



PLANNING COMMISSION AGENDA June 22, 2023

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?

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *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, June 22, 2023
TIME:	5:30 p.m.
PLACE:	City Council Chamber, City Hall 350 Main Street, El Segundo, CA 90245
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 discuss, deliberate, or 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 or use of visual aids may be permitted during meetings if they are submitted to the Community Development 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 Community Development Department and on the City's website, www.elsegundo.org.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to matters within the Planning Commission’s subject matter jurisdiction or items on the agenda only—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 discuss, deliberate, or 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. Approval of Planning Commission Meeting Minutes

- June 8, 2023

RECOMMENDED ACTION: Approve the minutes.

G. Continued Business

H. New Public Hearings

2. Environmental Assessment No. EA-1289, Subdivision No. SUB 20-03, and Site Plan Review No. SPR 20-30. (MB)

Applicant: Allen Matkins LLP c/o Spencer B. Kallick

Project Description: One-year Time Extension to Vesting Tentative Parcel Map No. 83129 Involving the Consolidation of Seven Parcels into a Single Lot for property located at 650 – 700 North Pacific Coast Highway and 737 Carl Jacobson Way.

Environmental Determination: The proposed project was analyzed for its 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.*, “CEQA Guidelines”). The original approval for the project included adoption of a Mitigated Negative Declaration. This application request is only for a time extension to the approved Map with no changes to the development project. Thus, no further environmental review is required and the proposed project is exempt from further CEQA analysis.

RECOMMENDED ACTION: Adopt Resolution No. 2936, approving a one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03), Environmental Assessment No. EA-1289, and Site Plan Review SPR 20-30.

- I. **New Business**
- J. **Report from Community Development Director or designee**
- K. **Report from the City Attorney's office**
- L. **Planning Commissioners' Comments**
- M. **Adjournment**—next regular scheduled meeting for July 13, 2023, at 5:30 p.m.

POSTED: *Jazmin Farias* 6/16/2023 9:28 a.m.
(Signature) (Date and time)



**MINUTES OF THE
EL SEGUNDO PLANNING COMMISSION
Regularly Scheduled Meeting**

June 8, 2023

A. Call to Order

Vice Chair Hoeschler called the meeting to order at 5:30 p.m.

B. Pledge of Allegiance

Vice Chair Hoeschler led the pledge.

C. Roll Call

Present: Vice Chair Hoeschler
Present: Commissioner Newman
Present: Commissioner Maggay
Present: Commissioner Inga
Absent: Chair Keldorf

D. Public Communications

None.

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

Three written communications were distributed to Planning Commissioners.

F. Consent Calendar

1. Approval of Planning Commission Meeting Minutes:

- May 25, 2023

MOTION: Approve the minutes.

Moved by Commissioner Newman, second by Commissioner Maggay.

Motion carried, 4-0, by the following vote:

Ayes: Hoeschler, Newman, Maggay, and Inga.

G. Continued Business—Public Hearing

**2. Presentation and Planning Commission Study Session on the Draft
Downtown Specific Plan. (PS)**

Principal Planner Paul Samaras reviewed major element changes for public realm and the remaining chapters of the Draft Downtown Specific Plan (DTSP).

- Commissioner Newman inquired if there is a loss of parking with the Grand Avenue preferred vehicular circulation layout which includes angled parking. Paul stated that there is a loss of median parking, and he will provide the exact numbers the report calls out.
- Commissioner Maggay expressed his concern with the preferred street configuration layout for Grand Avenue, he believes that sharing the bike lane with the vehicle lane can create congestion as Grand Avenue is mostly use as a bypass street by vehicular traffic.
- Commissioner Maggay inquired what it would take to close Main Street permanently. Paul advised that if this is a recommendation the commission and community want to pursue, staff can add language to the DTSP to build up on this, such as having pilot programs. However, if they want to add this to the draft it needs to be studied first.
- Commissioner Inga expressed his concern with the proposed location for a parking structure at the northeast corner of Indiana and suggested for the city to lease parking spaces from Chevron's parking lot on El Segundo Boulevard or even partnering with nearby cities to enhance parking.
- Vice Chair Hoeschler expressed his concern with the Main Street preferred vehicular circulation plan as it would only provide angled parking on one side of the street, and one way travel lanes being shared with bicyclist.
- Planning Commission provided consensus to aim for strategies to slow down traffic.
- Commissioner Newman inquired how and what feedback was received regarding vehicular circulation on Richmond Street. Paul advised that staff received general comments and specific responses from the community suggesting that they would like to see more outdoor dining opportunities and maintaining Richmond as a street with vehicular access and parking opportunities. The preferred alternative tries to address those concerns.
- Planning Commission provided consensus to incorporate better parking signage throughout the city to let the community know of all the parking opportunities there are available and for the city to partner up with other properties such as Chevron to have joint agreements to share parking lots.

Vice Chair Hoeschler opened public communications.

- Member of Southwest Regional Council of Carpenters, Salvador George, stated that he would like to see language added to the draft specific plan that addresses hiring local contractors.
- Tapizon Restaurant owner Erik shared his support for reducing vehicular access on Main Street and slowing traffic down as it can activate

pedestrian activity. He also suggested adding lighting to brighten up the downtown area.

- Resident Barbara Boland who resides at 637 Whiting Street expressed her support for the landscape changes staff has incorporated into the draft as they incorporated a blue butterfly habitat enhancement throughout the city.
- Evan Palata, Director of Business Development for Park Roll (a company based in El Segundo) that focus on parking technology shared that they hope to partner with the city to tackle parking.
- Resident Chris Hall who resides at 1312 East Mariposa Avenue shared his support for fewer driving lanes, and more walking space at Richmond Street. He does not see the reduction of parking spaces as a negative factor as there is plenty of parking all around the downtown area. As for Main Street he supports a slower speeding limit and prefers the bike lanes to not be in between the driving lane and parking section.

Vice Chair Hoeschler closed public communications.

Further discussion came from the planning commission:

- Commissioner Maggay expressed his concern with connecting one end of Main Street to the other end of Main Street through incorporating more directional signage, drop off locations, and adding more parking opportunities. He added that safety mitigation for vehicle shared lines is crucial and can be achieved through the correct signage and lighting. He is in support of reducing speed limits, maximizing sidewalks, and launching a pilot program prior to closing streets down to study how that would impact the community. He suggested studying what type of business thrive in no vehicle access environments.
- Commissioner Inga suggested adding signage for wayfinding purposes throughout the downtown area and stated that he is not in support for a parking structure on Grand and Standard but is open to do something on Franklin and Richmond.
- Vice Chair Hoeschler suggested adding an additional column to the chart on section 6.6 (pg.145 of the PDF draft) that contains information such as square footages for existing businesses.
- Commissioner Inga suggested adding language to the design standards that address the preservation of a building design when dealing with potentially historic or significant structures without designating a local, state, historic resource. Paul stated that staff needs to look at the limitations CEQA may have on the topic to determine what direction the city can take.

MOTION: Receive and file presentation and Planning Commission Study Session on the Draft Downtown Specific Plan.

Moved by Commissioner Inga, second by Commissioner Maggay.

Motion carried, 4-0, by the following vote:
Ayes: Hoeschler, Newman, Maggay, and Inga.

H. New Public Hearings

None.

I. New Business

None.

J. Report from Community Development Director or designee

None.

