



# City of El Segundo

## Planning Division

### MEMORANDUM

**TO: Chairman and Members of the Planning Commission**  
**FROM: Eduardo Schonborn, AICP, Planning Manager**  
**DATE: December 8, 2021**  
**SUBJECT: Agenda Item G.1 - PCC Project: staff report clarifications**  
**Prepared by: Paul Samaras, AICP, Principal Planner**

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On December 9, 2021, the Planning Commission will consider the proposed Pacific Coast Commons (PCC) project. The memorandum serves to clarify language in the project staff report related to the proposed Site Plan Review application, and provide an updated Exhibit A to Resolution No. 2905 reflecting updated language and conditions.

The relevant language appears on pages 32-36 of the packet (pages 23-27 of the report) under the heading “**Site Plan Review Discussion and Analysis (Staff Concerns).**”

During the project review process and ongoing discussion regarding the proposed Development Agreement with the applicant, staff raised several design related preferences. In order for staff to recommend approval of the proposed project, minor design and landscaping changes are proposed as conditions of approval No. 16, 17, 18, and 23.

No.	Condition of approval	Explanation
16	<u>PCC North Firelane and setback area (Blue Wall)</u>  The applicant must plant trees along the entire 15-foot setback area between PCC North and the residential properties to the west extending from Mariposa Avenue to Palm Avenue. Before the City issues building permits for the PCC North site, the applicant shall submit detailed landscaping and irrigation plans for Development Services Director review and approval showing trees along the	Rather than require a substantial re-design of the 15-foot setback area along PCC North, the condition requires that new trees or other landscaping materials be planted along the entire 15-foot wide setback area between Mariposa Avenue and Palm Avenue. The project plans currently only show trees along a portion of that setback.  The condition will improve the project design and is common practice for new projects particularly those projects abutting residential uses.

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	entire 15-foot setback area. The final species, number and location of the trees shall be specified to the satisfaction of the Director.	
17	<p><u>PCC North and PCC South elevations</u></p> <p>Before the City issues building permits for each building site within the PCCSP, the applicant must submit detailed architectural plans for Development Services Director review and approval, including fully dimensioned site plans, floor plans, elevation, and section drawings identifying the depth of building step-backs as well as dimensions of architectural building features, such as exterior columns, parapets, cornices, balconies, and tower elements.</p>	<p>The submitted plans lack sufficient detail and staff cannot determine the exact dimensions of building stepbacks and architectural features. The condition requires the applicant to submit more detailed plans during the plan check process before the City issues building permits</p> <p>With adequate details on the plans, staff can evaluate the buildings' architectural design features. Any changes to the design required by staff would not substantially or structurally affect the overall design of the project. Further, this will ensure internal architectural consistency and compatibility.</p>
18	<p><u>PCC North and PCC South courtyards/plazas:</u></p> <p>Before the City issues building permits for each building site within the PCCSP, the applicant must submit detailed architectural plans for Development Services Director review and approval, including commercial storefronts along Pacific Coast Highway that are recessed from the face of each building to allow for outdoor dining, outdoor retail displays, bicycle parking and similar amenities, to the satisfaction of the Director.</p>	<p>Rather than require a substantial re-design of the project frontage along Pacific Coast Highway to include public gathering spaces, the condition requires recessing the commercial storefronts to encourage pedestrian activity that do not result in a net loss of square footage of the commercial spaces.</p> <p>The condition partly replaces the public gathering/plaza design feature, in that it will provide some architectural relief and encourage some pedestrian activity without substantially or structurally altering the overall design.</p>
23	<p><u>Townhome Elevations</u></p> <p>Before the City issues building permits for the townhomes in the PCC North area of the PCCSP, the applicant shall submit detailed plans for Development Services Director review and approval that incorporate equal detail and variety in building planes and materials on all the elevations to the Director's satisfaction.</p>	<p>The townhome west elevations provide more variety than the east elevations, particularly because the garages, main entrances, balconies and decks face west.</p> <p>With additional architectural features, such as windows, balconies, etc., the east elevations will provide sufficient variety and interest without affecting the overall design substantially or structurally. Further, staff believes these features provide visual relief and minimize the apparent bulk and mass of a structure.</p>

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In addition, during project review, staff proposed several major design modifications. However, as part of the ongoing negotiation of the Development Agreement, these items were not included in the final development proposal in order to accomplish a financially feasible project while providing the City’s requested 12% affordable housing units. The table below summarizes each issue discussed in the above report section and provides explanatory language.

Staff included a discussion of those major issues in the staff report in order to give the Planning Commission a more complete picture of the project review process and some of the design concessions made in order to reach a draft agreement with the applicant. At this time staff does not recommend any of the below, and a decision to include any of the below items may result in a change to other project design components requiring additional analysis, including the potential to change to the number of affordable housing units.

