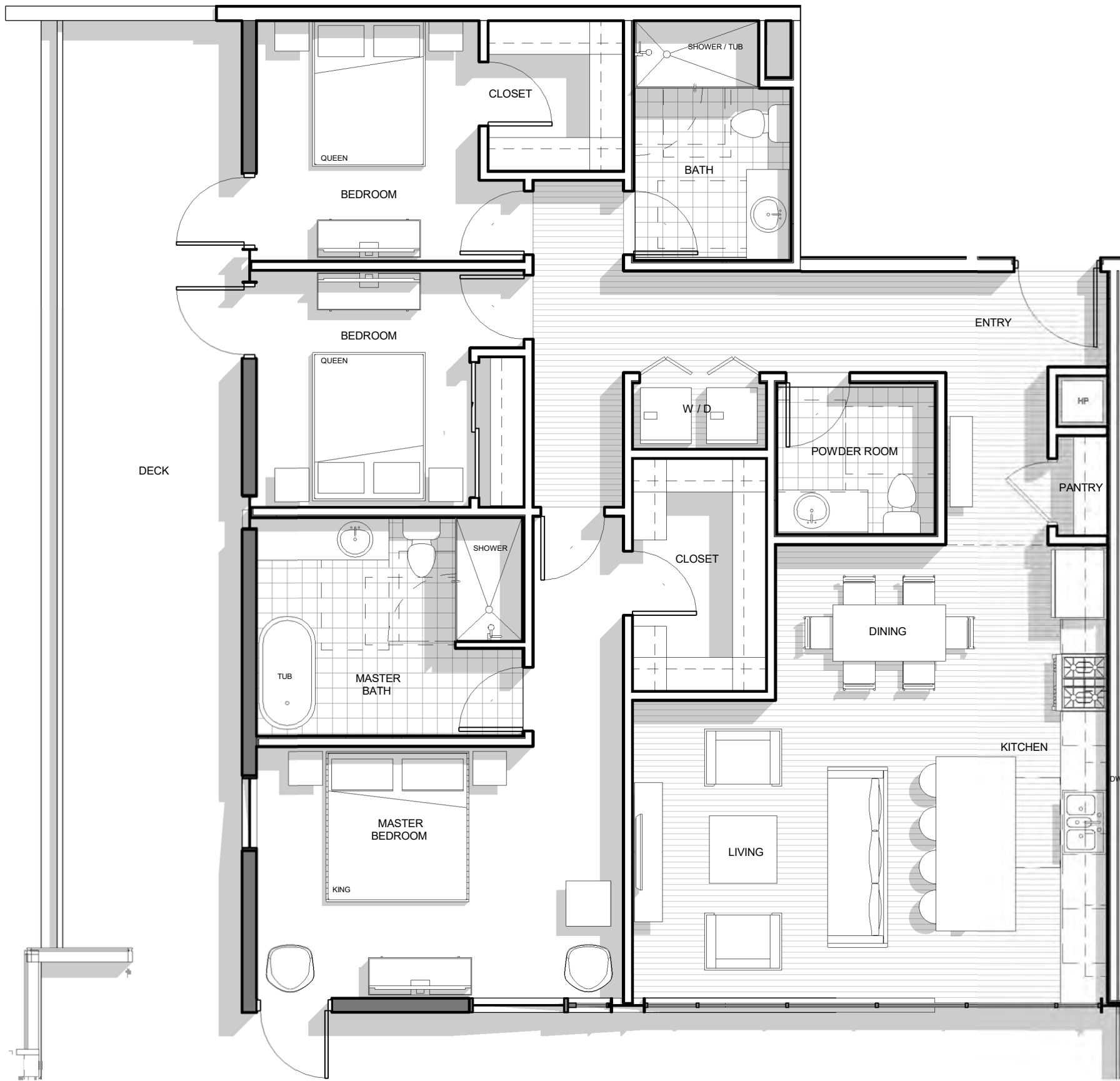
201-209 RICHMOND
 ENLARGED UNIT PLAN - A 22



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201-209 RICHMOND
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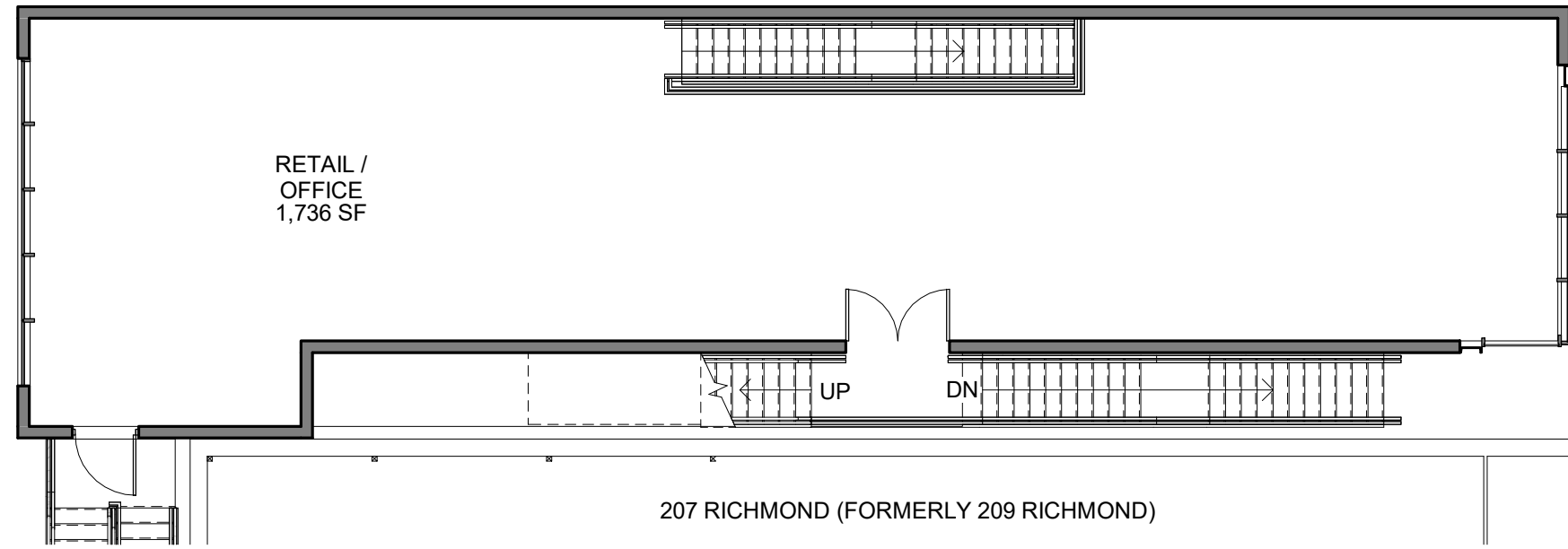
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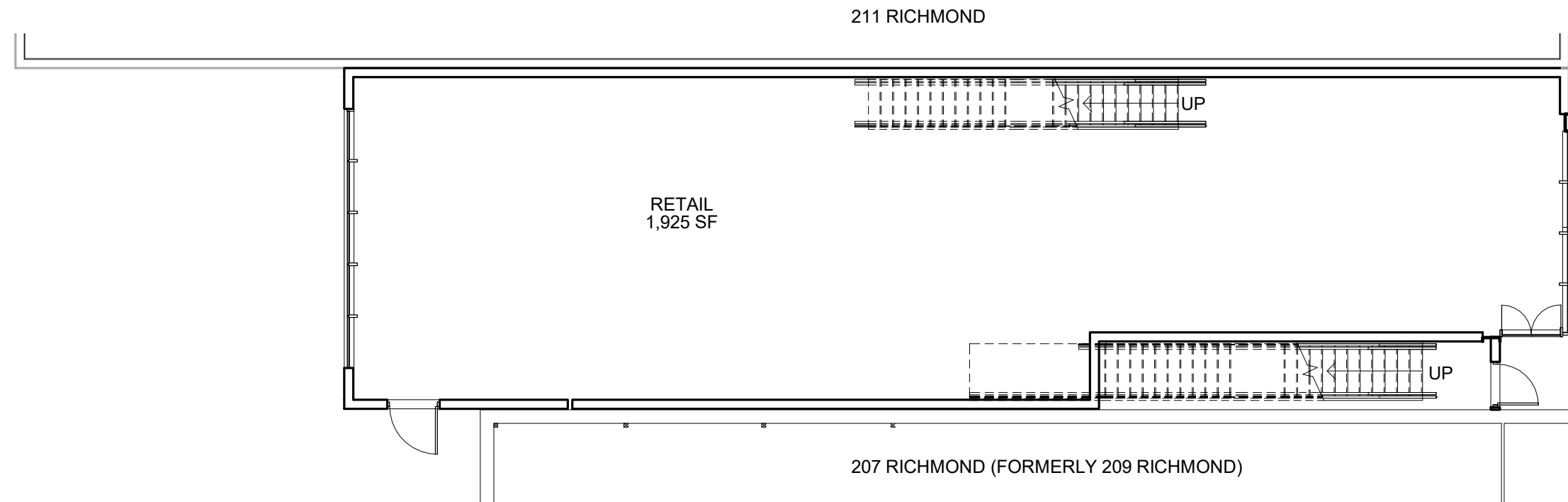
REV. 06/30/2021 (REVISED) 201-209 RICHMOND, CT 06105-2021