K. Report from City Attorney's Office

None.

L. Planning Commissioners' Comments

- Commissioner Newman requested an update on the gateway sign. Community Development Director Michael advised that there have been successful efforts to working with a contractor and there is a tentative item for City council consideration for June 20th or second meeting in August.
- Commissioner Maggay congratulated all graduating classes of 2023.
- Vice Chair Hoeschler stated that the new surfacing of El Segundo Boulevard is nice but would like to see the Bicycle Master Plan implemented as it calls out the implementation of bike lanes when resurfaced.

M. Adjournment—the meeting adjourned at 7:12 p.m.
The next meeting is scheduled for June 22, 2023 at 5:30 p.m.

Michael Allen, Community Development Director

Michelle Keldorf, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: June 22, 2023

Agenda Heading: New Public Hearing

Item No.: H2

TITLE

One-year Time Extension to Vesting Tentative Parcel Map No. 83129 located at 650-700 N. Pacific Coast Highway and 737 Carl Jacobson Way.

Applicant: Allen Matkins LLP c/o Spencer B. Kallick

RECOMMENDATION:

1. Adopt Resolution No. 2936, approving a one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129 (Subdivision No. SUB 20-03) and Environmental Assessment No. EA-1289 and Site Plan Review SPR 20-30.

BACKGROUND:

On April 22, 2021, the Planning Commission adopted Resolution Nos. 2892, 2893, and 2894 recommending the City Council approval of EA-1289, Site Plan Review No. SPR 20-30, Zone Text Amendment No. 20-01 and Subdivision No. SUB 20-03 for Vesting Tentative Parcel Map No. 83129. The project consolidates seven parcels into a single lot and includes the construction of a 70,921 net square-foot building and parking structure at the site, subject to conditions of approval. The associated zone text amendment was to amend the definition of Floor Area (Net) in El Segundo Municipal Code (ESMC) Section 15-1-6 to exempt any portion of a structure that is devoted to parking from counting towards the net floor area of the building

On May 18, 2021, the City Council adopted Resolution No. 5262 approving the Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1289, Zone Text Amendment No. 20-01, Vesting Tentative Parcel Map No. VTPM 83129 and Site Plan Review No. SPR 20-30.

On May 9, 2023, the applicant submitted a request for a one-year time extension to Vesting Tentative Parcel Map No. VTPM 83129, including the approvals for the associated development project. The project applications and plans were circulated to all City departments for comments, and no objections were received.

PROJECT DESCRIPTION:

The original project included the following Applications:

- A Zone Text Amendment to amend the definition of Floor Area (Net) in El Segundo Municipal Code (ESMC) Section 15-1-6 to exempt any portion of a structure that is devoted to parking from counting towards the net floor area of the building;

- A Vesting Tentative Parcel Map to consolidate seven parcels into a single parcel;
- A Site Plan Review for the construction of a new building greater than 50,000 square feet on the project site; and,
- The adoption of a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for the Environmental Assessment of the project, pursuant to the requirements of CEQA.

The original Vesting Tentative Parcel Map was approved for a period of two years, thus the map and associated entitlements were set to expire on May 18, 2023. On May 9, 2023, the applicant submitted a timely request for a one-year time extension to the previously approved Vesting Tentative Parcel Map in accordance with the conditions of approval and ESMC Section 14-1-12. The purpose of the requested extension is to allow additional time to prepare, process and record the map with the county. No changes to the approved development project are proposed.

ANALYSIS:

Pursuant to ESMC § 14-1-12(A), a Tentative Map expires two years after the date the map was approved or conditionally approved, unless the Vesting Final Map is recorded or the Vesting Tentative Parcel Map is extended pursuant to the provisions of the ESMC and the Subdivision Map Act. If a Tentative Map expires before it is recorded, then the developer's development rights also expire (ESMC § 14-2-3). The City's code allows developers to request time extensions to their approved tentative maps for up to one year (for a maximum total of five years), provided they submit their extension application before the map expires (ESMC § 14-1-12).

The applicant submitted a request for the extension of the Map on May 9, 2023, before the Tentative Map expired. The City may condition or deny an extension of the map if:

1. The proposed map is not consistent with applicable general and specific plans as specified in section 65451 of the California Government Code.
2. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. The site is not physically suitable for the type of development.
4. The site is not physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements are likely to cause

serious public health problems.

7. The design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.




The applicant only requests a one-year time extension with no changes or modifications to the property configuration or the associated development project. The site continues to be suitable for the type of development, density and subdivision; is consistent with the applicable zoning standards of the Corporate Office (CO) Zone; and consistent with the Corporate Office Land Use designation of the site. Staff recommends the Planning Commission approve a one-year extension of the map.

INTER-DEPARTMENTAL COMMENTS

The original project application and plans were circulated to all departments and the comments were incorporated as conditions of approval in Resolution Nos. 2893 and 2894. Staff has circulated this extension-request to all departments and no additional comments were received.

ENVIRONMENTAL REVIEW

The proposed project was analyzed for its 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.*, "CEQA Guidelines"). The original approval for the project included adoption of a Mitigated Negative Declaration. This application request is only for a time extension to the approved Map with no changes to the development project. Thus, no further environmental review is required and the proposed project is exempt from further CEQA analysis.

PREPARED BY: Maria Baldenegro, Assistant Planner 
REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager 
APPROVED BY: Michael Allen, AICP, Community Development Director 

ATTACHMENTS:

1. Draft Planning Commission Resolution No. 2936
2. Planning Commission Resolution No. 2894
3. Vesting Tentative Parcel Map No. VTPM 83129

RESOLUTION NO. 2936

A RESOLUTION APPROVING A ONE-YEAR EXTENSION TO THE EXPIRATION OF VESTING TENTATIVE PARCEL MAP NO. 83129 THROUGH MAY 18, 2024 TO ALLOW FOR MAP RECORDATION AND THE CONSTRUCTION OF A NEW 70,921 SQUARE FOOT 7-STORY OFFICE BUILDING WITH AN INTEGRATED 1,185-SPACE PARKING STRUCTURE FOR THE PROPERTY LOCATED AT 650-700 N. PACIFIC COAST HIGHWAY AND 737 CARL JACOBSON WAY (PREVIOUSLY APPROVED AS EA-1289, SITE PLAN REVIEW NO. 20-30, AND SUBDIVISION NO. 20-03).

