



# PLANNING COMMISSION AGENDA

DATE: Thursday, January 23, 2020

TIME: 5:30 p.m.

PLACE: City Council Chambers, City Hall  
350 Main Street  
El Segundo, California 90245-0989

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 in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and alternating Fridays until 4:00 pm beginning at 7:00 am Monday prior to the Planning Commission meeting.

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

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

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

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

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to City Business only and for which the Planning Commission is responsible—5 minutes per person; 30 minutes total).

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

- E. **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.

None.

- F. **Call items from Consent Calendar**
- G. **Written Communications** (other than what is included in Agenda packets)
- H. **New Business—Public Hearing**

- 1. **212 Eucalyptus Smoky Hollow Community Benefits Plan - EA 1254**  
**Project Address: 212 Eucalyptus Drive**  
**Applicant: Drew Boyles**

**Project Description:** The project involves demolition of an existing 5,350 square-foot warehouse/office building and construction of a 3-story, 14,119 square-foot office building, including a 634-square foot office/meeting space and 35 parking spaces on the ground level. The request includes deviations from the permitted building height, floor area ratio (FAR), and rear setback standards, which requires review and approval of a Community Benefits Plan pursuant to the Smoky Hollow Specific Plan.

**Environmental Determination:** The project is categorically exempt from environmental review pursuant to California Code of Regulations, Title 14 ("CEQA guidelines") Section 15332 as a Class 32 exemption (Infill Development).

**RECOMMENDED ACTION:** That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2871; and/or (3) discuss and take any other action related to this item.

- 2. **Tier II Community Benefits Plan - EA-1233**  
**Project Address: 140 Oregon Street**  
**Applicant: Smoky Hollow Industries, LLC.**

**Project Description:** The applicant requests a Variance and Tier II Community Benefits Plan approval to allow the construction of an addition to exceed the maximum permitted height of 50 feet by 5 feet in the Smoky Hollow East (SHE) zone. The Tier II Community Benefits Plan will be considered by the City Council at a later date

**Environmental Determination:** The City Council certified a Final Environmental Impact Report (FEIR) and a Mitigation Monitoring and Reporting Program (MMRP) on September 18, 2018 for the development of the Smoky Hollow Specific Plan. The project is consistent with the EIR build-out projections and subject to the certified MMRP. Accordingly, no further environmental review is required.

**RECOMMENDED ACTION:** That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2882; and/or (3) discuss and take any other action related to this item.

**I. Continued Business—Public Hearing.**

3. **Appeal by Karen Wolcott and Christopher McPherson of the Planning and Building Safety Director’s decision relating to an application for a building permit to construct an accessory dwelling unit within an existing garage at 945 Sheldon Street. (continued from September 12, 2019 and October 10, 2019 meetings).**

**Address:** 945 Sheldon Street

**Appellants:** Karen Wolcott and Christopher McPherson

**Project Description:** On September 12, 2019, the Planning Commission heard an appeal by Karen Wolcott and Christopher McPherson of the denial of their application for a building permit to construct an accessory dwelling unit within an existing garage at 945 Sheldon Street. As discussed during the hearing, there is pending state legislation that addresses this particular issue. As a result, the Planning Commission continued the hearing to October 10, 2019 and later to January 23, 2020.

Staff and appellants’ attorney have agreed to continue the hearing to resolve the issues in light of the new ADU law taking effect on January 1, 2020.

**Environmental Determination:** The project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code Regulations § 15270 (Projects Which Are Disapproved) since CEQA does not apply to projects which a public agency rejects or disapproves. This project is also categorically exempt from further review under CEQA, pursuant to Class 1 (Additions to existing structures) (14 Cal. Code Regs. § 15301). In addition, with regard to the Planning Commission’s review of the Director’s decision, such action does not have the potential to cause significant effects on the environment and, therefore, the project is exempt from CEQA pursuant to 14 Cal. Code Regs. § 15061(b)(3).