JUNE 30, 2021

201-209 RICHMOND
ENLARGED UNIT PLAN - C 24



① LEVEL 02 PLAN
1" = 10'-0"

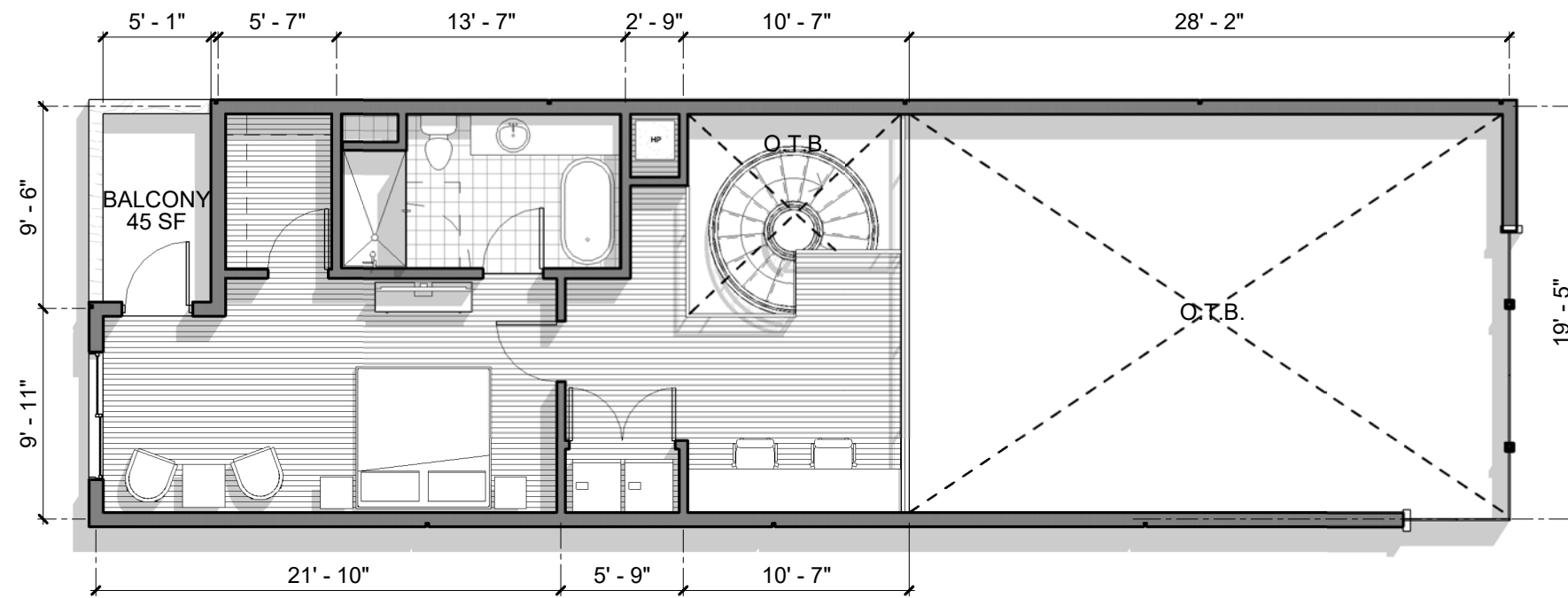


② LEVEL 01 PLAN
1" = 10'-0"

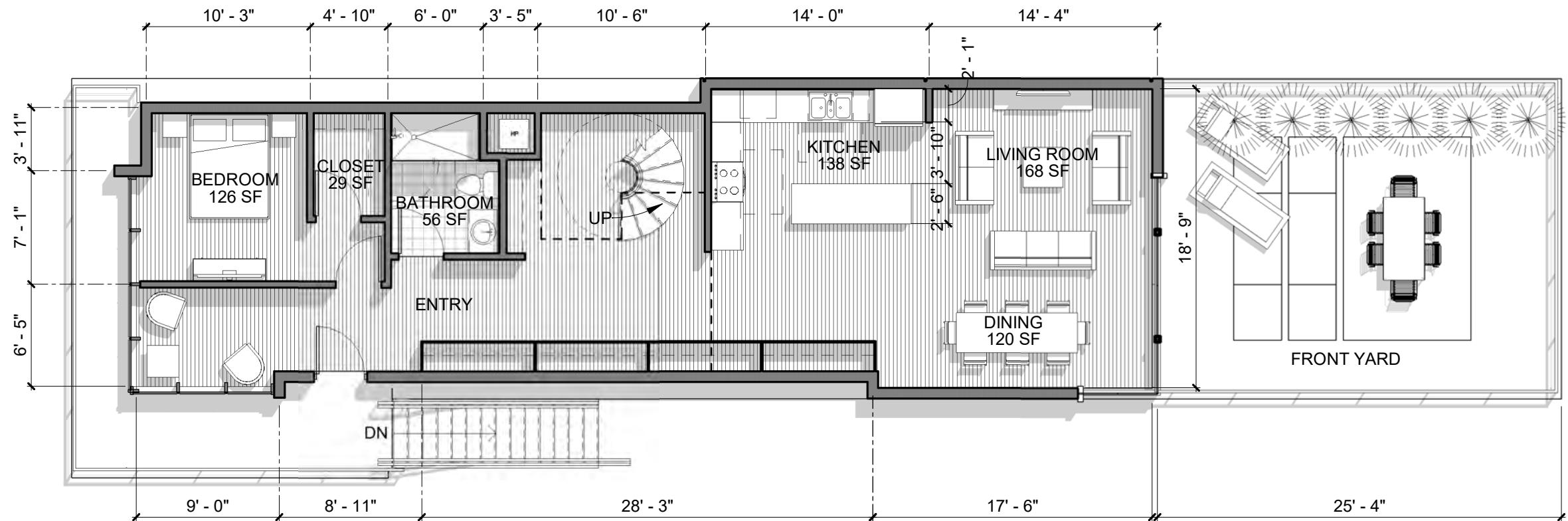


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JUNE 30, 2021



② LEVEL 03 MEZZANINE PLAN
1/8" = 1'-0"



① LEVEL 03 PLAN
1/8" = 1'-0"









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201-209 RICHMOND

LEVEL 2 - UNIT PLAN 26

-  T.O.P
146' - 0"
-  ROOF
143' - 0"
-  LEVEL 03
128' - 0"
-  LEVEL 02
115' - 0"
-  PARKING
101' - 0"
-  LEVEL 01
98' - 0"



201-205 RICHMOND

207 RICHMOND
(FORMERLY 209 RICHMOND)

209 RICHMOND



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JUNE 30, 2021

201-209 RICHMOND
201-205 - EAST ELEVATION 27

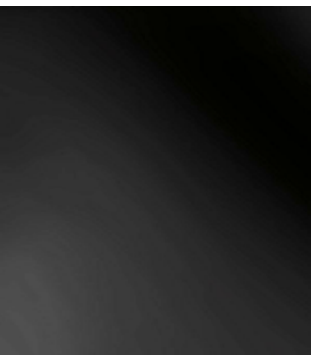

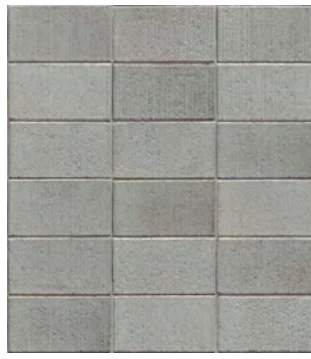


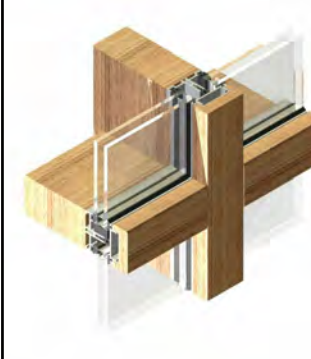




209 RICHMOND

207 RICHMOND
(FORMERLY 209 RICHMOND)

201-205 RICHMOND

- T.O.P 146' - 0"
- ROOF 143' - 0"
- LEVEL 03 128' - 0"
- LEVEL 02 115' - 0"
- PARKING 101' - 0"
- LEVEL 01 98' - 0"