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

SECTION 1: The Planning Commission finds and declares that:

- A. On April 22, 2021, the Planning Commission adopted Resolution No. 2892, recommending the City Council adopt the IS/MND and the Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1289, Zone Text Amendment No. 20-01, Subdivision No. SUB 20-03 for Vesting Tentative Parcel Map No. VTPM 83129, and Site Plan Review No. SPR 20-30, for property located at 650-700 N. Pacific Coast Highway and 737 Carl Jacobson Way (the "Property"), which is in the Corporate Office zone and has a Corporate Office General Plan Land Use designation ;
- B. On April 22, 2021, The Planning Commission adopted Resolution No. 2893, recommending the City Council adopt an Ordinance amending ESMC 15-1-6 for Zone Text Amendment No. ZTA 20-01 to amend the Definition of Floor Area (Net) to exempt Parking that is integrated into a structure from counting towards net floor area of a building;
- C. On April 22, 2021, the Planning Commission adopted Resolution No. 2894 recommending that the City Council approve Site Plan Review No. SPR 20-30 and Vesting Tentative Parcel Map No. 83129 (the "Map") to combine seven parcels into a single lot, remodel two existing office buildings, and construct a new 70,921 s.f., seven story office building with a 1,185-space, integrated parking structure (the "Project");
- D. On May 18, 2021, the City Council adopted Resolution No. 5262, approving the IS/MND and the Mitigation Monitoring and Reporting Program for Environmental Assessment No. EA-1289, Zone Text Amendment No. 20-01, Vesting Tentative Parcel Map No. VTPM 83129 (SUB 20-03), and Site Plan Review No. SPR 20-30;

- E. Per the Subdivision Map Act (the “Map Act”) and El Segundo Municipal Code (“ESMC”) Title 14, the Map for the Project was due to expire on May 18, 2023;
- F. On May 9, 2023, the Project’s developer timely applied for a one-year time extension of the Map. The extension would allow the continued development rights for the construction of the Project and recordation of the final Map.
- G. The application was reviewed by the City’s Community Development Department for consistency with the General Plan and conformity with the ESMC;
- H. The City previously reviewed the Project’s 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”). An Initial Study of Environmental Impacts and Mitigated Negative Declaration (“IS/MND”) was prepared pursuant to the requirements of CEQA and the CEQA Guidelines. The IS/MND that was prepared identified Mitigation Measures to address those environmental impacts, and the actions proposed in this Resolution are consistent with the prior IS/MND and would not generate any additional environmental impacts;
- I. The Community Development Department completed its review and scheduled a public hearing regarding the one-year time extension request before this Commission for June 22, 2023;
- J. On June 22, 2023, the Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by City staff, public testimony, the applicant; and
- K. The Commission considered the information provided by City staff, public testimony, and the property owner’s representatives. This Resolution, and its findings, are made based upon the evidence presented to the Commission at its June 22, 2023, hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Findings and Approval. The Planning Commission finds that the findings in Section 1, above, are true and correct, and that none of the findings stated in Government Code § 66474 that would warrant denial of the extension apply to the present application.

The Planning Commission finds that the requested one-year extension the Map is appropriate and in compliance with the provisions of the Map Act, subject to the conditions of approval stated in City Council Resolution No. 5262, adopted on May 18, 2021. The Planning Commission approves the requested one-year extension, and the Map will now expire on May 18, 2024.

SECTION 3: *Environmental Assessment.* The proposed project was analyzed for its 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.*, “CEQA Guidelines”). The original approval for the project included the adoption of a Mitigated Negative Declaration. This application is only a request for the extension to the time frame to the approved Map with no changes to the project. Thus, no further environmental review is required and the proposed project is exempt from CEQA analysis.

SECTION 4: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are 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 5: *Limitations.* The Planning Commission’s analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a Project that absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission’s knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 6: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 7: The Commission Secretary is directed to mail a copy of this Resolution to the applicant and to any other person requesting a copy.

SECTION 8: 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 9: Except as provided in Section 8, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 22nd day of June 2023.

Michelle Keldorf, Chair
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary

Keldorf -
Newman -
Hoeschler -
Maggay -
Inga -

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

By: _____
Joaquin Vazquez, Assistant City Attorney

RESOLUTION NO. 2894

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO RECOMMENDING THAT THE CITY COUNCIL APPROVE VESTING TENTATIVE PARCEL MAP NO. 83129 (SUB 20-03) AND SITE PLAN REVIEW NO. 20-30, THEREBY ALLOWING THE CONSOLIDATION OF SEVEN PARCELS INTO A SINGLE LOT AND CONSTRUCTION OF A NEW 70,921 SQUARE FOOT 7-STORY OFFICE BUILDING WITH AN INTEGRATED 1,185-SPACE PARKING STRUCTURE FOR PROPERTY LOCATED AT 650-700 N PACIFIC COAST HIGHWAY AND 737 CARL JACOBSON WAY

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

SECTION 1: The Planning Commission finds and declares that:

- A. On July 21, 2020, L&R ZAV 650 Sepulveda, LLC c/o Zachary Vella submitted applications for Environmental Assessment No. EA-1289, Zone Text Amendment No 20-01, Vesting Tentative Parcel Map No. 83129, and Site Plan Review No. 20-30 requesting to amend the definition of Floor Area (Net) within Section 15-1-6 of the El Segundo Municipal Code (“ESMC”), combine seven parcels into a single lot, remodel two existing office buildings, and construct a new office building with integrated parking structure;
- B. The project applications were reviewed by the City’s Development Services Department for, in part, consistency with the General Plan and conformity with the ESMC;
- C. Pursuant to Section 21000 et. Seq. of the California Public Resource Code (“CEQA”) and Section 15000 et. Seq. of 14 California Code of Regulations (“CEQA Guidelines”) an Initial Study of Environmental Impacts and Mitigated Negative Declaration (“IS/MND”) was prepared to identify any potential significant environmental impacts caused by the project, a copy of which is on file with the development Services Department. The IS/MND also identified Mitigation Measures to address those impacts;
- D. The Planning Commission adopted Resolution No. 2892, recommending the City Council adopt the IS/MND and the Mitigation Monitoring and Reporting Program;
- E. The Planning Commission of the City of El Segundo held a noticed public hearing on April 22, 2021, to review and consider the Vesting Tentative Parcel Map and Site Plan Review, receive public testimony, and review all correspondence received; and,

- F. This Resolution, and its findings, are made, in part, based upon the evidence presented to the Commission at its April 22, 2021 public hearing, including the staff report submitted by the Development Services Department.

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

- A. The 7.3-acre site is located in the north-central portion of the city, on the east side of Pacific Coast Highway between East Maple Avenue to the north and East Mariposa Avenue to the south. The site has a General Plan Land Use designation of Corporate Office and is zoned Corporate Office (CO). The site includes buildings addressed 650 and 700 North Pacific Coast Highway and 737 Carl Jacobson Way.
- B. The site consists of seven individual parcels ranging in size from 6,601 square feet to 86,666 square feet.
- C. Existing improvements on the site include a 98,885 square-foot eight-story office building (Building A), a 69,692 square-foot two-story office building (Building B), a 16,652 square-foot industrial one-story industrial building (Building D), and a surface parking lot.
- D. The proposed project would combine the seven parcels into a single 7.3-acre lot.
- E. The proposed project would also renovate Building A to increase the net floor area by 1,031 square feet and renovate Building B to decrease the net floor area by 4,572 square feet. The facades of both buildings would also be renovated. The proposed project would also construct a new 70,921 square-foot seven-story building with an integrated 1,185 space parking structure.

SECTION 3: *Vesting Tentative Parcel Map Findings.* After considering the above facts, the Planning Commission finds as follows:

- A. That the proposed map is consistent with applicable general and specific plans as specified in section 65451 of the California Government Code.

The Vesting Tentative Tract Map will implement the project to renovate the two existing office buildings and construct a new office building on the site. This is consistent with the following objectives and policies of the General Plan:

Objective LU4-3: "Provide for new office and research and development uses." The proposed project is consistent with this

object as it provides 67,380 square feet of new office space within the City. Furthermore, the project provides a new landscaped plaza to create an integrated office campus that will attract new businesses to the City.