**RECOMMENDED ACTION:** That the Planning Commission continue the public hearing to April 9, 2020.

- J. Election of Officers for 2020
- K. Report from Planning and Building Safety Director or designee
- L. Planning Commissioners' Comments
- M. Adjournment—next meeting scheduled for February 13, 2020, 5:30 pm.

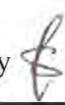
POSTED: Venus Wilson (Signature) January 16, 2020 5:26 pm (Date and time)

**AGENDA DESCRIPTION:**

A Community Benefits Plan (CBP (19-01) to permit exceptions to height, floor area ratio, and rear setback standards pursuant to Smoky Hollow Specific Plan, and Environmental Assessment (EA-1254) related to construction of a new 14,119 square-foot office building at 212 Eucalyptus Street, in the Smoky Hollow-West (SH-W) district.

Applicant: Drew Boyles

The project is categorically exempt from environmental review pursuant to California Code of Regulations, Title 14 (“CEQA guidelines”) Section 15332 as a Class 32 exemption (Infill Development).

**ORIGINATED BY:** Paul Samaras, AICP, Principal Planner   
**REVIEWED BY:** Gregg McClain, Planning Manager   
**APPROVED BY:** Sam Lee, Director of Planning and Building Safety 

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**I. BACKGROUND**

**Site description**

The subject property is located on the east side of Eucalyptus Street on the block bounded by Franklin Avenue to the south and Grand Avenue to the north, and abuts a 14-foot alley on the east side. The property is rectangular and measures 75 feet by 142.5 feet, or approximately 10,700 square feet in area. It consists of two parcels which measure 25 and 50 feet in width.

The site is currently developed with a single-story, 5,350 square-foot warehouse building with accessory office space. The building sits in the southern portion of the property. Along the northern portion of the site is a shared driveway with the neighboring property, which runs through to the alley at the rear. There is an access easement along the northern 5 feet of the subject property.