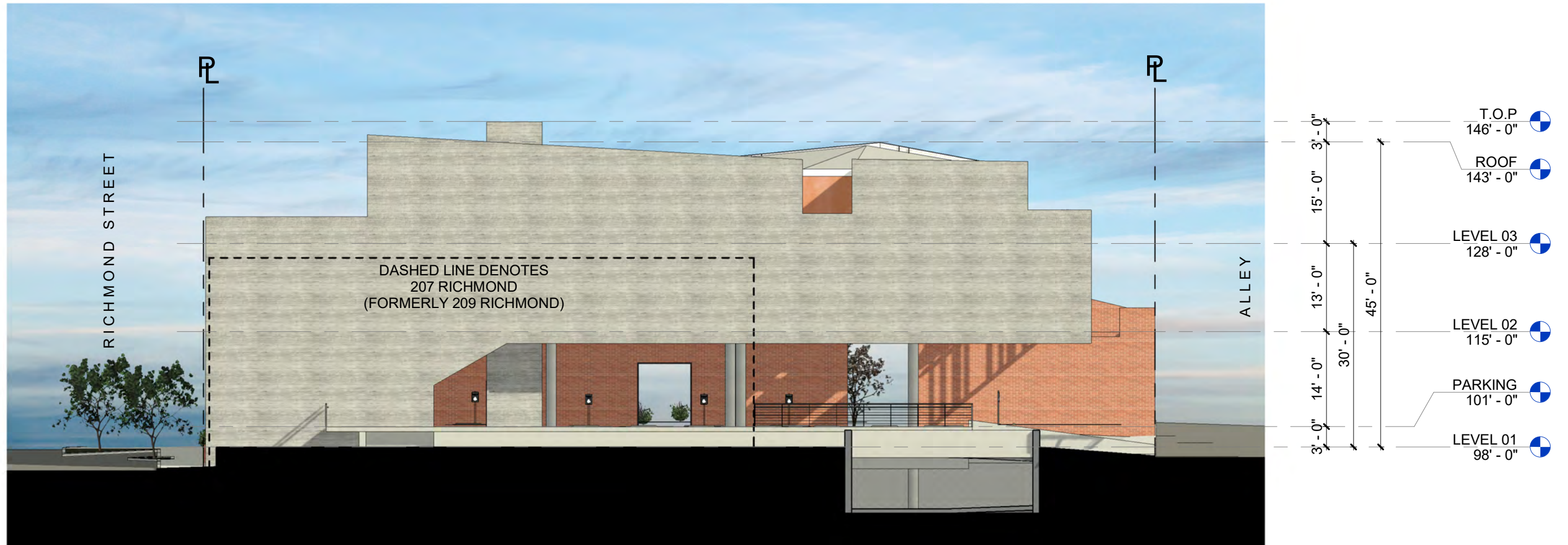
							
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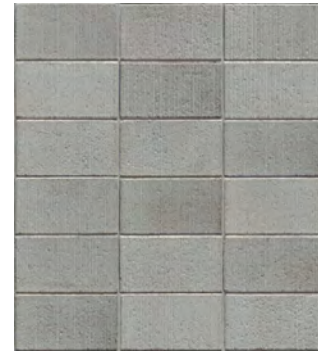


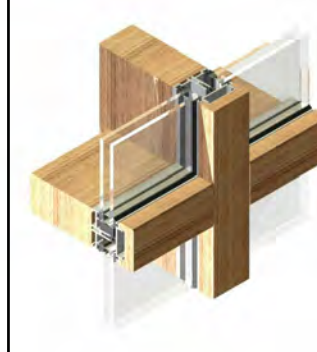


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JUNE 30, 2021

201-209 RICHMOND
201-205 - WEST ELEVATION 29



201-205 RICHMOND

							
MT-1 POWDERCOATED BLACK ALUMINUM	C-2 BOARD FORMED CONCRETE	BL-1 STACK BOND BLOCK	C-1 ARCHITECTURAL CONCRETE	BR-1 BRICK	WD-2 EXPRESSED WOOD MULLIONS	WD-1 GLOSSY WHITE I-BEAMS	WD-1 CROSS LAMINATED TIMBER





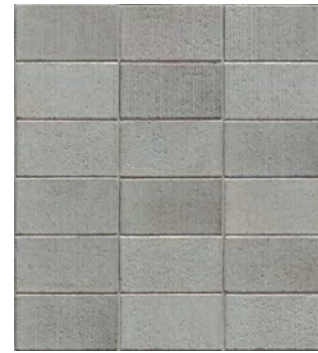


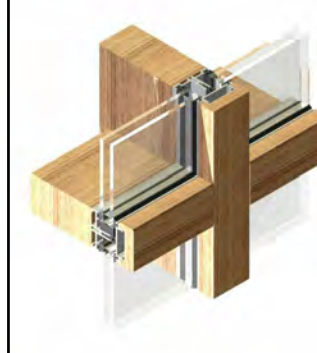


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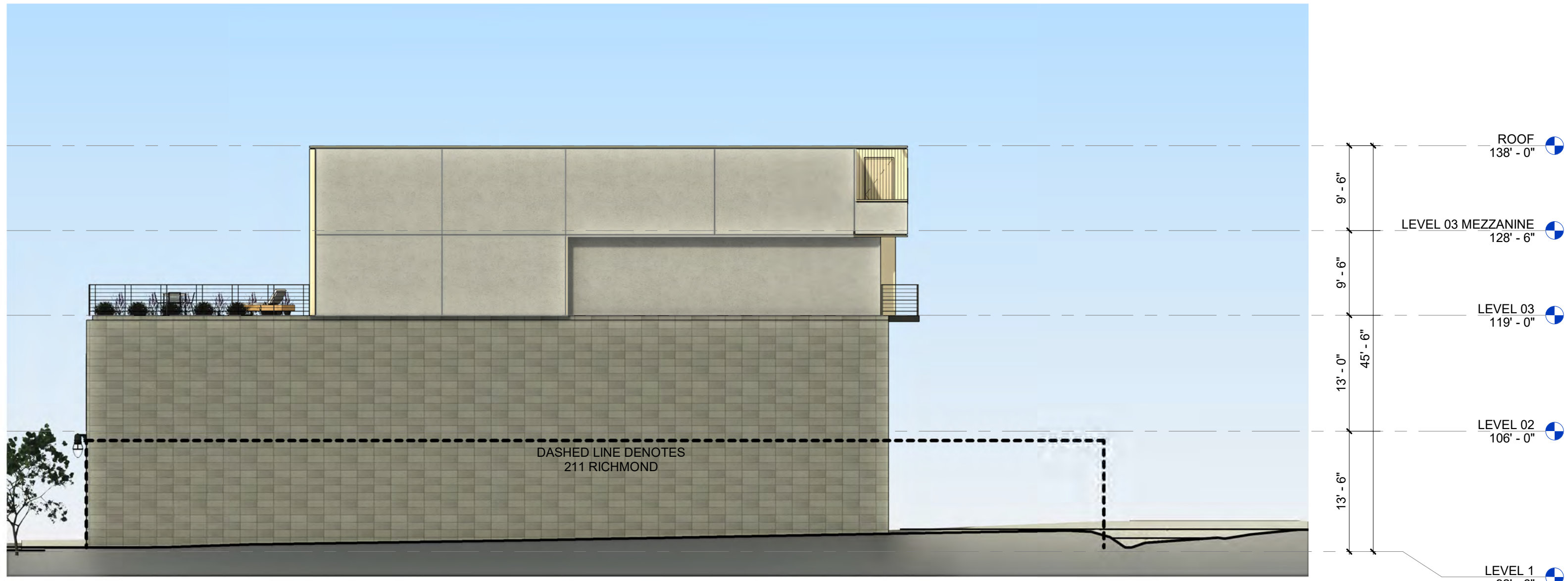
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JUNE 30, 2021

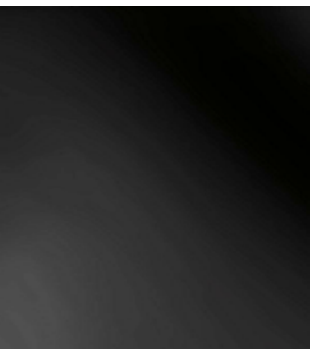

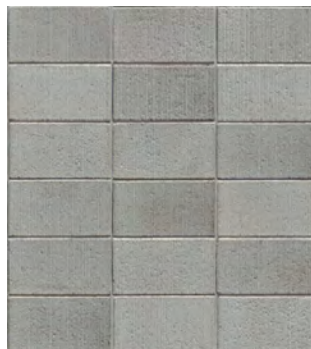

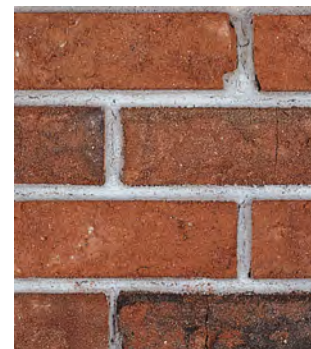
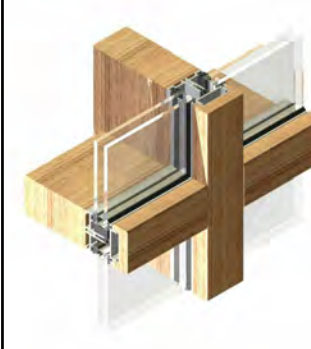