Site Plan Review issue	Explanation/Clarification
<p><u>Specific Plan Boundaries/ Circulation/ Open Space</u></p> <p>Inclusion of two additional parcels may have allowed for a more efficient design of the entire city block, contributing to additional housing unit capacity, including affordable housing. Additionally, improvements to site circulation providing access via Indiana Street from Mariposa Ave. to Palm Ave. may provide connectivity to the community.</p>	<p>Two adjacent parcels are under different ownership, and therefore not feasible to be incorporated without their consent and agreement to the specific plan. Additionally, modifications to the fire lane and private access may require additional study of impacts to security and safety throughout the project site.</p>
<p><u>PCC North and PCC South courtyards/plazas:</u></p> <p>The buildings design does not include any breaks in the building footprint to provide any courts or plazas along the Pacific Coast Highway frontage. Such courts or plazas could serve as public gathering spaces for the community and encourage more pedestrian activity along Pacific Coast Highway.</p>	<p>During project review and negotiations, staff raised this issue and suggested modifications to the project design at that time because including public gathering spaces would encourage more pedestrian activity and create a sense of place. Although staff continues to believe that such a design would enhance the project, staff does not recommend a re-design to include residential units at the street level at this time.</p> <p>Instead, staff has added condition of approval no. 18 requiring the applicant to revise the plans during plan check to recess the commercial storefronts.</p>
<p><u>PCC South – West elevation (Indiana Street)</u></p> <p>The proposed building at PCC South is located at the intersection of Holly Avenue and Indiana Street. The west side of Indiana</p>	<p>During project review and negotiations, staff raised this issue and suggested modifications to the project design at that time because including residential units at street level would help integrate the project with the</p>

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<p>Street, across from the proposed residential building and parking structure, is occupied by residential uses. The staff report states that staff recommends a change to the project design to incorporate residential units with entrances along the street frontage on Holly and Indiana Street.</p>	<p>neighborhood. Although staff continues to believe that such a design would result in a more pedestrian oriented development and street activation, staff does not recommend a re-design to include residential units at the street level at this time.</p>
<p><u>PCC North Firelane and setback area (Blue Wall)</u></p> <p>The project at PCC North includes an existing block wall running the entire length (north to south) that is set back 15 feet from the west property line. The staff report states that staff recommends a change to the project design to move the block wall to the property line and incorporate the extra 15-foot wide strip into the overall project. The fifteen-foot strip could be used as a sidewalk, landscaping and other amenities and, thus, provide a public pedestrian connection/green space between Mariposa Avenue and Palm Avenue.</p>	<p>During project review and negotiations, staff raised this issue because: a) if the 15-foot setback area is left as is, then it could become a maintenance issue; and, b) if the 15-foot setback area is incorporated into the development, then it could improve project design along the firelane while offering a potentially valuable pedestrian/recreational amenity to the neighborhood.</p> <p>Although staff continues to believe that such a design would result in additional circulation and landscaping, staff does not recommend a substantial re-design that requires relocation of the existing block wall at this time. Instead, staff included condition of approval (no. 16) that requires trees in the 15-foot setback area</p>
<p><u>Townhome site layout / Recreation and Open Space</u></p> <p>The project at PCC North includes six townhome units with two-car garages taking direct access off the proposed firelane. The report states that staff recommended to the applicant a reconfiguration of the townhome units to provide a sidewalk and/or landscaping along the firelane next to the townhomes.</p> <p>The staff report also stated that staff recommended the reduction of townhomes and adding units to the apartment project, and/or elimination of the townhomes for open space and adding units to the apartment project.</p>	<p>Staff does not recommend a substantial redesign of the project to re-orient or remove the townhomes at this time. However, staff raised this issue during the project review process and development agreement negotiations to improve the project's design along the firelane potentially without a reduction in the residential unit count.</p> <p>Staff does not recommend the reduction of the allowable number of townhomes, or the elimination of the townhomes for open space.</p>

If the Planning Commission believes these issues are worth further exploring, the Commission has the authority to ask the applicant to address them, including any potential implications on project design or impact to the number of affordable housing units, prior to making a decision on the project or including additional conditions when formulating a recommendation to City Council.

# PLANNING COMMISSION RESOLUTION NO. 2905

## EXHIBIT A

### CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), the Applicant agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Impact Report for Environmental Assessment No. EA-1248, General Plan Amendment and General Plan Map Amendment No. GPA 19-01, Specific Plan No. SP 19-01, Zone Change and Zoning Map Amendment No. ZC 19-01, Zone Text Amendment No. ZTA 19-08, Development Agreement No. DA 19-02, Subdivision No. SUB 19-03 for Vesting Tentative Map (VTM) No. 82806, Site Plan Review No. SPR 19-01, Parking Demand Study and Shared Parking Analysis, and Waiver of public right-of-way dedications for the Pacific Coast Commons Specific Plan and mixed-use development project (“Project Conditions”).