Policy C1-1.8: "Provide all residential, commercial, and industrial areas with efficient and safe access to the major regional transportation facilities." The project site is approximately ½ mile from the nearest Metro Green Line station at the intersection of Mariposa Avenue and Nash Street. Furthermore, Metro Bus Line 232 has a bus stop approximately 300 feet from the Project site along Pacific Coast Highway.

Policy C2-2.2: "Encourage new development to provide facilities for bicyclist to park and store their bicycles." Bicycle facilities allowing workers and patrons to park and store bicycles are provided in excess of the Municipal Code Requirements. The code requires the applicant to provide 25 bicycle parking spaces, but the project will provide 128 bicycle parking spaces.

Policy ED1-2-1: "Seek to expand El Segundo's retail and commercial base so that the diverse needs of the City's business and residential needs are met." The project will facilitate the adaptive reuse of a former aerospace building with the creation of additional office space that provides amenities that tenants in today's marketplace require. The proposed project will create a unique office campus responding to the diverse needs for tenants in the local market.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The combining the seven parcels into a single site will facilitate the proposed project that is compatible with the area as it is an expansion of the existing office use and site reconfiguration. The proposed project complies with all provisions of the zoning code and will not create a significant impact on those who live, work, or visit the area. A plethora of land uses, including office, retail, restaurant, and light industrial uses can be found on the surrounding properties. Office uses are considered compatible with all these types of surrounding uses, as employees would patronize the various retail and restaurant uses during, and at the end of, the workday.

- C. That the site is physically suitable for the type of development.

The property is physically suitable for commercial office buildings and parking structure being proposed for the project. The project includes

renovations to existing office buildings on the property and construction of a new 7-story office building in an area that is currently surface parking. The proposal complies with all the development standards set forth in the City's zoning ordinance. Furthermore, merging the seven parcels into one ground parcel will eliminate several non-conforming parcels that currently do not comply with minimum lot size standards.

- D. That the site is physically suitable for the proposed density of development.

Density refers to dwelling units, not commercial office space. Nevertheless, the proposed project complies with all development standards for the CO zone.

- E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

The proposed project consists of renovating two existing office buildings and construction of a new 7-story office building/parking structure. The area of new construction is currently a paved parking lot that does not contain any landscaped areas, wetlands or other features that could support any fish or wildlife habitat.

- F. That the design of the subdivision or type of improvements are not likely to cause serious public health problems.

The design of the subdivision and type of improvements proposed for the Property are not likely to cause serious public health problems in that they have been designed to comply with all building and zoning code regulations and the City's General Plan. Additionally, the new parcel and the proposed improvements will comply with Title 24 accessibility requirements. The subdivision provides adequate and safe ingress and egress with vehicular access provided by two driveways on Pacific Coast Highway and one driveway on Carl Jacobson Way.

- G. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

As part of the entitlement submittal package, the applicant provided a design survey showing all easements on the property. Existing easements, which were acquired by the public at large, would not be impacted by merging the seven parcels into a single lot.

SECTION 4: Site Plan Review Findings. After considering the above facts, the Planning Commission finds as follows:

- A. The proposed development is consistent with the goals, policies and objectives of the general plan, any applicable specific plan, and the Zoning Code;

The project is consistent with the goals and policies of the General Plan and will not obstruct their attainment. More specifically, the project will advance the following objectives and policies:

Objective LU4-3: "Provide for new office and research and development uses." The proposed project is consistent with this object as it provides 67,380 square feet of new office space within the City. Furthermore, the project provides a new landscaped plaza to create an integrated office campus that will attract new businesses to the City.

Policy C1-1.8: "Provide all residential, commercial, and industrial areas with efficient and safe access to the major regional transportation facilities." The project site is approximately ½ mile from the nearest Metro Green Line station at the intersection of Mariposa Avenue and Nash Street. Furthermore, Metro Bus Line 232 has a bus stop approximately 300 feet from the Project site along Pacific Coast Highway.

Policy C2-2.2: "Encourage new development to provide facilities for bicyclist to park and store their bicycles." Bicycle facilities allowing workers and patrons to park and store bicycles are provided in excess of the Municipal Code Requirements. The code requires the applicant to provide 25 bicycle parking spaces, but the project will provide 128 bicycle parking spaces.

Policy ED1-2-1: "Seek to expand El Segundo's retail and commercial base so that the diverse needs of the City's business and residential needs are met." The project will facilitate the adaptive reuse of a former aerospace building with the creation of additional office space that provides amenities that tenants in today's marketplace require. The proposed project will create a unique office campus responding to the diverse needs for tenants in the local market.

- B. The project is functionally compatible with the area in which it is located;

The site is compatible with the area as it is an expansion of the existing office use and site reconfiguration. The proposed project complies with all provisions of the zoning code and will not create a significant impact on

those who live, work, or visit the area. A plethora of land uses, including office, retail, restaurant, and light industrial uses can be found on the surrounding properties. Office uses are considered compatible with all these types of surrounding uses, as employees would patronize the various retail and restaurant uses during, and at the end of, the workday.

- C. The proposed development will not adversely affect the general welfare of the City.

The proposed development will not adversely affect the general welfare of the City in that a new office building and parking structure will be constructed on a site that is currently improved with two office buildings, an industrial building, and a surface parking lot. The development complies with all aspects of the zoning code. Furthermore, the project site is surrounded by developed urban land, including buildings, roadways, and hardscape.

SECTION 5: California Environmental Quality Act. Based on the facts set forth in Sections 1 and 2 and Resolution No. 2892, the Planning Commission, based on its independent judgement, finds any potential environmental impacts created by the Zone Text has been fully analyzed and appropriately mitigated pursuant to CEQA and the CEQA Guidelines.

SECTION 6: Recommendation. Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission recommends City Council approval of the Vesting Tentative Parcel Map No. 83129 (SUB 20-03) and Site Plan Review No. 20-30.

SECTION 7: 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 record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects.

SECTION 8: 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 9: This Resolution takes effect immediately and 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 (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.

PASSED, APPROVED AND ADOPTED this 22nd day of April 2021.



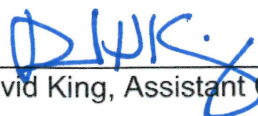
Ryan Baldino, Chairperson
City of El Segundo Planning Commission

ATTEST:


Sam Lee, Secretary

Baldino - Aye
Hoeschler - Aye
Newman - Aye
Keldorf - Aye
Maggay - Aye

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

By: 
David King, Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 2894

Exhibit A

CONDITIONS OF APPROVAL

Zoning Conditions

1. This approval is for the project as shown on the plans and renderings dated March 23, 2021, and on file with the Development Services Department. Unless authorized herein, all requirements of the El Segundo Municipal Code (ESMC) shall apply.
2. Prior to the issuance of any permit, 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. 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, and is within the scope studied in the IS/MND certified by the City Council. Any subsequent modification to the approved design must be referred to the 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 Zone Text Amendment No. 20-01 and said ordinance takes effect.
4. The approved changes to the net floor area for all buildings on site shall be as follows:

Proposed Changes to Building Net Floor Area			
Building	Existing	Proposed	Net Change
A	98,885	99,916	1,031
B	69,692	65,120	-4,572
C	0	70,921	70,921
D	16,652	16,652	0
Total Net SF	185,229	252,609	67,380

5. Prior to the issuance of building permits for Building C, the final map shall be approved by the City Council, fully executed, and recorded with the Los Angeles County Recorder.
6. The Vesting Tentative Parcel Map shall expire 24 months after approval by the City Council, unless the Vesting Final Map is recorded, or the Vesting Tentative Parcel Map is extended pursuant to the provisions of the ESMC and the Subdivision Map Act.
7. The development rights vested under Chapter 2 of Title 14 of the ESMC shall extend one year following the timely recordation of a final map unless all building permits have

been issued or the development rights have been further extended pursuant to the provisions of the ESMC and the Subdivision Map Act.