							
MT-1 POWDERCOATED BLACK ALUMINUM	C-2 BOARD FORMED CONCRETE	BL-1 STACK BOND BLOCK	C-1 ARCHITECTURAL CONCRETE	BR-1 BRICK	WD-2 EXPRESSED WOOD MULLIONS	WD-1 GLOSSY WHITE I-BEAMS	WD-1 CROSS LAMINATED TIMBER



DASHED LINE DENOTES
211 RICHMOND

209 RICHMOND

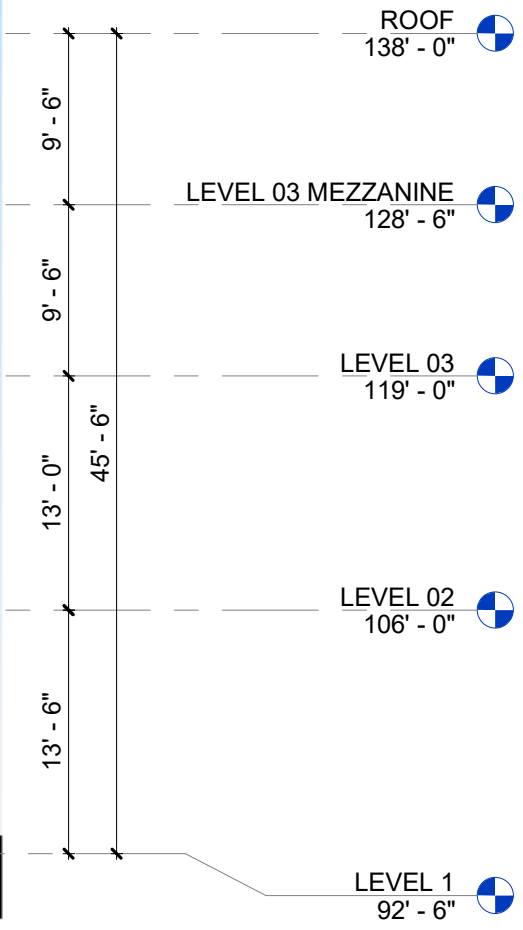
							
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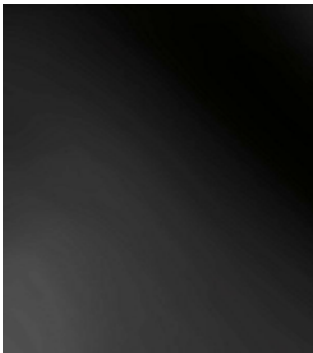

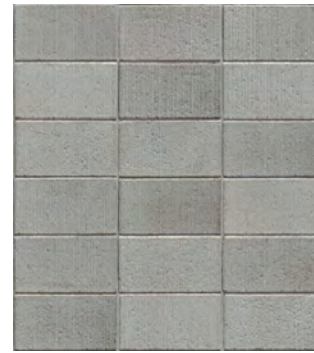


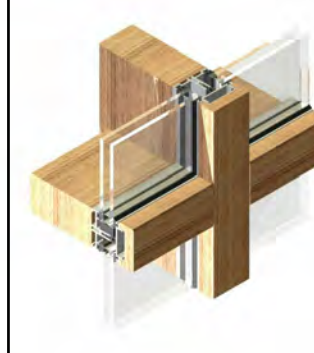


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201-209 RICHMOND
 209-BUILDING ELEVATION 32



DASHED LINE DENOTS
207 RICHMOND
(FORMELY 209 RICHMOND)

209 RICHMOND

							
MT-1 POWDERCOATED BLACK ALUMINUM	C-2 BOARD FORMED CONCRETE	BL-1 STACK BOND BLOCK	C-1 ARCHITECTURAL CONCRETE	BR-1 BRICK	WD-2 EXPRESSED WOOD MULLIONS	WD-1 GLOSSY WHITE I-BEAMS	WD-1 CROSS LAMINATED TIMBER

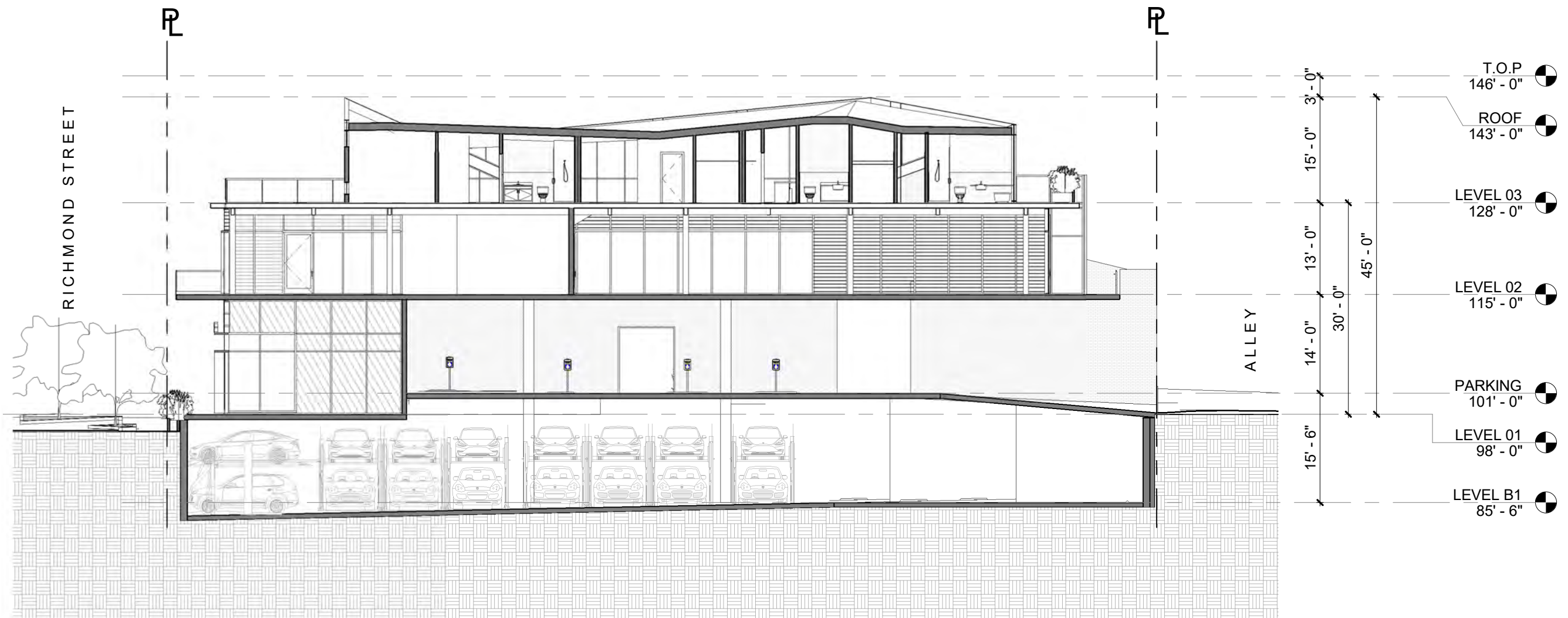


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201 - 205 RICHMOND



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 JUNE 30, 2021



Planning Commission Agenda Statement

Meeting Date: July 8, 2021

Agenda Heading: New Business

DESCRIPTION:

Determination of Consistency of the Proposed Fiscal Year 2021-22 Capital Improvement Program (CIP) with the City of El Segundo General Plan (Applicant: City of El Segundo).

RECOMMENDATION:

Adopt Resolution No. 2899, determining that the proposed FY 2021-22 Capital Improvement Program (CIP) is consistent with the City of El Segundo General Plan.

BACKGROUND

A Capital Improvement Plan (CIP) is a document that identifies capital projects in the City which the City Council can use as a guide for the efficient and effective provision of resources for improving and maintaining public infrastructure and facilities. The City of El Segundo annually reviews its Capital Improvement Program (CIP) needs and funding resources for the purpose of identifying and prioritizing capital projects to be completed within the planning period. These projects are needed to adequately maintain current facilities, maintain existing infrastructure, provide new infrastructure where needed, implement new technologies for the health and welfare of our citizens, and prepare for major disasters.

The California Government Code (Section 65103 & 65401) requires the Planning Commission to annually review the City's CIP for its consistency with the City's General Plan. The Planning Commission has reviewed previous CIPs annually and found them all to be consistent with the City's General Plan. The proposed list of projects in this year's CIP was included in the proposed Fiscal Year 2021-2022 Budget presented to City Council on June 15, 2021. The Fiscal Year 2021-22 CIP is now being presented to Planning Commission for General Plan Consistency determination.