#### Development Services Department

1. This approval is for the project as shown on the plans dated October 7, 2021, and on file with the Development Services Department.
2. Before the City issues a building, grading, and/or demolition permit for each building site within the Pacific Coast Commons Specific Plan (PCCSP)~~the project~~, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Development Services Department. Any subsequent modification must be referred to the Development Services Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. This approval shall not become effective unless and until the City Council adopts an ordinance approving Specific Plan No. SP 19-01, Zone Change No. ZC 19-01, Zone Text Amendment No. ZTA 19-08, and Development Agreement No. 19-02 and said ordinance takes effect.
4. This approval allows for the following development within the Pacific Coast Commons Specific Plan (PCCSP) area:
  - a. Demolition of the existing food and beverage building in the PCC COM-2 Land Use District and the construction of a parking structure with 3,273 gross square feet of new commercial uses;
  - b. Construction of a mixed-use building consisting of 120 residential apartment units and 5,756 gross square feet of new commercial uses and a parking structure in the PCC MU-1 Land Use District;
  - c. Construction of a mixed-use building consisting of 137 residential apartment units, 2,223 gross square feet of new commercial uses, and a parking structure

- in the PCC MU-2 Land Use District;
- d. Construction of a building consisting of six townhome residential condominium units with individual garages for each unit in the PCC MU-2 Land Use District.
  - e. Up to 3,700 gross square feet of the total 11,252 gross square feet of commercial floor area may be used for fast casual restaurant space. The remainder may be used for other commercial uses allowed in the Pacific Coast Commons Specific Plan.~~general retail.~~

A change in uses or changes in the square footages specified above, must be referred to the Development Services Director for a determination regarding the need for Planning Commission review and approval of the proposed changes.

5. ~~Before the City issues any permits, t~~The project applicant shall comply with the requirements set forth in Ordinance 1594 (Public Art).
6. New Ssigns proposed for each phase of the project, including monument signs, shall be designed to conform to the sign guidelines and standards of the Pacific Coast Commons Specific Plan. All proposed signage and shall require separate application and approval by the Development Services Director or designee. Before the City issues any Certificate of Occupancy a master sign program must be approved by the Development Services Director.
7. All new exterior mechanical equipment shall be architecturally screened in accordance with Pacific Coast Commons Specific Plan design guidelines, to the satisfaction of the Development Services Director.
8. Subject to City concurrence and the approval of the utility agency, Developer shall underground non-power overhead lines along the project frontage on the north side of Mariposa Avenue and north side of Holly Avenue provided that such lines can occupy a joint trench with a proposed new utility trench serving the project area and the undergrounding of such line would result in the elimination of an overhead utility pole. Should undergrounding be required, the undergrounding on Holly Avenue shall occur with the development of PCC South and the undergrounding on Mariposa Avenue shall occur with the development of PCC North. No certificate of occupancy shall be issued for any unit in the respective development until such undergrounding is completed or appropriate bonds have been put in place to guarantee the improvement. This requirement is concurrent with the development of the adjacent phase of the project. Notwithstanding the above, A all new utilities to and on the property shall be provided underground.
9. Pedestrian walkways, at the following locations: (i) PCC South entrances/exits on Indiana and Pacific Coast Highway; (ii) Fairfield Parking Structure entrance/exits on Pacific Coast Highway; and (iii) PCC North entrances/exists on Mariposa Avenue and Palm, ~~within the project~~ shall be provided with admixture colored concrete and/or design that enhance and complement the project, to the satisfaction of the Development Services Director.

10. A trellis or other approved covering must be maintained over any external trash enclosure on the property. Before the City issues building permits for each phase of the project, the applicant must submit plans for Development Services Department review and approval that show the design of the exterior trash enclosures and the required trellis covers. The enclosures and trellises must comply with the PCCSP Design Guidelines to the satisfaction of the Director.
11. The applicant shall submit a photometric lighting plan for each phase of the project that illustrates that there is no light spillover beyond the project property line for review and approval by the Development Services Department and the Police Department. Exterior lighting design for the project shall comply with the Pacific Coast Commons Specific Plan design guidelines. Light shields shall be used to block light and reduce spill over light and glare as necessary. Light spill over on the property shall be zero foot-candles at the property line. Prior to the final inspection and issuance of a certificate of occupancy, the applicant shall schedule an evening inspection with the Planning Division to verify compliance with this requirement.
12. Each phase of ~~the~~ the project site shall be fenced and screened during construction. Signage to report dust, noise and other construction related problems shall be posted on site at a location clearly visible to the public from ~~both~~ all public streets surrounding the Project site.
13. The applicant must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the Project. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review for the project. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.
14. Prior to any demolition, clearing, grubbing or grading or as otherwise appropriate, the applicant shall demonstrate compliance with all of the Mitigation Measures contained in the MMRP. In the event of a conflict between the adopted mitigation measures and these conditions of approval, the stricter of the two shall govern. The applicant is responsible to bear all costs should a consultant be required to manage and implement the MMRP.
15. Before the City issues building permits for each building site within the Pacific Coast Commons Specific Plan (PCCSP), the applicant must submit site specific landscape and irrigation plans to the Development Services Department for review and approval to demonstrate compliance with the project plans on file with the City, the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping (ESMC §§10-2-1, *et seq.*), and the PCCSP Development Guidelines and standards. The landscaping and irrigation must be completely installed before the City issues a final Certificate of Occupancy.