**Figure 1**  
**Aerial view of project area**

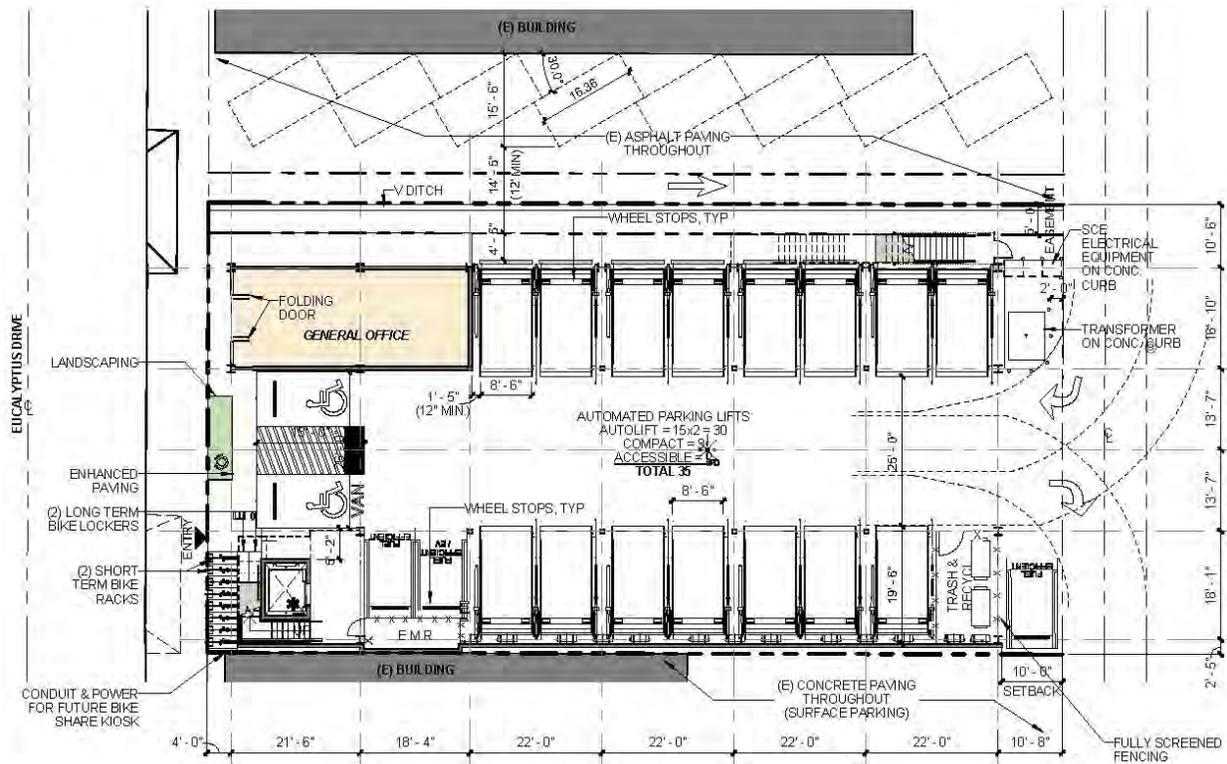


### **Development proposal**

The proposed development consists of the demolition of the existing building on-site and construction of a 3-story, 14,119 square-foot office building, including a 634-square foot office/meeting space and 35 parking spaces on the ground level. Vehicular access to the site will be provided from the alley at the rear. Bicycle parking will be provided at the front adjacent to the public sidewalk. Primary pedestrian access will be provided at the front along Eucalyptus Drive. Secondary pedestrian access for the upper levels will be provided via an exterior stairway at the rear. The building is set back approximately four feet from the front property line on the ground level, between five and nine feet from the north side property line, 10'-8" from the rear property line, and zero feet from the south side property line. The proposal complies with the development standards of the Smoky Hollow Specific Plan, with the exception of height, floor area ratio (FAR), and rear setback standards. However, these deviations are permitted by the Specific Plan in exchange for community benefits and subject to approval by the Planning Commission and City Council. The applicant's community benefits plan is attached to this report as an exhibit to the draft resolution.

A lot line adjustment to merge the two existing parcels into one was required to allow the proposed building to be constructed without crossing lot lines. On January 17, 2020, the Planning and Building Safety Director made the necessary findings and approved the lot line adjustment request administratively pursuant to ESMC Chapter 14-4.

**Figure 2**  
**Site plan**



## II. DISCUSSION

### Applicant's requested exceptions

- 1) Building height. The permitted height in the SH-W district is 35 feet and the proposed building height is 50 feet, which exceeds the permitted height by 15. The elevator shaft at the front of the building extends to a height of 65 feet, 30 feet above the permitted height. However, this is a permitted exception to the building height requirement.
- 2) FAR. The permitted FAR in the SH-W district is .75 and the proposed building FAR is 1.32. Thus, the proposed building exceeds the permitted building area by 6,105 square feet.
- 3) Rear alley setback. The required rear setback adjoining alleys is 10 feet and the proposed setback is zero feet. The building is set back 10 feet, but the development project includes a transformer, related bollards and equipment cabinets in required setback area on the north side of the garage. On the south side of the garage, there is an open parking space that covers most of the rear setback. As a result, the project does not provide a rear setback along the alley.

## **Community benefits generally**

Section 4.5.2 of the Smoky Hollow Specific Plan provides a general definition and examples of community benefits, which are quoted below:

“Community benefits are based on the principle that in exchange for allowing incremental increases in development intensity, the community should, in return, receive certain benefits, including beneficial design features such as publicly accessible open space and other development requirements that serve the community’s needs.” (SHSP p.102)

“The community benefits plan shall outline the request for flexibility from strict interpretation of the development standards and regulations of this Specific Plan, as well as the proposed public amenities, features, and improvements prioritized in this Specific Plan that would be provided.” (SHSP p.102)