DISCUSSION

City staff annually reviews the City's capital improvement needs, sets goals for addressing those needs, and identifies projects necessary to achieve those goals. The Public Works Department staff prepares a CIP which includes both core projects (e.g., sewer, water, roadway infrastructure improvements) and new projects proposed by other departments and the general public. The CIP serves as a planning instrument in conjunction with the City's General Plan and City Council's Goals to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public.

The new projects are presented to the City's 5-member Capital Improvement Program Advisory Committee (CIPAC) for consideration. Committee members are responsible for reviewing, scoring and ranking the proposed CIP projects based on established scoring criteria. Staff then makes the final funding recommendation based on CIPAC scores after also taking finances and resources into consideration. This year's complete list of projects are proposed to be funded through Prop C, Gas Tax, Water Enterprise, Sewer Enterprise, Local Grant Funds and the General Fund.

CODE CONSIDERATION AND ANALYSIS

Code consideration in this matter stems from the State Government Code. In part, Government Code Section 65401 states that:

"...each governmental body... shall prepare a coordinated program of proposed public works... such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof"

As a result, the Planning Commission's role is not to add or delete projects from the CIP, but to determine if the proposed CIP conforms to the City's General Plan. In other words, the Planning Commission is being asked to determine whether the projects listed below are consistent with the goals and policies established in the City's General Plan.

The proposed CIP projects are more fully described in Attachment 2. The following table lists all the proposed CIP projects for Fiscal Year 2021-22 and indicates the General Plan goals, objectives and policies with which they are consistent.


Project Name & Description	General Plan Consistency
Proposed CIP projects:	
1. Annual Water Main Maintenance 2. Water Division Office and Maintenance Yard Improvements	- Land Use Element Goal LU6, to maintain and upgrade the existing excellent parks, recreation, and open space facilities within the City of El Segundo; and/or,
3. Wastewater Infrastructure Replacement (Annual Program)	
4. Park Place Extension Transportation Project- Design	
5. Roadway Rehabilitation (Annual Program)	- Land Use Element Goal LU7, to provide the highest quality public facilities, services, and public infrastructure possible to the community.
6. El Segundo Blvd. Improvements	
7. Sidewalk Maintenance Program (Annual Program)	
8. Arena Street Improvements Study	
9. Alondra Park (Regional project)	
10. Infiltration projects	

11. Civic Center Maintenance & Repairs
12. ADA Improvements - CDBG Funds
13. PD Women Locker Room Remodel
14. Fire Stations #1 & #2 Carpet
15. Safe Routes to School Projects
16. HVAC (Citywide)
17. Plumbing (Citywide)
18. Miscellaneous Electrical (Citywide)
19. Exterior Lighting + Miscellaneous Façade
20. Main Facilities ADA Compliance Projects

Staff has reviewed the list of capital projects identified in the proposed Fiscal Year 2021-22 CIP considering the goals and objectives of the General Plan and believes that the City's CIP continues to be consistent with the applicable goals and policies of the El Segundo General Plan. Thus, staff recommends that the Planning Commission adopt Resolution No. 2899, determining that the proposed FY 2021-22 Capital Improvement Program (CIP) is consistent with the City of El Segundo General Plan.

ENVIRONMENTAL REVIEW

The General Plan Consistency finding is exempt from the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and 14 Cal. Code Regs. § 15061(b)(3), as it is an activity covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Staff finds that it can be seen with certainty that there is no possibility that the Consistency finding may have a significant effect on the environment.

PREPARED BY: Lifan Xu, City Engineer 

REVIEWED BY: Eduardo Schonborn, AICP, Principal Planner 

APPROVED BY: Denis Cook, Interim Director of Development Services 

ATTACHED SUPPORTING DOCUMENTS

1. Planning Commission Resolution No. 2899
2. Detailed Projects List for Fiscal Year 2021-22

RESOLUTION NO. 2899

A RESOLUTION FINDING THAT THE PROPOSED FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM CONFORMS WITH THE EL SEGUNDO GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65401. (ENVIRONMENTAL ASSESSMENT NO. EA-1309)

The Planning Commission of the City of El Segundo does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. In accordance with Government Code § 65401, the Public Works Department prepared a Capital Improvement Program (CIP) and submitted the CIP to the City's Planning and Building Safety Department for transmission to the Planning Commission;
- B. Government Code § 65103(c) requires the Planning Commission to annually review the City's CIP to determine whether the CIP is consistent with the El Segundo General Plan;
- C. On July 8, 2021, the Planning Commission considered the proposed CIP in light of the El Segundo General Plan;
- D. This Resolution and its findings are based upon the entire record including information available at the July 8, 2021 Planning Commission meeting.

SECTION 2: *Environmental Assessment.* The Planning Commission finds that the determination of the program's consistency is exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines §15061(b)(3) as it is an activity covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment, and this can be seen with certainty that there is no possibility that the Consistency finding may have a significant effect on the environment.

SECTION 3: *Approval.* The Planning Commission finds that the proposed CIP for Fiscal Year 2021/22, attached as Exhibit A and incorporated by this reference, is consistent with the following goals of the El Segundo General Plan:

Land Use Element Goal LU6: to maintain and upgrade the existing excellent parks, recreation, and open space facilities within the City of El Segundo.

Land Use Element Goal LU7: to provide the highest quality public facilities, services, and public infrastructure possible to the community.

SECTION 4: The Commission Secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 5: This Resolution may be appealed within 10 calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 6: Except as provided in Section 5, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 8th day of July 2021.

Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:

Denis Cook, Secretary to the
Planning Commission

Baldino -
Newman -
Hoeschler -
Keldorf -
Maggay -

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Gregg Kovacevich, Assistant City Attorney

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Annual Water Main Maintenance
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Repair or replacement of water infrastructure according to greatest need.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The water system is composed of water mains, booster pumps and reservoirs. The City Maintains approximately 57 miles of pipes, many of which date back to the 1930s and later. Potable water pipes typically have a 50-year life. The plan consists of water main replacements annually and ensure the operation and maintenance of pumps and reservoirs. Staff has laid out a plan for replacing the mains based on priority as well as maintaining and/or upgrading the facilities that support the water system infrastructure.



CIPAC COMMENTS

N/A

ESTIMATED COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
Varies, Ave. \$2,000,000 Annually			\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT N/A
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FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Water Enterprise Fund	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	Varies, Ave. \$2,000,000 Annually

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

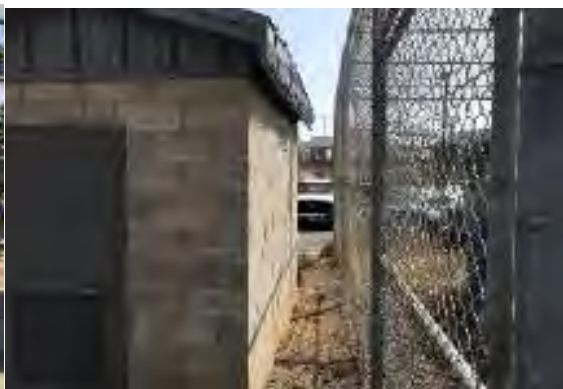
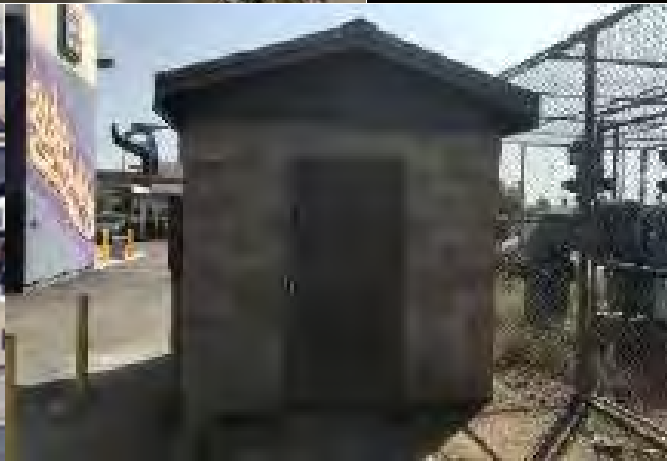
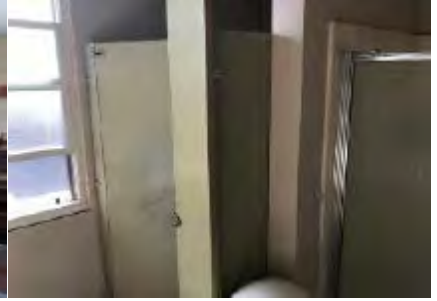
PROJECT TITLE	Water Division Office and Maintenance Yard Improvements
REQUESTING DEPARTMENT	Public Works Department
DESCRIPTION	Replace Built-up Roof, Replace Toilet Partitions, Replace HVAC at various locations, Install Fire Alarm System, Replace Tub/Shower Enclosure, Replace Electrical Switchboard and Exterior flood lights, Replace Interior flooring (vinyl/carpet) , Replace Ceiling Tiles, Install Fire Suppression, Replace Gate Operator, Upgrade Lighting System
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The Water Yard Building is located at 400 Lomita St. It was originally constructed in the late 1960's and did not have any major renovations since then. Heating in the building is provided by one rooftop package unit. Air distribution is provided to supply air registers by ducts concealed above the ceilings. Return air grilles are located adjacent to the furnaces. Cooling for the upper level offices is provided by 4 window mounted air conditioning units. The lower level is heated by one gas unit heater located in the staff break room/kitchenette. There are no fire sprinklers and fire protection in the building consists of fire extinguishers. The existing roof together with the heater and duct systems on it are in poor condition and in need of immediate replacement. From the previous rainfall events, the wear and tear of the existing roof is increasingly noticeable as leaks are intruding into the building. The switchboard and panels are mostly original 1966 components. Due to the age of the panel it is quite difficult to obtain replacement parts. The light fixtures throughout most of the facility utilize older, inefficient T-8 lights.