16. The applicant must plant trees and/or other landscape materials along the entire 15-foot setback area between PCC North and the residential properties to the west extending from Mariposa Avenue to Palm Avenue to contribute to screening and sound attenuation. Before the City issues building permits for the PCC North site, the applicant shall submit detailed landscaping and irrigation plans for Development Services Director review and approval showing trees and/or other landscape materials along the entire 15-foot setback area. The final species, number and location of the trees shall be specified to the satisfaction of the Director.
17. Before the City issues building permits for each building site within the PCCSP, the applicant must submit detailed architectural plans for Development Services Director review and approval, including fully dimensioned site plans, floor plans, elevation, and section drawings identifying the depth of building step-backs as well as dimensions of architectural building features, such as exterior columns, parapets, cornices, balconies, and tower elements.
18. Before the City issues building permits for each building site within the PCCSP, the applicant must submit detailed architectural plans for Development Services Director review and approval, including commercial storefronts along Pacific Coast Highway that promotes a pedestrian oriented design, including are recessed storefronts, that does not result in the loss of square footage from the face of each building to include space for but not limited to allow for outdoor dining, outdoor retail displays, bicycle parking and similar amenities, to the satisfaction of the Director.
19. The applicant shall replace any existing chain-linked fencing visible from the public right-of-way with other walls and/or fencing at the time of development of the PCC South of the Fairfield Parking, whichever occurs first. Before the City issues building permits for any phase of the development, the applicant shall submit plans for Development Services Director review and approval showing the proposed replacement walls and/or fencing. The replacement walls or fencing must be consistent with the PCCSP Design Guidelines and standards for walls and fencing to be approved by the Development Services ~~the Director's satisfaction~~.
20. With development of PCC, Tthe applicant shall install seating that is available to the public along the Pacific Coast Highway frontage between Holly Avenue and Mariposa Avenue, including in front of the Aloft Hotel and the Fairfield Hotel. Six single-occupant chairs shall be located in front of the Fairfield Hotel in the existing landscaped area, and four single-occupant chairs shall be located in front of the Aloft Hotel in the existing landscaped area. Before the City issues building permits for any phase of the development, the applicant shall submit plans for Development Services Department review and approval showing the location, number and proposed design of the public seating. The seating must be consistent



with the PCCSP Design Guidelines to be approved by the Development Services Director to the Director's satisfaction.

21. The applicant shall install six new trees in the Pacific Coast Highway public right-of-way in front of the PCC South portion of the PCCSP. Before the City issues building permits for the PCC South phase of the development, the applicant shall submit detailed landscaping and irrigation plans for Development Services Department review and approval showing the location and species of trees. The trees must be consistent with the City's Master Street Tree Plan to the Director's satisfaction.
22. The applicant shall install new street trees in the Indiana Street public right-of-way on the west side of the street between Holly Avenue and Mariposa Avenue only within existing parkway areas with existing irrigation systems in place. Before the City issues building permits for the PCC South phase of the development, the applicant shall submit detailed landscaping plans for Development Services review and approval showing the location and species of trees. The trees must be consistent with the City's Master Street Tree Plan to the Director's satisfaction.
23. Before the City issues building permits for the townhomes in the PCC North area of the PCCSP, the applicant shall submit detailed plans for Development Services Director review and approval that incorporate equal detail and variety in building planes and materials on all the elevations to the Director's satisfaction that do not result in the loss of square footage.
24. New Ttrash and recycling enclosures must be provided and shown on site plans that are sufficiently large enough to store the necessary bins required for the regular collection of commercial solid waste and recyclable materials. The site plan with the location and dimensions of the trash and recycling enclosure and an elevation view of the enclosure must be provided to the Development Services Department for review and approval before the City issues building permits.
25. New Gground level mechanical equipment, refuse collectors, storage tanks, generators, and other similar facilities must be screened from view consistent with the development standards and design guidelines contained in the Pacific Coast Commons Specific Plan.
26. Exterior lighting must be designed to minimize off-site glare.
27. Buildings must be designed to comply with all ESMC standards for the attenuation of interior noise.
28. Before the City issues a grading permit, building permit, or certificate of occupancy, as applicable, the applicant must provide evidence to the Director of Planning and Building Safety Development Services that all mitigation measures in the MMRP are or will be implemented.

29. Each phase of the project must meet all design guidelines of the Specific Plan to the satisfaction of the Director Development Services.
30. Before the City issues a certificate of occupancy for each parking structure, the applicant must clearly identify the designated residential tenant spaces and the spaces to be shared by retail uses, residential guests, and/or hotel guests. The spaces shall be identified through the use of signage and stencils on the pavement in each parking structure to the satisfaction of the Development Services Director.
31. If any portion of the Project is developed as condominiums, Before the City issues a certificate of occupancy for each of the proposed buildings the applicant shall draft and submit CC&Rs for Development Services Director and City Attorney review prior to issuance of a certificate of occupancy, including provisions for:
  - a) Maintenance and cleaning of common areas and landscaping onsite.
  - b) Maintenance of landscaping in the public right-of-way immediately abutting the subject property.
  - c) Regular cleaning including pressure washing of the public sidewalk along the Pacific Coast Highway public right-of-way immediately abutting the commercial uses on each building site (PCC South, Fairfield Parking, and PCC North).
  - d) Prohibiting storage on apartment balconies and requiring their regular cleaning and maintenance.
32. Before the City issues building permits for each of the building sites, the applicant shall submit detailed plans for Development Services Director review and approval, including the locations, materials, and colors of enhanced paving areas on private property, in conformance with Section 5.6 of the Development Agreement, as well as in the public right-of-way immediately abutting the subject property. The enhanced paving must be consistent with the architectural and landscaping plans on file with the City to the satisfaction of the Director.
33. A Shared Parking Agreement shall be prepared and reviewed and approved by the Director of Development Services and the City Attorney. The Shared Parking Agreement shall be recorded after the final map for Vesting Map No. 82806 has been recorded and the Fairfield Parking Site has been constructed and received its Certificate of Occupancy. The Shared Parking Agreement will grant Lots 1 through 5 of Vesting Map No. 82806 rights to shared use of parking provided on Lots 1, 4 and 5 of Vesting Map No. 82806. The shared parking will be permitted for all commercial uses and guest parking for the multi-family residential uses located on Lot 1 and 5 of Vesting Map No. 82806. Guest parking for the townhomes that are located on Lot 6 will be provided on Lot 5 of Vesting Map No. 82806.