8. Prior to the issuance of any building permit, the applicant shall provide evidence of compliance with CFR Title 14 Part 77 (Safe, Efficient Use, and Preservation of The Navigable Airspace). Evidence shall be in the form of an Aeronautical Study issued by the FAA or evidence using the FAA's Notice Criteria Tool that all structures on site do not exceed the slopes outlined in CFR Title 14 Part 77.9.
9. 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.
10. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.
11. 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.
12. All mitigation measures listed in Mitigation Monitoring and Reporting Program adopted as part of Resolution No. 2892 shall be complied with. This shall include:
 - a) **Mitigation Measure AES-1:** Prior to issuance of a building permit, the Project applicant must submit a lighting plan to the City for review and approval by the Director of Planning and Building Safety. The plan must include the location, height, number of lights, foot-candles by area, and estimates of maximum illumination on-site with no spill at the property lines. The plan must also demonstrate that all lighting fixtures on the buildings and throughout the entire project site are designed and installed so as to contain light on the subject property and will not create spillover effects or be directed toward adjacent properties or public rights-of-way.
 - b) **Mitigation Measure AES-2:** Prior to issuance of a building permit, the Project applicant must submit the Final Design Plans to the City for review and approval by the Director of Planning and Building Safety. The plans must identify the material use that meets the Visible Light Reflection (VLR) performance of the following:
 - i. The new west-facing façade of Building A and south-facing façade of Building C shall employ a high-performance glazing system comprising a commercial glazing equal to Vitro Solarban 70(2) + Clear with exterior visible light reflection (VLR) of 13% or less;
 - ii. Exterior metal cladding on the Building A curtainwall facing Pacific Coast Highway to be finished with aluminum composite panels

(ACP), with matte white or matte, clear anodized aluminum finish;
and,

- iii. Concrete on the north and south elevations of Building A will be painted with low sheen paint and clad limitedly in matte finish ACP with matte white or matte, clear anodized aluminum finish.

- c) **Mitigation Measure CUL-1:** Archaeological and Native American monitoring shall be conducted for any grading-related ground disturbing activity have the potential to disturb native soils (i.e., non-engineered fill) within the Project site. Monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find must be evaluated by the qualified archaeologist. Depending upon the nature of the find, if the discovery proves to be potentially significant under CEQA, as determined by the qualified archaeologist, additional work such as data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted at the discretion of the qualified archaeologist. The archaeologist shall complete a report of excavations and findings and submit the report to the Director of Planning and Building Safety. After the find is appropriately mitigated, work in the area may resume.
- d) **Mitigation Measure Paleo-1:** Prior to the issuance of any grading permits, the applicant shall retain a qualified paleontologist who meets the qualifications established by the Society of Vertebrate Paleontology (SVP) to develop a Worker Environmental Awareness Program (WEAP), which shall be in compliance with SVP guidelines. The paleontologist shall present the training to all construction staff to provide them with a basic understanding of the types of fossils that may be encountered and the laws protecting them, and the procedures to follow in the event the finds are encountered. In the event that paleontological resources are encountered during earth disturbance activities, all construction activities in the area of the find shall be temporarily halted and the paleontologist shall be notified to evaluate the find and determine the appropriate treatment in accordance with SVP guidelines for identification, evaluation, disclosure, avoidance, or recovery, and curation, as appropriate.
- e) **Mitigation Measure HAZ-1:** The applicant shall conduct additional investigation and potential remediation actions associated with the previous USTs and clarifier uses. As identified in the Phase I ESA (Appendix E), the following investigations will be conducted to identify and confirm the location of the eight 1,000-gallon USTs and clarifier at 700 Pacific Coast Highway

and the potential UST at 650 Pacific Coast Highway (associated with 690 North Sepulveda Boulevard).

- Eight 1,000-gallon USTs at 700 Pacific Coast Highway: A geophysical survey and Phase II subsurface investigation shall be conducted to identify the location of the former USTs and to sample at the depth of the UST to determine the concentrations of constituents of concern (petroleum hydrocarbons, volatile organic compounds, and metals). In the event that the analyte concentrations exceed appropriate use standards, as designated by the El Segundo Fire Department (local Certified Unified Program Agency [CUPA]), the Project shall implement applicable protective measures in accordance with an approved remedial action plan, including: 1) installation of a soil vapor barrier adequate to protect against vapor transmission; 2) implement a soil-vapor extraction system; and/or 3) conduct remedial excavation activities. Based on information provided by the CUPA, if passive or active systems are utilized to prevent vapor migration, a Land Use Covenant would be required, and recorded, and an Operation and Maintenance (O&M) Plan would be developed for the systems.
- Clarifier at 700 Pacific Coast Highway: A geophysical survey and Phase II subsurface investigation shall be conducted to identify the location of the former clarifier and to sample adjacent soils to determine the extent, if any, of prior release of tetrachloroethylene. In the event that the analyte concentrations exceed appropriate use standards, as designated by the El Segundo Fire Department (local CUPA), the Project shall implement applicable protective measures in accordance with an approved remedial action plan, including: 1) installation of a soil vapor barrier adequate to protect against vapor transmission; 2) implement a soil-vapor extraction system; and/or 3) conduct remedial excavation activities.
- Potential UST at 650 North Pacific Coast Highway: The applicant shall conduct review of pending agency records for the UST listed at 690 North Sepulveda Boulevard to determine whether a UST is located on the Project site. In the event the documentation indicates that a UST has the potential to be present, the applicant shall conduct a geophysical survey and Phase II subsurface investigation to identify the location of the former UST and to sample at the depth of the UST to determine whether any concentrations of constituents of concern (petroleum hydrocarbons, volatile organic compounds, and metals) are present in surround soils. In the event that the analyte concentrations exceed appropriate use standards, as designated by the El Segundo Fire Department (local CUPA), the Project shall implement applicable protective measures in accordance with an

approved remedial action plan, including: 1) installation of a soil vapor barrier adequate to protect against vapor transmission; 2) implement a soil-vapor extraction system; and/or 3) conduct remedial excavation activities.