The El Segundo City Water Division Storage Building was built in 1984. It was rebuilt around 8-10 years ago and replaced with a smaller storage building. It is a concrete block structure with a plywood roof. No heating, cooling or fire systems are provided at this storage building. An electric meter is location the north exterior wall of the building. Electrical equipment serving the Water Division is located inside the storage building. This electrical equipment includes control panels for chemical treatment needed by the Water Division. The exterior door, concrete blocks, interior wall finish, chemical treatment equipment, and control panels need replacement.







CIPAC COMMENTS

Skipped, use water enterprise fund.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$550,000			\$110,000		\$225,000	\$105,000	\$110,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Water Fund	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Wastewater Infrastructure Replacement (Annual Program)
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Repair or replacement of sewer mains according to the greatest need.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The City's wastewater system consists of approximately 50 miles of pipe and 1,050 manholes. The majority of these pipes are constructed of vitrified clay and range in size from 6-inch to 24-inch in diameter. The system was constructed over the years based on the development needs of the City and approximately 60% of the lines are now over 50 years old.



The entire collection system has been CCTV inspected in 2011. Staff selects sewer line segments to be repairs based on the actual, documented condition of the pipe using the CCTV results and ratings. Pipes scoring 5 (worst) and 4 (significantly impacted) are prioritized for repair or replacement. This will also provide for the operation and maintenance of manholes, pumps, lift stations, flow meters and other components of the system.

CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$3,425,000			\$675,000	\$500,000	\$750,000	\$750,000	\$750,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
Wastewater Fund	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Park Place Extension Transportation Project-Design
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	This project consists of design, right-of-way acquisition, and construction of a new four-lane roadway via an underpass beneath two active railroad lines, the Union Pacific Railroad (UPRR) and Burlington Northern Santa Fe (BNSF), both of which serve the Chevron refinery. Other elements of the project include bridge construction, retaining structures, utilities, installation of storm drains, petroleum pipeline relocation, traffic signals, curbs, gutters, sidewalk, landscaping, and possibly realignment of the existing BNSF switching yard to accommodate continuous rail operations during construction.
GENERAL PLAN REFERENCE	LU 7

JUSTIFICATION The purpose of the Park Place Extension and Railroad Grade Separation Project is to provide an alternate route to the Rosecrans Corridor, a heavily congested major arterial in the South Bay region of Los Angeles and to improve access to and from the I-105 freeway (Douglas and Nash on and off ramps, respectively). Specifically, the project will connect existing segments of Park Place between Allied Way and Nash Street to provide a continuous roadway from Douglas Street to Pacific Coast Highway (PCH). This connection will provide traffic relief to Rosecrans, as well as direct access from Pacific Coast Highway (PCH) to Douglas and thereby to the 105 Freeway.



CIPAC COMMENTS

ESTIMATED COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$5,000,000			\$3,200,000	\$1,200,000	\$600,000		

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
							N/A

FUNDING SOURCES**COST - BREAKDOWN**

Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	DESCRIPTION	ESTIMATED COST
		1. DESIGN
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Roadway Rehabilitation (Annual Program)
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Resurfacing Local and Arterial Streets
GENERAL PLAN REFERENCE	LU 7

JUSTIFICATION

Arterial and local streets area evaluated every three years and rated using a Pavement Condition Index (PCI) rating system ranging from 0-100, with 100 being best. Those streets ranking below 60 require some form of rehabilitation, ranging from pavement grind/cap to full depth reclamation to bring the City's streets overall average rating up to a minimum of 74, which is considered "good". Virtually all the City's local streets are much older than 30 years and most have never been overlaid. Cracking and alligating are evident on most streets.

Staff has identified and selected Pine Avenue from the Pavement Management Program (PMP) as the next applicable roadways to rehabilitate as part of the Annual Pavement Rehabilitation Program. The following roadway segments will receive a removal and replacement treatment of the top 2" of asphalt concrete, along with more extensive localized repairs of the most deteriorated pavement areas:

- Pine Ave. between Arena St. and Hillcrest St. (PCI of 55)

CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$5,850,000			\$1,200,000	\$1,150,000	\$1,140,000	1,300,000	\$1,060,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	El Segundo Blvd Improvements
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Improvements to El Segundo Blvd., from Isis Ave. to Pacific Coast Hwy., include but not limited to pavement rehabilitation, bikeway installation, landscaping improvements, traffic signal improvements, ADA curb ramp and pedestrian crosswalk improvements.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

El Segundo Boulevard is a major arterial east/ west six-lane divided arterial from Isis Avenue to Pacific Coast Highway and a four-lane divided arterial from Pacific Coast Highway to Illinois Street. The corridor is mixed with commercial developments and aerospace campuses. The roadway has a varying width from 52-foot curb to curb on the westerly end of the project to 106-feet at the easterly end of the project limits. The existing pavement shows widespread signs of deterioration throughout the corridor with an average Pavement Condition Index (PCI) between 0-40 which constitutes a need for rehabilitation and/ or reconstruction. Existing conditions on El Segundo Boulevard are missing ADA compliant curb ramps, dedicated bicycle facilities including bicycle detection, and adequate pedestrian crossings. These deficiencies and the high volume of vehicles during peak hours create adverse conditions for cyclists and pedestrians crossing the street.

Public works have applied for Measure M grant funding from Metro and anticipate being awarded funding for this project. Public Works received \$241,500 in grant funds from Caltrans through the Highway Safety Improvement Program (HSIP).

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/2023	FY 2023/24	FY 2024/25	FY 2025/26
\$7,000,000			\$1,000,000	\$6,000,000			

CIPAC SCORE

	HS	SC	RI	JL	CO	CI	TOT
Score	N/A	N/A	N/A	N/A	N/A	N/A	N/A

FUNDING SOURCES

COST - BREAKDOWN

	DESCRIPTION	ESTIMATED COST
Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Sidewalk Maintenance Program (Annual Program)
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Repair of City sidewalks and curbs according to the greatest need.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Sidewalks sometimes are displaced by tree roots and other reasons which could potentially create trip hazards. Locations for sidewalks requiring repair are generated throughout the year by field surveys from the Street Maintenance Division and requests from residents.



CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,000,000			\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM 2021 – 2022

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Arena Street Improvements Study
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Street improvements which also should protect existing large trees in place
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The parkways of the 500 and 600 block of Arena Street contain large camphor trees which not only beautify the neighborhoods but have also damaged sidewalks, curbs, and street pavement such that they are urgently in need of repair. Figures 1 through 5 below show the typical damage caused.



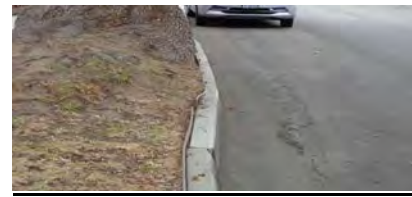
Figure 1 – 506 Arena Street uneven sidewalk and ponding due to tree root uplift

This project consists of a study to recommend how to proceed with needed repairs to the damaged sidewalks, curbs, and street improvements and keep the integrity of existing trees at the same time.



Figure 2 – 536/540 Arena Street damaged asphalt, curb, and sidewalk due to tree roots.

Figures 3, 4, and 5 – 613 Arena Street damaged sidewalk, curb, and asphalt due to tree trunk and roots



Figures 6, 7, and 8 – raised sidewalk using Silva cells, sidewalk on private property, pervious pavement



Additional extreme measures could include:

- Creating a curb extension or bulbout around a tree
- Narrowing the 500 block of Arena Street and replacing parking areas with sidewalk or pervious walking paths
- Closing the 500 block of Arena Street to through traffic altogether and providing pervious walking paths

Figures 9, 10 and 11 – curb extensions containing trees, narrow street that allows tree growth, closed street



Funding is not currently set aside for this type of neighborhood development project.