“Examples of potential community benefits include, but are not limited to, publicly accessible open space, publicly accessible parking, enhanced accessibility improvements, and implementation and/or funding of streetscape improvements identified in this Specific Plan.” (SHSP p.102)

In summary, community benefits must be either onsite design features or improvements, off-site improvements, or funding for such off-site improvements. In addition, the benefits must serve the community’s needs, be priorities in the Specific Plan, and off-site improvements must be identified in the Specific Plan. Furthermore, the community benefits must meet certain findings of approval based on two tiers or levels of review, which are described in Table 1. The project falls under Tier II level of review due to the number and types of deviations for the development standards, so the evaluation of the proposed community benefits is based on all six findings in Table 1.

**Table 1**  
**Specific Plan Community Benefit Plan Tiers and Findings**

| Community Benefits Tiers   | Review Authority    | Applicable Projects   | Findings   |
|----------------------------|---------------------|---|--|
| Community Benefits Tier I  | Planning Commission | <p>Projects that include any of the following components shall be considered under the Tier I review process:</p> <ul style="list-style-type: none"> <li>A. FAR deviation up to 1.5</li> <li>B. One or more deviations to standards (neither of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment</li> </ul>   | <p>A Community Benefits Plan for Tier I may be approved if the following findings are made:</p> <ul style="list-style-type: none"> <li>A. The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;</li> <li>B. The proposed community benefit provides exemplary project and/or streetscape design; and</li> <li>C. The proposed community benefit directly implements objectives of the Specific Plan.</li> </ul> |
| Community Benefits Tier II | City Council        | <p>Projects that include any of the following components shall be considered under the Tier II review process:</p> <ul style="list-style-type: none"> <li>A. Building height deviation up to 50 feet</li> <li>B. FAR &gt; 1.5</li> <li>C. Three or more deviations to standards (one of which is height or FAR) that exceed the minor deviation threshold (10%) allowed by Section 4.5.1 Administrative Adjustment</li> </ul> | <p>A Community Benefits Plan for Tier II may be approved if the following findings are made:</p> <ul style="list-style-type: none"> <li>A. All findings in Tier I; and</li> <li>B. The value of the community benefits bear a relationship to the value generated by the project; and</li> <li>C. The community benefits proposed do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area.</li> </ul>  |

Source: Smoky Hollow Specific Plan, page 103.

### **Proposed community benefits.**

In return for the requested exceptions, the applicant proposed certain amenities, improvements, and enhanced design features as community benefits. The proposed benefits are:

1. Public art. The applicant proposed a painted mural on the elevator tower located on the building's front façade. The mural will cover the entire surface of the tower on the west and north sides and reflect the style of the mural painted on the existing building. The existing mural and a sample of the proposed mural are shown in Attachment No. 2, sheets 13 and 28. The resolution of approval requires the City's Arts Committee review prior to installation.
2. Compliance with Specific Plan design guidelines. Although compliance with the guidelines is voluntary, it has a significant impact the appearance of individual buildings and on the character of Smoky Hollow. As such, the required findings state that a project must at a minimum provide exemplary project and/or streetscape design. In addition, the proposed community benefit must not principally benefit the project or occupants of the project to qualify as a community benefit. As a result, while the project design complies with 20 of the 32 design guidelines, it cannot receive full credit as a community benefit, because it benefits the project as well as the district or the neighborhood.
3. Additional public bicycle parking. In the setback area along Eucalyptus Drive, the plans show six bicycle racks/spaces above the minimum code requirements to help promote cycling to and from the project area and to assist with a potential future City bike share program. The resolution of approval requires signs stating the area is public bicycle parking.
4. Pedestrian passageway to the alley behind the project site. The project plans identify a 4.5-foot wide passageway along the north side of the building. This passageway could add a new direct pedestrian connection from Eucalyptus Drive to properties that front on Arena Street, without having to go around the block. The last 30 feet of the passageway conflict with a vehicular easement and a parking lot driveway on the adjacent property. In addition, the applicant is unwilling to grant a public access easement across this passageway. For these reasons, staff does not recommend acceptance of this as a community benefit.
5. Monetary contribution for public infrastructure. The applicant has also agreed to make a monetary contribution of \$14,214 to a City fund designated for Smoky Hollow public infrastructure improvements specified in Chapter 3 of the Specific Plan.