- f) **Mitigation Measure HAZ-2:** Prior to commencement of renovation activities on Buildings A and B, a hazardous building materials survey shall be conducted on both buildings to identify asbestos, lead-based paint, and other potentially hazardous building materials (such as mercury thermometers, lighting and electrical appurtenances). Following results of the hazardous materials survey, renovation plans and contract specifications shall incorporate abatement procedures for the removal of materials containing asbestos and lead. All abatement work shall be done in accordance with federal, state, and local regulations, including those of the U.S. EPA, Occupational Safety and Health Administration, California Occupational Safety and Health Administration, and the SCAQMD.
- g) **Mitigation Measure TRANS-1:** The applicant shall prepare and implement a Project-specific TDM program that will reduce the Project's daily trips by 254. The TDM program shall consist of a list of approved strategies, guided by the California Air Pollution Control Officers Association (CAPCOA) recommendations to promote carpool, bicycling, walking, and transit in place of individual vehicle trips to and from the Project. These elements may change or be adjusted to adapt to changing commute trends and to maximize the efficiency and performance of the program. The following is a preliminary list of applicable strategies that provide feasible means to adequately reduce the Project VMT:
- **Safe and Well-Lit Access to Transit:** Enhance the route for people walking or bicycling to nearby transit stops, such as those located on Pacific Coast Highway and Mariposa Avenue. (Maximum reduction of 23 trips)
 - **Transit Subsidies:** Provide subsidization of transit fare for employees of the project site. This strategy helps reduce single-occupancy vehicle trips by utilizing transit service already present in the project area. (Maximum reduction of 116 trips)
 - **Travel Behavior Change Program:** Provide a web site that allows employees to research other modes of transportation for commuting. (Maximum reduction of 46 trips)
 - **Promotions & Marketing:** Provide marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive

educational and promotional materials. (Maximum reduction of 46 trips)

- Commute Assistance Center: Provide a computer kiosk that allows employees to research other modes of transportation for commuting. (Maximum reduction of 46 trips)
- Preferential Carpool / Vanpool Parking Spaces: Provide reserved carpool/vanpool spaces closer to the building entrance. (Maximum reduction of 116 trips)
- Passenger Loading Zones: Provide passenger loading zones for easy access to carpools or vanpools. (Maximum reduction of 58 trips)
- Bike Share: Implement bike share to allow people to have on-demand access to a bicycle, as-needed. (Maximum reduction of 3 trips)
- Bike Parking and Facilities: Include secure bike parking and showers to provide additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel. Provide on-site bicycle repair tools and space to use them supports on-going use of bicycles for transportation. (Maximum reduction of 35 trips)
- Traffic Calming Improvements: Implement traffic calming measures throughout and around the perimeter of the Project site that encourage people to walk, bike, or take transit within the development and to the development from other locations. (Maximum reduction of 12 trips)
- Pedestrian Network Improvements: Implement pedestrian network improvements throughout and around the Project site that encourages people to walk (Maximum reduction of 23 trips)
- Parking Cash Out: Provide employees a choice of forgoing current parking for a cash payment to be determined by the employer. (Maximum reduction of 58 trips)
- Alternative Works Schedule: Implement Flextime, Compressed Work Week (CWW), and staggered shifts for employees. (Maximum reduction of 173 trips)

h) **Mitigation Measure TCR-1:** Prior to the commencement of any ground disturbing activity at the Project site, the Project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation, the tribe that consulted on this project pursuant to Assembly Bill AB 52 (the “Tribe” or the “Consulting Tribe”). A copy of the

executed contracts shall be submitted to the City of El Segundo Development Services Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project site have little to no potential for impacting Tribal Cultural Resources.

Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by Project activities shall be evaluated by the Consulting Tribe approved Tribal monitor. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]).

13. To avoid impacts to nesting birds, construction activities and construction noise should occur outside the avian nesting season (prior to February 1 or after September 1). If construction and construction noise occurs within the avian nesting season (during the period from February 1 to September 1), areas within 100 feet of a development site shall be thoroughly surveyed for the presence of nests by a qualified biologist no more than five days before commencement of any vegetation removal. A copy of the survey shall be filed with the Development Services Department. If it is determined that the survey area is occupied by nesting birds that are covered under the Migratory Bird Treaty Act, subpart a) of this condition shall apply.
 - a) If pre-construction nesting bird survey results in the location of active nests, no grading, vegetation removal, or heavy equipment activity shall take place within an appropriate setback from occupied nests as determined by a qualified biologist. Protective measures (e.g., established setbacks) must be

required to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code requirements. The qualified biologist must serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts occur. A report of the findings, prepared by a qualified biologist, shall be submitted by the applicant to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

14. A licensed Landscape Architect shall be on-site during delivery of any landscape material. The Landscape Architect shall certify that the size, type, and species of all landscaping complies with the approved landscape plan prior to the landscaping being planted. Certification shall be filed with the Development Services Department prior to the final of any permit.
15. A Master Sign Program shall be submitted and approved prior to final building permit approval.
16. Prior to the issuance of any permits, the project shall comply with the requirements set forth in Ordinance 1594 (Public Art).
17. Prior to the issuance of any permit, the applicant shall submit a detailed plan that demonstrates how all above-ground utility structures (electrical transformers, double-detector check valves, back-flow preventors, etc.) are screened from view from Pacific Coast Highway to the satisfaction of the Development Services Director. This should include:
 - a) Locating said utility structures on the east side of Building A or within the utility yard on the north side of Building B.
 - b) The combination of landscaping and painting any double-detector check valves or back-flow preventors green. This provision shall not be meant to conflict with any requirement of the Fire Department for access or color of the FDC, PIV, or other required equipment.
 - c) The use of landscaping and screen wrapping of all visible transformers.
18. Prior to the issuance of any permit on the site, the applicant shall submit a listing of all finished material and colors to be used on the facades of the structure to the Development Services Department for determination that said finished material and colors comply with this approval.
19. Although the project, as approved, shall maintain a minimum 663 parking spaces, the project is providing 1,256 parking spaces, which is comprised of 690 standard, 230 standard tandem, 106 compact, and 230 compact tandem parking spaces. Future changes in on-site uses shall ensure compliance with the parking requirements of the Municipal Code. This shall include the application of Municipal Code limitations of the

amount of compact and tandem parking spaces that can count towards meeting parking requirements.

Impact Fee Conditions

20. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to issuance of a building permit for new Building C, the applicant must pay a one-time library services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
21. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to issuance of a building permit for new Building C, the applicant must pay a one-time fire services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
22. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to issuance of a building permit new Building C, the applicant must pay a one-time police services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
23. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to issuance of a building permit for new Building C, the applicant must pay a one-time park services mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.
24. Pursuant to ESMC §§ 15-27 A-1, *et seq.*, prior to issuance of a building permit for new Building C, the applicant must pay a one-time traffic mitigation fee. The fee amount must be based upon the adopted fee at the time the building permit is issued.

Building Conditions

25. All construction shall comply with the 2019 California Building Standards Code (Cal. Code Regs., Title 24), including but not limited to the Building Code, Green Code and Energy Code. The applicant is hereby advised that any permit submitted to plan check after January 1, 2023 shall comply with the 2022 California Building Standards Code.
26. Prior to the issuance of any permit, the applicant shall submit the appropriate plans into plan check for verification said plans comply with all codes.
27. A soils report, which addresses shoring during the excavation, footing design, etc., shall be submitted into plan check at the same time building and/or grading plans are submitted.
28. The proposed roof decks shall comply with Section 503.1.4 of 2019 CBC or the code in effect at the time of the plan submittal.
29. The penthouse on Building A may be considered as an additional story per Section 1510 of 2019 CBC.

Recreation and Parks Conditions

30. All landscaping shall comply with Chapter 15A of Title 15 of the ESMC (Water Conservation in Landscaping).

Police Conditions

31. Prior to the issuance of any building permit, the applicant shall submit a lighting/safety plan that demonstrate the adequacy of the site lighting and safety to the satisfaction of the Chief of Police.

32. Any public retail/restaurant spaces shall incorporate security video monitoring systems into their tenant space.

Fire Conditions

33. The applicant shall 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.

34. The applicant shall submit and have approved by the Fire Department a Fire/Life Safety Plan, 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 systems and fire alarm systems prior to issuance of the building permit.