The Shared Parking Agreement will rescind "Covenant and Agreement Regarding Maintenance and Use of Off-Site Parking" for property commonly known as 629

North Sepulveda Boulevard (now known as 629 North Pacific Coast Highway), recorded on July 1, 2015, as Instrument No. 20150792116, of Official Records, Recorder's Office of the County of Los Angeles, California. The Shared Parking Agreement will rescind "Covenant and Agreement Regarding Maintenance and Use of Off-Site Parking" for property commonly known as 629 North Sepulveda Boulevard (now known as 629 North Pacific Coast Highway), recorded on July 1, 2015, as Instrument No. 20150792117, of Official Records, Recorder's Office of the County of Los Angeles, California. The Shared Parking Agreement will rescind "Covenant and Agreement Regarding Maintenance of Parking Site" for property commonly known as 629 North Sepulveda Boulevard (now known as 629 North Pacific Coast Highway), recorded on April 1, 2015, as Instrument No. 20150351986, of Official Records, Recorder's Office of the County of Los Angeles, California.

34. After the final map for Vesting Tentative Map No. 82806 has been recorded, a document shall be recorded to rescind the "Covenant and Agreement to Hold Property as One Parcel" for property commonly known as 629 North Pacific Coast Highway (formerly 629 North Sepulveda Boulevard), recorded on April 1, 2015, as Instrument No. 20150351988, of Official Records, Recorder's Office of the County of Los Angeles, California.
35. A Reciprocal Easement Agreement shall be prepared to provide reciprocal access between Lots 5 and 6 of Vesting Tract Map No. 82806 and reciprocal access to the public rights-of-way of Palm and Mariposa Avenues. The Reciprocal Easement Agreement shall rescind "Reciprocal Easement Agreement", recorded on April 1, 2015, as Instrument No. 20150351989, of Official Records, Recorder's Office of the County of Los Angeles, California. The Reciprocal Easement Agreement shall be reviewed and approved by the Director of Development Services and the City Attorney. The Reciprocal Easement Agreement shall not be recorded until the final map for Vesting Tentative Map No. 82806 is recorded, the Fairfield Parking Site and PCC South Site are constructed, and a building permit is issued for the PCC North Site.
36. A positive balance shall be maintained in all project reimbursement accounts at all times. If the balance of the Reimbursement Account(s) associated with the project becomes negative at any time, all work on the project shall be suspended, including the issuance of permits and project inspections, until such time as the sufficient funds are deposited to return the account(s) to a positive balance.

#### Building Division Conditions

37. Before the City issues grading permits for each building site in the PCCSP, the applicant must submit a geotechnical/soils report for that building site, along with an associated grading plan that addresses the current code to the Development Services Department for review and approval.

38. Before the City issues grading permits for each building site in the PCCSP, the applicant must submit a soils report for that building site to the Development Services Department for review and approval.
39. Before the City issues building permits for each building site in the PCCSP, the applicant must submit plans for that building site to the Development Services Department for review and approval showing compliance with the version of the California Building Code, as adopted by the ESMC, in effect at the time of building permit application.
40. Before the City issues building permits for the PCC North Site and/or the PCC South Site ("Sites"), the applicant must show proof of Los Angeles County Health Department approval for ~~the any~~ public pools proposed for those Sites.

#### Fire Department Conditions

41. Each phase of ~~the~~ project must comply with all applicable requirements in the California Fire Code and the International Fire Code, as adopted by the ESMC, and El Segundo Fire Department regulations, in effect at the time of building permit application.
42. Before the City issues a building permit for each building site, the applicant must submit a Fire/Life Safety Plan for that building site to the Fire Chief (or designee) identifying fire safety precautions during demolition and construction, emergency site access during construction, permanent fire department access, fire hydrant locations and any existing or proposed fire sprinkler system and fire alarm systems.

#### Public Works Department Conditions

##### **General**

43. All work in the City's 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.
44. 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.
- ~~3845.~~ 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.

3946. 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 for that building site.
47. All construction-related parking shall be accommodated on-site or on other private property. No construction related parking shall be permitted off-site in the public right-of-way.
484. A grading and drainage plan shall be provided and stamped by a California (CA) State-licensed civil engineer as part of the Building Permit process.
492. A utility plan for each building site shall be provided that shows all existing and proposed utility lines and their sizes (sewer, water, gas, storm drain, electrical, etc.), including easements, within 200 feet of the project site boundary.
4350. All record drawings (PDF and CAD format) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection for that phase.
4451. Haul trucks are to use PCH north to Imperial Highway and PCH south to El Segundo Boulevard. All three of these streets are currently designated as truck routes in the City.
52. The applicant shall record Vesting Map No. 82806, subject to review and approval by the Director of Public Works and the Director of Development Services.