CIPAC COMMENTS

CIPAC suggest doing study (\$20 k to \$30 k) first. Score is for study only

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO Date	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$630,221 - \$2,318,337			30,000				\$630,221 - \$2,318,337

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	5	1	0	1	6	16

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Transportation Funds (Gas Tax/Prop C/SB 1/Measure R/Measure M)	1. DESIGN including potential landscape architecture, survey, geotechnical, urban planning, and traffic engineering services	\$85,000
	2. CONSTRUCTION	\$437,928 - \$1,972,579
	3. MANAGEMENT/INSPECTION	\$50,000
	4. CONTINGENCIES	\$57,293 - \$210,758
	5. OTHER (LIST)	
	TOTAL	\$630,221 - \$2,318,337

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Alondra Park (Regional Project)
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	The Alondra Park project was identified in the Dominguez Channel Enhanced Watershed Management Program (EWMP) as one of the regional stormwater projects to meet water quality objectives. The project will be designed to capture and treat dry-weather and stormwater runoff in an underground infiltration basin with a total capture volume of approximately 44 ac-feet.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

As part of the Dominguez Channel Watershed, the Alondra Park Regional project is designed to capture and treat dry-weather and stormwater runoff from a 4,495-acre drainage area (El Segundo is approximately 22% of this tributary area). Although the project mainly consists of providing underground stormwater infrastructure, it also includes nature-based solutions with planting of native and drought-tolerant vegetation and trees, bio-swales, and permeable pavement. The project will also rehabilitate the park facilities at project completion. The County of Los Angeles is managing and constructing the project, in partnership with several neighboring and tributary cities including the City of El Segundo



Alondra Park Community Regional Park

Stormwater Capture Project Above Ground Improvements

*Photo from the Alondra Park Regional Stormwater Capture Project website: <https://dpw.lacounty.gov/wmd/stwg/AlondraPark.aspx>

The design and construction costs are estimated to be \$60 million. The project has received funding from the Regional Safe, Clean Water Program (\$30 million), from Caltrans (\$15 million), and from the Storm Water Grant Program (SWGP) Proposition 1 (\$2.1 million), with the remaining costs being funded by municipalities tributary to the project. El Segundo's portion of the cost is estimated to be \$1 million.

CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,000,000	\$0	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
							N/A

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Stormwater Fund - Measure W	1. DESIGN	
	2. CONSTRUCTION	\$1,000,000
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Infiltration Projects
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Infiltration projects, including drywells and underground vaults, will be identified, designed, and constructed to attain regional water-quality requirements and recharge groundwater basins.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

To meet the waste discharge requirements in the LA RWQCB MS4 Permit, and as outlined in the Dominguez Channel and Santa Monica Bay J2/J3 EWMPs, the City of El Segundo is required to implement control measures to achieve wasteload allocations established in the Regional Board and USEPA TMDLs. The City will be evaluating drywells and underground vaults for use throughout the City to meet these requirements and ultimately reduce pollutants from reaching the Santa Monica Bay and Dominguez Channel receiving waters.



Sycamore Park and Recreation Park have been identified as potential project locations, but the City will be evaluating other cost-effective alternatives that minimize disturbance to public spaces.

CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,000,000	\$0	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
							N/A

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Stormwater Fund - Measure W	1. DESIGN	
	2. CONSTRUCTION	\$1,000,000
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	\$1,000,000

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Civic Center Maintenance & Repairs (CIP Fund Carryover & Fund 708)
REQUESTING DEPARTMENT	
DESCRIPTION	Interior Improvements to City Hall
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The El Segundo City Hall building was built in 1955 and renovated in 1977. The building contains the Mayor's office, Council Chamber, the Public Works Department, the Development Services Department, Human Resources, Finance and other related offices, conference rooms and support staff offices.

Improvements to the interior are needed to enhance the services that the City provides. These improvements will occur in two phases. The first phase consists of improvements to the lobby area to provide a better service to the Public, upgrading the West Conference for employee meetings, relocating Human Resources to the basement to provide for a more secure and secluded location for their work, and replacing the floor in the main corridor from the lobby area to the Council Chambers to improve the aesthetics.

The second phase will consist of improvements to the other offices and spaces not included in phase one. These improvements in this phase will include the layout changes to the Finances offices to provide consolidated workstations, and a more secure entry and the improvements to the City Clerk's office to provide more secure file storage.

The City is currently in the design phase to finalize the project. Subsequently, this project will be advertised for construction.





CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,600,000	\$350,000		\$450,000	200,000	\$200,000	\$200,000	\$200,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	3	3	0	1	6	16

FUNDING SOURCES**COST - BREAKDOWN**

	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	ADA Ramp Improvements - CDBG Funds
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	Accessibility upgrades to City Hall public restrooms
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Each year, the City of El Segundo applies for Community Development Block Grant (CDBG) fund (federal fund) from the Community Development Commission of the County of Los Angeles (CDC). This funding is available for community development projects that meet national objectives that benefit low and moderate-income areas, taking measurements to meet the ADA requirements and/or meet a particular urgent community need. The City's City Hall Restroom Upgrade Project which consists of removing accessibility barriers within the City Hall public restrooms meet this funding criteria.

The public restrooms in City Hall are the men's and women's restrooms in the east City Hall lobby near the Development Services Division, as well as the men's and women's restrooms in the Council Chambers lobby. Their entrances are shown below.

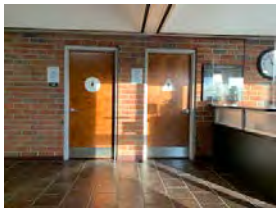


Figure 1 –
City Hall east
lobby restrooms



Figure 2 –
Council Chambers
lobby restrooms

Current accessibility requirements defined by the Building Code and ADA standards would at minimum include the following upgrades:

- Ensuring that entryways to the restrooms and stalls are wide enough and doors can be opened easily
- Enlarging stall capacity for standard wheelchair turning radius
- Positioning all restroom fixtures and items at accessible heights
- Ensuring enough turning and clear space between objects in the restrooms

Construction will also take into consideration and remove any lead or asbestos that may be found in the existing restroom materials upon their demolition.

CIPAC COMMENTS

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO Date	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
Varies			\$122,000	\$50,000	\$50,000	\$50,000	\$50,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
							N/A

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
General Fund C. C.D.B.G.	1. DESIGN	
	2. CONSTRUCTION	\$122,000
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	\$122,000

All costs shown in current dollars

CIPAC FORM

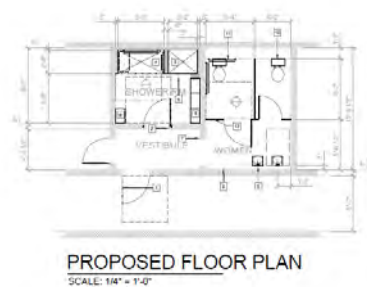
CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	PD Women Locker Room Remodel (Dev. Impact Fees & Asset Forfeiture)
REQUESTING DEPARTMENT	
DESCRIPTION	Adding 1 shower room and upgrading the women's restroom to accommodate current ADA standards.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Women account for growing percentage of police officers (11.6% nationally, up from just 3% in the 1970s). The encouraging momentum toward creating a more balanced public safety force is encouraged in part by a growing appreciation of certain unique and valuable professional qualities that women often bring to law enforcement. Those qualities are believed to enhance the ability of law enforcement agencies to make a positive impact on the communities they serve.

The City's women police force has seen growth over the years, but the aged facility still lacks sufficient shower and changing rooms. Currently, the facility only has one shower room to accommodate female officers. It is essential to upgrade the PD's women's restroom and shower room to add additional shower and upgrade the restroom facility to current ADA standards.



CIPAC COMMENTS

Use Dev. Impact Fees designated for PD (001-254-0000-1254: \$105k available) plus asset forfeiture funds.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$250,000			\$250,000				

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	1	5	1	3	1	7	18

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
Dev. Impact Fees & Asset Forfeiture Funds	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep. Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Fire Station #1 & #2 Carpet (Development Fees)
REQUESTING DEPARTMENT	Fire Department
DESCRIPTION	Replacement of existing carpet in Fire Station #1 and Fire Station #2 with tile type flooring to maintain a sanitary work environment and protect fire suppression personnel
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The carpets of Fire Station #1 and Fire Station #2 need removal and replacement. Since we have been in the pandemic, the replacement of the carpet for infectious control purposes has become a top priority in order to maintain the health and safety of the fire suppression personnel. The station is occupied year-round and is faced with a tremendous amount of foot traffic. In addition, the training room is an area utilized by the department for conducting training classes and serves as a meeting room for other City departments to conduct City related classes and business activities. Both fire stations are cleaned daily and the areas within each station are cleaned more thoroughly on Saturdays. In addition, the stations are fogged using a hospital-grade disinfectant/cleaner on a regular basis, however, the dirt and contaminants are deep seated into the carpet fibers.





CIPAC COMMENTS

Use Dev. Impact Fees designated for Fire (001-252-0000-1252: 276k available)

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$85,000			\$85,000				

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	5	1	0	3	7	19

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST)	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Safe Routes to School Projects
REQUESTING DEPARTMENT	Public Works
DESCRIPTION	develop solutions and mitigation techniques to improve circulation, access, and safety in the vicinity for four schools in the El Segundo Unified School District: El Segundo High School (including Eagle's Nest Preschool), Richmond Street Elementary School, Center Street Elementary School, and El Segundo Middle School.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Safety and circulation Improvement.