35. For any buildings four or more stories in height to 75 feet from the lowest fire department access to the highest occupied floor, the applicant must comply with the City of El Segundo Mid-Rise Buildings requirements identified in the City of El Segundo adopted California Fire Code, Section 918.

36. The applicant shall provide an automatic fire sprinkler system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 13.

37. The applicant must provide an automatic fire alarm system throughout each building, installed in accordance with California Fire Code Chapter 9 and the currently adopted edition of NFPA 72.

38. The building fire sprinkler systems shall have a system fire department connection on each building.

39. The site shall have a looped private underground main system, with connections at locations approved the Fire Department. A fire department connection shall be installed at each double detector check assembly.

40. The applicant must provide a fire apparatus access roadway around the property as identified in the proposed site plan. The fire apparatus access roadway must meet requirements in the adopted California Fire Code and El Segundo Fire Department Fire Prevention Regulation A-1-a.
41. The applicant must provide the following conditions for all fire features:
- a) A barrier must be provided around the fire feature to prevent accidental access into the fire feature.
 - b) The distance between the fire feature and combustible material and furnishings must meet the fire feature's listing and manufacturer's requirements.
 - c) If the fire feature's protective barrier exceeds ambient temperatures, all exit paths and occupant seating must be a minimum 36 inches from the fire feature.
42. Any private fire hydrants must be installed and maintained in accordance with El Segundo Fire Department Regulation H-2-a "Fire Hydrant and Private Fire Main System Installation".
43. If the buildings are on separate properties, able to be sold to different property owners, the applicant must install a sectional control valve in the underground fire service main at the property line between the properties.
44. The applicant must record with the Los Angeles County Register-Recorder an agreement between the parcel (property) owners to allow each property owner access to the sectional control valve and to require the property owner who shuts the sectional control valve to notify other property owner(s) when the valve is shut and restored.

Public Works - General Conditions

45. 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.
46. 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.
47. 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.

48. 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.
49. All construction-related parking shall be accommodated on-site. No construction related parking shall be permitted off-site.
50. 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.
51. A utility plan 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.
52. Easements shall be granted for all public utilities installed outside the public-right-way with 15 ft. wide minimum up to entering the public right-of-way.
53. Pacific Coast Highway is owned by Caltrans. Please contact them at (310) 609-0354, to determine if they have any particular requirements for your construction. Please note that if work on Pacific Coast Highway requires an El Segundo Public Works encroachment permit, said encroachment permit shall not be issued until Public Works staff has confirmed a Caltrans permit has been obtained by the Contractor.
54. 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.

Public Works – Street Improvements Conditions

55. Carl Jacobson Drive (formerly Lairport Avenue) requires a 9-foot dedication or, if the applicant requests it, a 9-foot irrevocable offer to dedicate executable at the City's discretion. No permanent structures shall be built in these dedications.
56. 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.
57. 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.
58. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.
59. The applicant shall provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.

60. 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.
61. 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).
62. The applicant shall provide traffic control plans for all work requiring a lane closure.
63. The work schedule on major arterial streets shall be Monday through Friday from 9:00 a.m. to 3:00 p.m., except holidays. Work schedule in all other areas shall be Monday through Friday from 7:00 a.m. to 4:00 p.m. Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.
64. 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.
65. 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.
66. The proposed ingress/egress on Pacific Coast Highway requires a traffic study to be prepared by a State-licensed Traffic Engineer to demonstrate the driveways will be in compliance with the requirements of the General Plan, subject to the review and approval of the Public Works Director or his designee.

Public Works – Water Conditions

67. Any existing water meters, potable water service connections, fire backflow devices and potable water backflow devices must be upgraded to current City Water Division standards. These devices shall be placed or relocated onto private property.
68. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.
69. Any unused water laterals 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.

Public Works – Sewer Conditions

70. The proposed improvement will impact the capacity of the existing sewer main lines. The applicant must submit a sewer study to determine if there is a capacity deficiency in the affected sewer main lines and if so, sewer upgrades will be required. The sewer study shall be reviewed and approved by the City Engineer.
71. Prior to issuance of a Certificate of Occupancy, proof of payment of the sewer connection fee to the Los Angeles County Sanitation District (LACSD) must be provided to the City Engineer. LACSD can be reached at (310) 638-1161.
72. Any unused sanitary sewer laterals 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.

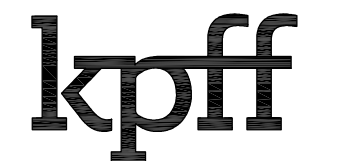
Public Works – Storm Drain Conditions

73. 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.
74. 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.

Public Works – Landscape and Irrigation Conditions

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

VESTING TENTATIVE PARCEL MAP No. 83129

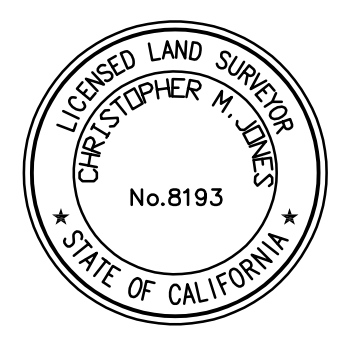
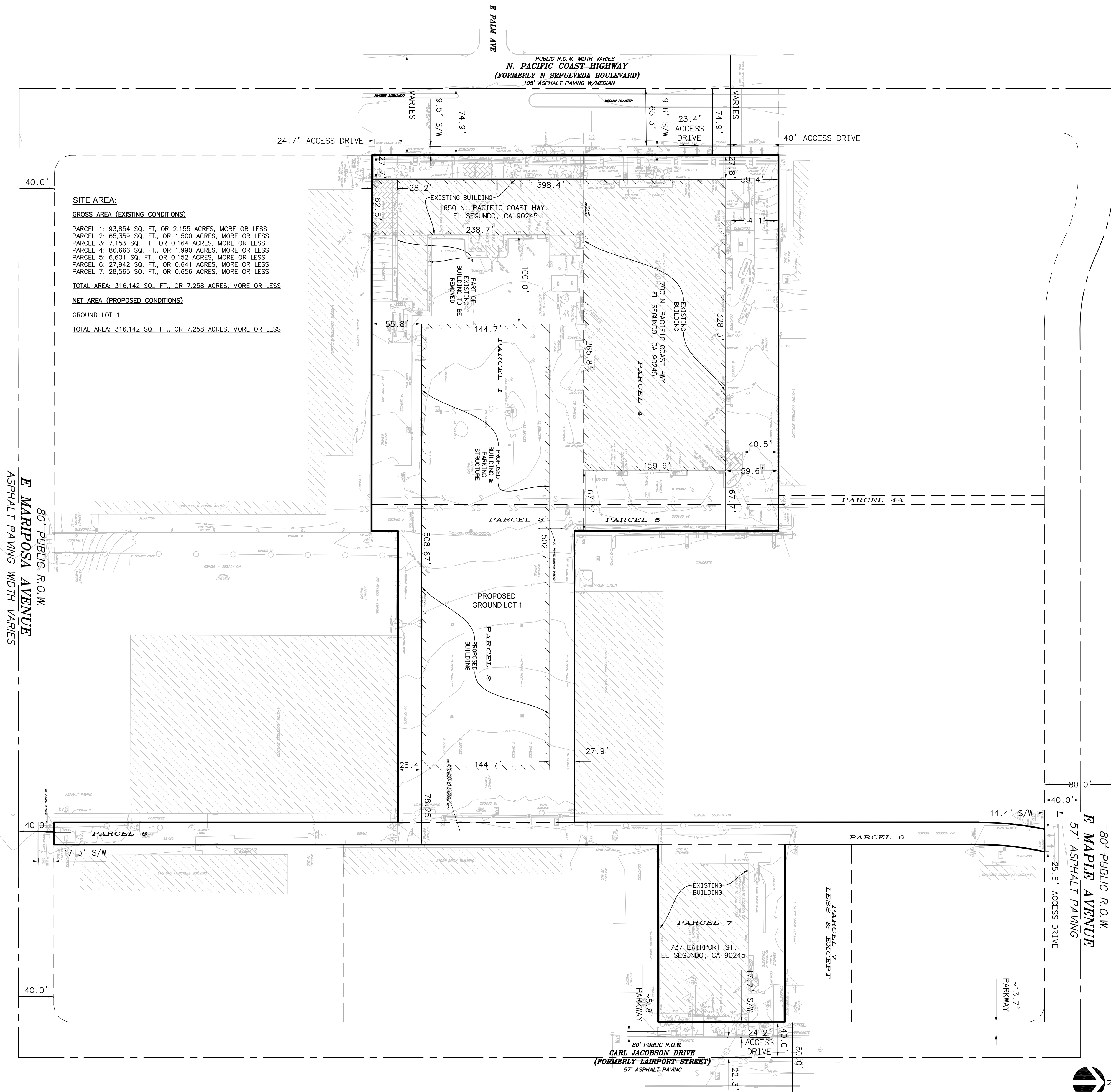