### **Community benefits evaluation**

Staff evaluated the value of the community benefits being offered and the financial gain to the applicant by allowing additional FAR and height. The results are presented in the attached worksheet (Attachment No. 5). Although the Planning Commission should evaluate the appropriateness of the community benefits in relation to the applicant's requested exceptions, Commissioners should not make their assessment on monetary value alone. This information was provided to support Finding B in Tier 2 that requires the evaluation of these values. Presently the proposed benefits are deemed by Staff to be adequate and we recommend that the Commission, should they agree with Staff's view, consider Finding B in Tier 2 to be met.

### III. ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review pursuant to California Code of Regulations, Title 14 (“CEQA guidelines”) Section 15332 as a Class 32 exemption (Infill Development) for the following reasons:

1. The General Plan designation for the property is Smoky Hollow Specific Plan and the zoning designation is Smoky Hollow-West, both of which permit the proposed office use.
2. The site is small, approximately 10,685 square feet, and it is in an urban area, surrounded by offices, light industrial uses, and retail/restaurant uses.
3. The site has no value as a habitat for endangered, rare or threatened species. The site is currently developed with an existing building and an asphalt-paved parking lot and has no landscaped planters or vegetation of any kind.

In addition, on September 18, 2018, the City Council certified an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP) for the Smoky Hollow Specific Plan. The project is consistent with the EIR build-out projections and subject to the certified MMRP (Attachment No. 7), which is incorporated as conditions of approval in the draft resolution.

4. The project would not result in significant effects relating to traffic, noise, air quality, or water quality. The Smoky Hollow Specific Plan EIR anticipated an additional 517,094 square feet of development in the Plan area, including projects that may exceed the base development density limits, such as the subject project. The subject project would add a net 8,769 square feet of building area, which represents less than 1.7 percent of the potential additional development in the Plan area and therefore not result in a substantial increase in traffic.

The EIR analyzed the potential noise impacts in Chapter 15. The EIR found that noise levels in the plan area would increase due to an increase in traffic generally and would have a significant impact and unavoidable impact. The City Council adopted a statement of overriding considerations for these impacts.

The EIR analyzed the potential air quality impacts in Chapter 6. The analysis concluded that development anticipated in the plan area would have less than significant air quality impacts.

The EIR analyzed the potential water quality impacts in Chapter 12. The analysis concluded that development anticipated in the plan area would have less than significant impacts on water quality.

5. The site can be adequately served by all required utilities and public services. The Smoky Hollow Specific Plan EIR analyzed the potential impacts on utility services in Chapter 19. The analysis concluded that development anticipated in the plan area would have less than significant impacts on utilities, including water, waste water, and solid waste.

The Smoky Hollow Specific Plan EIR analyzed the potential impacts on public services in Chapter 17. The analysis concluded that development anticipated in the plan area would have less than significant impacts on services including Police, Fire, Parks and Recreation, and public schools.

In conclusion, based on the evidence presented above and in the Smoky Hollow Specific Plan EIR the project is exempt from further environmental review.

#### **IV. CONCLUSION / RECOMMENDATION**

The proposed development project and community benefits, as conditioned, meet the findings in Section 4.5.2 of the Specific Plan. In addition, the development project and community benefits are exempt from further environmental review. Therefore, staff recommends that the Planning Commission adopt Resolution No. 2871, recommending approval of Environmental Assessment No. EA-1254 and Community Benefits Plan No. CBP 19-01 for development of a 14,119 square-foot office building at 212 Eucalyptus Street in the SH-W district of the Smoky Hollow Specific Plan.

