

From: Mark Telesz <mt@smokyhollowindustries.com>
Sent: Monday, September 11, 2023 4:41 PM
To: Planning
Subject: Sept 14, 2023 - PC Item #H.3.

Dear Planning Department and Planning Commission,

Please see comments for the September 14th Planning Commission Item H.3. below:

1. Care taker Units –

- The draft Smoky Hollow Specific Plan changes the caretaker unit density from “one per legal building site or business establishment, whichever is larger” to “one unit shall per permitted per building.”

Please consider that there are buildings of all different sizes in Smoky Hollow. There are small 1,000 SF buildings on Center Street, 1,500 SF office condos on California Street and multi-business 20,000 SF buildings on E El Segundo Blvd. We believe it makes sense that the caretaker quantity should consider the building size and the number of businesses and tenants.

2. Live/work-

- We are pleased to see that staff is studying live-work units as we know of occupants interested! Please keep in mind fire separation between the different occupancy types as you consider to study. We see one note referencing another project regarding this matter within the report (pasted below); but it’s an important detail. It will be in rare instances that non fire separated live-work will comply with the IBC for many of the business types in Smoky Hollow. Page 52 of the Live-Work report:

Glenwood Park	
<i>Use Type</i>	Live/Work / Equal Status
<i>Proximity Type</i>	Live-With
<i>Project Type</i>	Townhouse
<i>Intensity Type</i>	Limited
<i>Development Type</i>	Greenfield
<i>Description</i>	New construction townhouse with dual entries to accommodate retail, and no separation between residential and workspace.
<i>Lessons</i>	- Unseparated townhouse can function as live-work under the International Building Code (Dolan, 2012, p. 69).

Thank-you,

Mark Telesz
Smoky Hollow Industries, LLC
1301 E El Segundo Blvd Suite B | El Segundo, CA 90245
Office 310.616.5040 x1



S