700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

- EXCEPTIONS:**
(PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 00100348-994-X59-KD DATED APRIL 29, 2019)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: RAILROAD
RECORDING DATE: AUGUST 24, 1955
RECORDING NO.: 4138 IN BOOK 48754 PAGE 397 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM AND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (GROUND)
LESSOR: 737 LAIRPORT PROPERTY II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
LESSEE: SBA 2012 TC ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: NOVEMBER 29, 2012
RECORDING NO.: 2012-1824151, OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
 - A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.
AMOUNT: \$1,802,086.00
DATED: MARCH 18, 2014
TRUSTOR/GRANTOR: 20807BELSHAW AVENUE PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: JPMORGAN CHASE BANK, N.A.
BENEFICIARY: JPMORGAN CHASE BANK, N.A.
RECORDING DATE: MARCH 21, 2014
RECORDING NO.: 2014-0285003, OF OFFICIAL RECORDS
 - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS INCLUDING ESTABLISHMENT OF MONUMENTS SHOWN ON
MAP: RECORD OF SURVEY
RECORDING DATE: JUNE 07, 2018
RECORDING NO.: IN BOOK 296, PAGES 76 THROUGH 79, RECORD OF SURVEY
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
 - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
 - ANY RIGHTS, CLAIMS OR INTERESTS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY A MAP DATED DECEMBER 19, 2018 LAST REVISED APRIL 17, 2019 OF AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY OR UNDER THE RESPONSIBLE CHARGE OF JEFFERY L. MAYES LS 6379, OF/FOR JRM CIVIL ENGINEERS, PROJECT/JOB NO. 17976.
A. THE BUILDING ON THE NORTHERLY ADJOINING PROPERTY LIES ON THE NORTH LINE OF SURVEYED PROPERTY.
B. THE BUILDING ON SURVEYED PROPERTY LIES ON THE SOUTH LINE THEREOF.
C. SUBJECT PROPERTY IS USING THE WESTERLY ADJOINING PROPERTY FOR STORAGE AS EVIDENCED BY STORAGE CONTAINERS ENCLOSED BY A CHAIN LINK FENCE THAT IS ONLY ACCESSIBLE THROUGH SUBJECT PROPERTY.
D. THERE IS A CELL TOWER AND DRAIN INLET ON THE NORTH SIDE OF SURVEYED PROPERTY.
E. THERE IS A GAS METER ON THE EAST SIDE OF SURVEYED PROPERTY.
 - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

- COMMENTS**
- DATES OF SURVEY JANUARY 27, 2020
- SITE ADDRESSES 650 & 700 SEPULVEDA BOULEVARD AND 737 LAIRPORT STREET
EL SEGUNDO, CA 90245
- APN NO'S 4138-006-031, 4138-006-010, 4138-006-005, 4138-006-030 & 4138-006-014
- BOUNDARY LINES THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD WITH NO GAPS OR GORES. THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINE(S) WITH NO GAPS OR GORES.
- BASIS OF BEARINGS THE BEARING OF N00°00'20"W, AS SHOWN ON THE WEST LINE OF THE SUBJECT PROPERTY, PER BOOK 66, PAGE 5, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- BENCH MARKS FOUND LA COUNTY PUBLIC WORKS BENCHMARK NOT SHOWN ON SURVEY
BM# 8710864
ELEVATION: 88.04' (NAVD88)
DESCRIPTION: DFW BM TAG IN W CB 10' N/O BCR @ NW COR LA CIENEGA BLVD. & PACIFIC CONCOURSE DR
- UTILITIES ABOVEGROUND AND BELOWGROUND UTILITIES SHOWN WERE LOCATED PER ALTA/NSPS STANDARDS 5.E.iv. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. THE EXTENT OF UNDERGROUND UTILITY MARKINGS, IF ANY, ARE SHOWN HEREON.
- FLOOD INSURANCE RATE MAP ZONE "X" AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL NO. 06037C1770F EFFECTIVE DATE SEPTEMBER 26, 2008.
- ZONING INFORMATION ZONING INFORMATION WAS OBTAINED PER CITY OF EL SEGUNDO PLANNING & BUILDING SAFETY WEB MAP
GENERAL PLAN LAND USE DESIGNATION: CORPORATE OFFICE
ZONING: CORPORATE OFFICE
- PARKING SPACES THERE ARE APPROXIMATELY 278 PARKING SPACES LOCATED WITHIN THE PROPERTIES IN QUESTION, 12 SPACES BEING DESIGNATED AS HANDICAP ACCESSIBLE

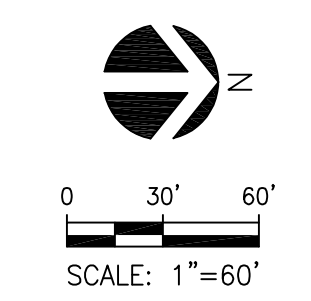
- PROJECT NOTES**
- PROJECT CONSISTS OF 1 GROUND LOT.
- THOMAS BROTHERS GUIDE: 732-1G
- GENERAL LAND USE: COMMERCIAL AND PARKING
- PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF EL SEGUNDO INFRASTRUCTURE SYSTEMS.
- THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.
- LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.
- PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.



PREPARED UNDER THE DIRECTION OF:

CS
CHRISTOPHER JONES, PLS 8193
CHRIS.JONES@KPFF.COM

07/21/2020
DATE



REVISIONS	
DATE	ISSUED FOR
07/21/20	1 UPDATE PARCEL AREAS

DATE	05/01/2020
PROJECT NUMBER	2000086
DRAWN BY	BN
CHECKED BY	CJ
SCALE	AS SPECIFIED

SHEET NUMBER

SHEET 2 OF 2