### **Street Improvements & Traffic Control**

53. The applicant shall dedicate to the City in fee that certain portion of real property that includes the eastern 25 feet of Indiana Street (from the centerline of Indiana Street) between Mariposa Avenue to the north and Holly Avenue to the south as depicted on Vesting Tentative Tract Map No. 82806. Such dedication shall occur through and upon recordation of the Final Map.
54. The applicant shall dedicate to the City in fee that certain portion of real property that includes the northern 25 feet of Holly Avenue (from the centerline of Holly Avenue) between Indiana Street to the west and Pacific Coast Highway to the east as depicted on Vesting Tentative Tract Map No. 82806. Such dedication shall occur through and upon recordation of the Final Map.
5547. Before the recording of the Final Map, the applicant shall record a lot tie covenant if any buildings are to be constructed across existing lot lines or if any building location does not meet the development standards of the Pacific Coast Commons Specific Plan (PCCSP) due to the location of the existing lot lines. No Certificates of Occupancy shall be granted for any use or structure until the recording of the Final Map.

4856. General Provisions regarding dedications and improvements in Conditions ~~44~~  
50 through ~~5246~~ below:

- a. Improvements and dedication shall be required in conjunction with the development of the lot immediately adjacent to the street or streets where the improvement and dedication is required.
- b. The applicant shall prepare a grant deed and legal description of the land to be dedicated, subject to review and approval by the City Attorney for any required dedications.
- c. All dedications shall be in favor of the City of El Segundo.
- d. Before the issuance of a building permit for the related site, the applicant shall submit Street and Public Right-of-Way Improvement Plans for review and approval to the Director of Public Works and the Director of Development Services. Said plans shall include any required dedications, roadway widening, sidewalks and parkway in accordance with the conditions below, to be developed to City standards, except as modified by these conditions.
- e. All required right-of-way dedications shall be made prior to the issuance of a Certificate of Occupancy for any building on the related site.
- f. All right-of-way improvements shall be completed before the issuance of a "Final Inspection Approval." The improvements shall be reviewed and approved by the City Engineer and Director of Development Services.
- g. The applicant shall be responsible for the costs to modify and construct the roadway widening and sidewalk improvements as described in conditions ~~44~~  
50 through ~~4652~~ below.

57. Street dedication and improvement conditions related to the development of Lot 4 of Vesting Tentative Tract Map No. 82806 (Pacific Coast Commons – Fairfield Parking Site):

- a. The applicant shall construct a new 10-foot wide right-turn only lane along the south side of Mariposa Avenue, roadway widening improvements, and a new public sidewalk.
- b. The applicant shall dedicate a variable width dedication on the south side of Mariposa Avenue ranging from a minimum of 4 feet on the west at Indiana Street, prior to the 10-foot wide right-turn only lane, to a maximum of 12 feet on the east at Pacific Coast Highway to accommodate the 10-foot wide right-turn only lane and 2-foot widening and reconfiguration of the two existing lanes in compliance with the Circulation Element requirements.
- c. In addition to the 25-foot dedication required by Condition ~~40-46~~ above, the applicant shall dedicate an additional 4 feet along the eastern side of Indiana Street along the frontage of Lot 4 of Vesting Tentative Map. No. 82806.
- d. Before the construction of the right-of-way improvements on the south side of Mariposa Avenue, including the new right-turn lane that would intersect Pacific Coast Highway and any improvements on Pacific Coast Highway, the applicant shall obtain a Caltrans Encroachment Permit, if required, for any alteration to Pacific Coast Highway. All alterations shall be in accordance with relevant Caltrans Encroachment Permit requirements and conditions shall

be shown on the Final Working Drawings.

58. Street dedication and improvement conditions related to the development of Lot 1 of Vesting Tentative Map No. 82806 (Pacific Coast Commons South Site):
  - a. In addition to the 25-foot dedication required by Condition ~~4711~~ above, the applicant shall dedicate an additional 7 feet along the northern side of Holly Avenue along the frontage of Lot 1 of Vesting Tentative Map No. 82806.
  - b. In addition to the 25-foot dedication required by Condition ~~4649~~ above, the applicant shall dedicate an additional 4 feet along the eastern side of Indiana Street only along the frontage of Lot 1 of Vesting Tentative Map No. 82806.
  - c. Before the construction of the right-of-way improvements on the north side of Holly Avenue, including the 2-foot roadway widening that would intersect Pacific Coast Highway and any improvements on Pacific Coast Highway, the applicant shall obtain a Caltrans Encroachment Permit, if required, for any alteration to Pacific Coast Highway. All alterations shall be in accordance with relevant Caltrans Encroachment Permit requirements and conditions shall be shown on the Final Working Drawings.
59. Street dedication and improvement conditions related to the development of Lot 5 and Lot 6 of Vesting Tentative Map No. 82806 (Pacific Coast Commons North Site). These conditions shall apply with the development of Lot 5 or Lot 6, whichever develops first:
  - a. The applicant shall dedicate 7 feet on the north side of Mariposa Avenue along the frontage of Lot 5.
  - b. The applicant shall dedicate 12 feet on the south side of Palm Avenue along the frontage of Lot 6.
60. The applicant shall provide reciprocal access agreements, subject to review and approval by the City Attorney, between any parcels that do not have independent direct vehicle access to a public right-of-way. Such agreements shall be recorded before issuance of any Certificate of Occupancy for a building on an affected parcel.
61. All new sidewalk, curb & gutter, driveway approaches, and curb ramps shall be constructed per the latest Standard Plans for Public Works Construction (SPPWC) "Greenbook" and City standards.
62. 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.
63. Any obstruction located within existing curb ramps shall be relocated.
64. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.