CIPAC COMMENTS

Score is based on 80% construction cost to be funded by Safe Route to school grant.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$110,000			\$50,000	\$60,000			

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	3	1	1	3	1	8	17

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
20% general fund Apply for 80% safe route to school grant	1. DESIGN	\$50,000
	2. CONSTRUCTION	\$60,000
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	\$110,000

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	HVAC (Citywide)
REQUESTING DEPARTMENT	
DESCRIPTION	Mechanical HVAC improvements at the City Hall, Police Station, Fire Station #1, Fire Station #2, Library and City Maintenance Yard
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The HVAC at all building facilities needs replacement. The refrigerant is not in compliance with current regulations, the ductwork requires cleaning, the rooftop mechanical units have reached the end of their life cycles and the performance is not what provides a comfortable controllable work environment.

The HVAC improvements needed for the Police Station involve replacing more substantial portions of the HVAC system than in the other facilities. The Police Station will need all its interior air handlers replaced as they are failing and sometimes there are no repair parts readily available due to the age of the components. Additionally, the boiler, chiller, distribution pumps, rooftop exhaust fans, and rooftop packaged HVAC units are all in need of replacement. It is vital that these items are replaced as soon as possible to continue providing clean and circulated air. Due to the extensive replacement of rooftop HVAC equipment, roof patching and repair will be factored into the budget for the Police Station. The majority of HVAC work for the Police Station is scheduled for FY 2022/23 due to high priority.

In 2018, a consultant (EMG) was hired to conduct a comprehensive building assessment to identify immediate maintenance and capital needs. In that report, it was recommended to address the above issues to meet current building and safety standards and that maintenance requirements are not deferred, thereby jeopardizing the value of these assets.



CIPAC COMMENTS

CIPAC chose not to rate facility project, suggested City to handle it via reserve/equipment replacement fund.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$919,960			\$ 60,000	\$ 437,260	\$ 207,640	\$145,880	\$ 69,180

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
General Fund	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Plumbing (Citywide)
REQUESTING DEPARTMENT	
DESCRIPTION	Replacement of the water heater, copper piping, fixtures, and faucet at the City Hall, Police Station, Fire Station #1, Fire Station #2, Library and City Maintenance Yard
GENERAL PLAN REFERENCE	LU 7

JUSTIFICATION

A majority of the City facilities plumbing infrastructure is original to the construction of the facilities. The plumbing components have reached the end of their life cycle period. The concern is that the fixtures, faucets, equipment, sump pumps, drinking fountains and piping have aged to the point where the piping will begin to fail, and that replacement should be planned rather than a reaction to a problem that will continue to surface throughout the building.

In 2018, a consultant (EMG) was hired to conduct a comprehensive building assessment to identify immediate maintenance and capital needs. In that report, it was recommended to address the above issues to meet current building and safety standards and that maintenance requirements should not be deferred.



CIPAC COMMENTS

Skipped, Equipment Replacement Fund.

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$228,640			\$4,500	\$135,000	\$47,600	\$22,740	\$18,800

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
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FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
General Fund	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	

	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	
All costs shown in current dollars		CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Miscellaneous Electrical (Citywide)
REQUESTING DEPARTMENT	
DESCRIPTION	Selective replacements for panels, switchboards, transformers and other major electrical components at City Hall, Police Station, Fire Station #1, Fire Station #2, Library, City Maintenance Yard, and Water Division Office
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

Electrical equipment, such as panels, switchboards, and transformers, at all building facilities need replacement. The electrical equipment at the City building facilities is outdated and are all reaching the end of their life cycles. The age of the older equipment is making it difficult for the maintenance staff since some of the replacement parts are no longer readily available. The efficiency of new equipment is significant and will result in reduced energy and maintenance costs.

In 2018, a consultant (EMG) was hired to conduct a comprehensive building assessment to identify immediate maintenance and capital needs. In that report, it was recommended to address the above issues to meet current building and safety standards and that maintenance requirements should not be deferred.



CIPAC COMMENTS

Skipped, Equipment Replacement Fund

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$1,303,300			\$19,000	\$6,300	\$101,000	\$130,000	\$1,047,000

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES**COST - BREAKDOWN**

General Fund	DESCRIPTION	ESTIMATED COST
		1. DESIGN
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST) Soils Engineer Rep.	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Exterior Lighting and Miscellaneous Facade Project
REQUESTING DEPARTMENT	
DESCRIPTION	Façade improvements and the replacement of existing exterior lighting with LED and current technology lighting controls at the City Hall, Police Station, Fire Station #1, Fire Station #2 and the Library.
GENERAL PLAN REFERENCE	LU7

JUSTIFICATION

The existing exterior lightings at all City facilities are nearing the end of their lifecycles and are due for replacement. Replacing the existing lighting fixtures with LED lighting fixtures will result in cost savings associated with the utility bills and in maintenance labor costs. Additionally, with the changing to LED fixtures there should be the corresponding use of more current lighting control technology. When planning this replacement work, the utility company will be contacted so that they can identify rebates and 3rd party programs that can be used to offset the costs for removal & replacement with the LED products.

The façades of these City facilities need to be retouched with new paint and resealing of windows where necessary. This will ensure the City facilities remain aesthetically pleasing and not have a “run-down” look.

In 2018, a consultant (EMG) was hired to conduct a comprehensive building assessment to identify immediate maintenance and capital needs. In that report, it was recommended to address the above issues to meet current building and safety standards and that maintenance requirements should not be deferred.



CIPAC COMMENTS

Skipped, Equipment Replacement Fund.

ESTIMATED COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$62,620			\$17,000	\$29,120			\$16,500

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT

FUNDING SOURCES**COST - BREAKDOWN**

General Fund	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
2. CONSTRUCTION		
3. MANAGEMENT/INSPECTION		
4. CONTINGENCIES		
5. OTHER (LIST) Soils Engineer Rep.		
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2021/22

PROJECT TITLE	Main Facilities ADA Compliance Projects
REQUESTING DEPARTMENT	
DESCRIPTION	ADA Improvements to City Hall, Police Department, Fire Station #1/#2, Library and the City Maintenance Yard
GENERAL PLAN REFERENCE	LU7

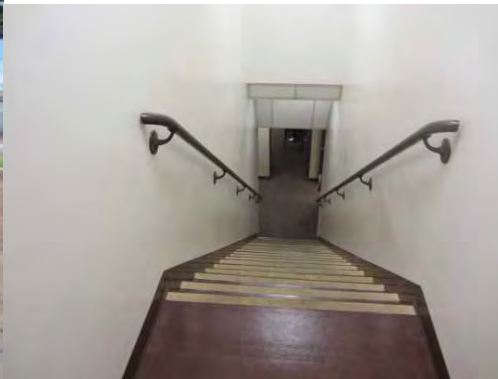
JUSTIFICATION

The Americans with Disabilities Act (ADA) requires state and local governments, businesses, and non-profit organizations to provide goods, services, and programs to people with disabilities on an equal basis with the rest of the public. Older facilities often require improvements to ensure accessibility to people with disabilities to provide an equal opportunity to participate.

The main facilities in the City, such as City Hall, the Police Department, Fire Station #1, Fire Station #2, the Library, and the City Maintenance Yard, are not in compliance with the current requirements of the ADA. These needed ADA improvements at the City's facilities include, but are not limited to, the following:

- Providing service counters with adequate counter heights, stairs with compliant handrails, doors with adequate wheelchair maneuvering clearances, exterior walkways with required widths and accessible slopes, signage at adequate heights with tactile characters or braille, a complaint number of accessible parking stalls and restrooms with compliant maneuvering clearances, toilet stall widths, dispenser reach ranges, mirror heights and grab bars.

Being non-ADA compliant can result in fines and lawsuits. Organizations and businesses can be fined for up to \$75,000 for a single ADA violation, raising that fine to \$150,000 for multiple violations. It is prudent for the City to accumulate funds needed to upgrade all City owned facilities to follow the current ADA requirements.





CIPAC COMMENTS

Phase 1 for design and construction

ESTIMATE D COST	FUNDS ALLOCATED TO DATE	EXPENSES TO DATE	FY 2021/22	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26
\$825,000			\$75,000	\$750,000			

CIPAC SCORE

Score	HS	SC	RI	JL	CO	CI	TOT
	1	5	1	3	3	6	19

FUNDING SOURCES	COST - BREAKDOWN	
	DESCRIPTION	ESTIMATED COST
	1. DESIGN	
	2. CONSTRUCTION	
	3. MANAGEMENT/INSPECTION	
	4. CONTINGENCIES	
	5. OTHER (LIST)	
	Survey	
	TOTAL	

All costs shown in current dollars

CIPAC FORM