65. The applicant shall provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc. along any property frontage where new construction is taking place. This condition does not apply on Indiana Street along the frontage of proposed Lot 2 and 3 of Vesting Tentative Map No. 82806.
66. 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.
67. The applicant shall coldmill 2" Asphalt Concrete (AC) pavement surface and overlay with 2" AC PG-64-10 the curb-to-curb full street width of Mariposa Avenue along the property frontages and the curb-to-centerline half street width of Palm Avenue, Indiana Street, and Holly Avenue along the property frontages. AC mix specification shall conform to Standard Specifications for Public Works Construction (SSPWC) "Greenbook", section 203-1.
68. The applicant shall provide street signing and striping plans for the new development. All striping in the public ROW shall consist of thermoplastic paint per the latest CA Manual on Uniform Traffic Control Devices (MUTCD).
69. The applicant shall provide traffic control plans for all work requiring a lane closure.
70. The work scheduled in the public right-of-way on major arterial streets shall be Monday through Friday from 9am to 3pm, except holidays. Work scheduled on all other street classifications shall be Monday through Friday from 7am to 4pm. Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.
71. During construction, it shall be the responsibility of the applicant to provide safe pedestrian traffic control around the site. A pedestrian protection plan shall be submitted to the Public Works Department for review and approval by the City Engineer. This may include but not be limited to signs, flashing lights, barricades and flag persons.
72. Once the ROW improvements are accepted by the City Engineer, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks shall be kept free of construction debris, mud and other obstacles and shall remain open to traffic at all times. The applicant shall bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City Engineer.
73. The applicant shall submit any new traffic signal plans to the City Public Works Department and LA County Department of Public Works (LACDPW) for review and



approval. The applicant will coordinate all inspections with the LACDPW inspector for acceptance of the traffic signal poles and related equipment. The applicant will inform the City of any updates during this process.

### **Water**

74. The proposed improvement will impact the capacity of the existing City owned water main lines. The applicant must submit a water study to determine if there is a capacity deficiency in the affected water main lines and if so, water main upgrades will be required. The water study shall be reviewed and approved by the City Engineer.
75. Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices for each new building site must be upgraded to current City Water Division standards. These devices shall be placed or relocated onto private property.
76. The applicant must submit plans for water system upgrades for each new building site to the City of El Segundo Public Works Department for review and approval.
77. Any unused water laterals for each new building site shall be abandoned and properly capped at the City main. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

### **Sewer**

78. The proposed improvement will impact the capacity of the existing City owned sewer main lines. The applicant must submit a sewer study for each new building site to determine if there is a capacity deficiency in the affected sewer main lines and if so, sewer upgrades will be required for that new building site. The sewer study shall be reviewed and approved by the City Engineer.
79. Prior to issuance of a Certificate of Occupancy for each new building site, the sewer connection fee for ~~this project~~ must be paid to the City of El Segundo Public Works Department for that building site.
80. Any unused sanitary sewer laterals shall be abandoned and properly capped at the City main for each new building site. The Contractor is to obtain necessary permits and licenses, and provide traffic control plans and shoring plans.

### **Storm Drain**

81. Provide a Low Impact Development Study (LID) signed and stamped by a registered Civil Engineer. Make sure to comply with the project design requirements to retain on site (infiltrate or store for use) volume of runoff from  $\frac{3}{4}$  inch storm or the 85<sup>th</sup> percentile 24-hour storm, whichever is greater (SWQDv) for each phase of the project.

82. Hydrologic and hydraulic calculations shall be submitted to size appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. Refer to the most recent Los Angeles County Hydrology Manual. Instructions and the manual are available at the County website at <http://dpw.lacounty.gov/wrd/Publication/index.cfm>. Calculations shall be signed by a registered civil engineer.
83. The project shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements and shall provide Best Management Practices (BMPs) for sediment control, construction material control and erosion control.

#### **Landscaping & Irrigation**

84. Irrigation plans shall be submitted to the Public Works Department for review and approval for each new building site. All irrigation meters and mechanical equipment shall meet the City Water Division standards.
85. All public landscape improvements shall be designed to City standards and approved by the Parks & Recreation Department.
86. The property owner shall maintain all landscaping and irrigation in the public ROW fronting the property.
87. The applicant shall coordinate any tree removals in the public right-of-way with the Parks & Recreation Department prior to the start of construction.

#### Police Department Conditions

- ~~88. The applicant shall coordinate any tree removals in the public right-of-way with the Parks & Recreation Department prior to the start of construction.~~
- ~~89-88.~~ Prior to the issuance of building permits, the applicant must submit a Photometric Lighting Plan complying with El Segundo Security Code, Ordinance 1540, Sections, 13-20-15.E; 13-20-16.L; 13-20-17.M.
- ~~90-89.~~ Prior to the issuance of building permits, the applicant submit a Wayfinding Plan complying with El Segundo Security Code, Ordinance 1540, Sections, 13-20-15.C.
- ~~91-90.~~ Prior to the issuance of building permits, the applicant must submit a Construction Site Security Plan complying with El Segundo Security Code, Ordinance 1540, Section, 13-20-20.C.
- ~~92-91.~~ Prior to the issuance of building permits, the applicant must submit an Emergency Access Plan complying with El Segundo Security Code, Ordinance 1540, Sections, 13-20-18 and 13-20-19.C.

~~93-92.~~ Prior to the issuance of building permits, the applicant must provide a Parking Surveillance Camera Plan parking structures complying with the following standards:

- a) High Definition color cameras shall be installed at all vehicle and pedestrian entrances and be capable of clearly capturing an entire vehicle including license plate and driver. Cameras at pedestrian entrances shall clearly capture the entire person and a recognizable face image.
- b) Camera images shall be digitally stored for at least 30 days.
- c) A camera surveillance plan noting the type and mounting height of cameras, demonstrating compliance with this section, shall be developed as part of the construction plans.

~~94-93.~~ Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department, to ensure compliance with the Parking Surveillance Camera Plan.

~~95-94.~~ Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department, to ensure compliance with the Emergency Access Plan.

#### Impact Fee Conditions

~~96-95.~~ Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time fire services mitigation fee in accordance with City Council Resolution No. 4687 for the building that the permit is applicable to.

~~97-96.~~ Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time police services mitigation fee in accordance with City Council Resolution No. 4687 for the building that the permit is applicable to.

~~98-97.~~ Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before building permits are issued, the applicant must pay a one-time park services mitigation fee in accordance with City Council Resolution No. 4687 for the building that the permit is applicable to.

~~99-98.~~ Before building permits are issued, the applicant must pay the required sewer connection fees (as specified in ESMC Title 12-3) for the building that the permit is applicable to.

~~100-99.~~ Pursuant to ESMC §§ 15-27A-1, *et seq.*, and before the City issues a certificate of occupancy for buildings within the Specific Plan, the applicant must pay a one-time traffic mitigation fee in accordance with City Council Resolution No. 4443 for the building that the permit is applicable to.

~~101-100.~~ Subject to any applicable limitations set forth in the Development Agreement, Permittee agrees to pay City any development impact fees ("DIFs")

that may be applicable to the Project. Permittee takes notice pursuant to Government Code § 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.). The permittee is informed that it may protest DIFs in accordance with Government Code § 66020.

~~402-101.~~ Before building permits are issued, the applicant must pay the required School Fees. This condition does not limit the applicant's ability to appeal or protest the payment of these fees to the school districts(s).

#### Miscellaneous

~~403-102.~~ Unless otherwise provided by the Development Agreement, the vesting tentative map will expire pursuant to Government Code § 66452.6 and ESMC § 14-1-12.

~~404-103.~~ Approval of this ~~Project permit~~ shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified herein or in the Development Agreement or Pacific Coast Commons Specific Plan, all other requirements of the El Segundo Municipal Code shall apply.

~~405-104.~~ Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, pursuant to the provisions of the El Segundo Municipal Code.

~~406-105.~~ In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City Department, the stricter standard shall apply.

~~407-106.~~ The Applicant, agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1248, General Plan Amendment No. GPA 19-01, Specific Plan No. SP 19-01, Zone Change No. ZC 19-01, and Zone Text Amendment No. ZTA 19-08, Subdivision No. SUB 19-03, Site Plan Review No. 19-01, Development Agreement No. 19-02, Modification of Resolution Nos. 2759 and 2760 for CUP No. 14-01 and CUP No. 14-02, and Waiver of public right-of-way dedications. 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 No. EA-1248, General Plan Amendment No. GPA 19-01, Specific Plan No. SP 19-01, Zone Change No. ZC 19-01, and Zone Text Amendment No. ZTA 19-08, Subdivision No. SUB 19-03, Site Plan Review No. 19-01, Development Agreement No. 19-02, Modification of Resolution Nos. 2759 and 2760 for CUP No. 14-01 and CUP No. 14-02, and Waiver of public right-of-way dedications, the Applicant , 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, ~~Brian Kaufman~~ Patrick Volz, on behalf of BRE EL SEGUNDO PROPERTY OWNER A LLC, BRE EL SEGUNDO PROPERTY OWNER B LLC, and BRE EL SEGUNDO PARKING LLC, certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

| ~~Brian Kaufman~~ Patrick Volz, ~~Managing Director and~~ Vice President  
BRE EL SEGUNDO PROPERTY OWNER A LLC,  
BRE EL SEGUNDO PROPERTY OWNER B LLC,  
BRE EL SEGUNDO PARKING LLC