#### **Attached Documents**

1. Planning Commission Resolution No. 2871  
Exhibit A - Conditions of Approval  
Exhibit B - Community Benefits Plan
2. Plans/Exhibits
3. Kosmont financial feasibility report dated January 7, 2020
4. Smoky Hollow Specific Plan design guidelines
5. Community benefit plan worksheet
6. Lot line adjustment approval letter dated January 17, 2020

## RESOLUTION NO. 2871

### **A RESOLUTION APPROVING ENVIRONMENTAL ASSESSMENT NO. EA-1254 FOR COMMUNITY BENEFIT PLAN NO. 19-01 AND LOT LINE ADJUSTMENT NO. 19-02 FOR DEVELOPMENT OF A 14,119 SQUARE-FOOT OFFICE BUILDING AND MERGER OF TWO LOTS AT 212 EUCALYPTUS STREET.**

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

SECTION 1: The Commission finds and declares that:

- A. On May 28, 2019, Drew Boyles filed an application for Environmental Assessment No. EA-1254 for Community Benefit Plan (CBP) No. 19-01 and Lot Line Adjustment (SUB) No. 19-02 for development of a 14,119 square-foot office building and merger of two lots at 212 Eucalyptus Street;
- B. The application was reviewed by the City's Planning and Building Safety Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC");
- C. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- D. On January 16, 2020, the Director of Planning and Building Safety Department made the required findings for the approval of a Lot Line Adjustment in accordance with ESCM §14-4-4 for the merger of two lots;
- E. On January 23, 2020, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including information provided to the Commission by the applicant; and
- F. The Commission considered the information provided by City staff, public testimony, and the applicant. This Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its January 23, 2020, public hearing.

SECTION 2: *Factual Findings and Conclusions.* The Commission finds that the following facts exist:

- A. The subject site is located in the Smoky Hollow-West (SH-W) district of the Smoky Hollow Specific Plan at 212 Eucalyptus Drive.
- B. The subject site is developed with a single-story, 5,350 square-foot warehouse building with accessory office space.

- C. The applicant proposes to demolish the existing building and construct a 3-story, 14,119 square-foot office building, including a 634-square foot office/meeting space and 35 parking spaces on the ground level.
- D. The project will deviate from the Specific Plan development standards as follows:
  1. Its building height is 50 feet, which exceeds the permitted building height of 35 feet.
  2. Its floor area ratio (FAR) is 1.32:1, which exceeds the permitted FAR or .75:1.
  3. The rear setback is zero feet, which is less than the minimum setback of 10 feet.
- E. The Smoky Hollow Specific Plan authorizes specified deviations from development standards in exchange for developer-provided incentives that benefit the larger community. In return for the above deviations from the Specific Plan standards, the applicant offers a community benefits plan, which is attached as Exhibit B to this resolution.

SECTION 3: Environmental Assessment. The project is categorically exempt from the environmental review pursuant to California Code of Regulations, Title 14 (“CEQA guidelines”) Section 15332 as a Class 32 exemption (Infill Development) for the following reasons:

1. The General Plan designation for the property is Smoky Hollow Specific Plan and the zoning designation is Smoky Hollow-West, both of which permit the proposed office use.
2. The site is 10,685 square feet, and it is in an urban area, surrounded by offices, light industrial uses, and retail/restaurant uses.
3. The site has no value as a habitat for endangered, rare or threatened species. The site is currently developed with an existing building and an asphalt-paved parking lot and has no landscaped planters or vegetation of any kind. In addition, on September 18, 2018, the City Council certified an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP) for the Smoky Hollow Specific Plan. The project is consistent with the EIR build-out projections and subject to the certified MMRP, which is incorporated as conditions of approval in the draft resolution.

The EIR concluded that development in the Plan area would have no impact on special-status species, sensitive habitats, wetlands, or wildlife movement or nursery sites (Chapter 7 –Biological Resources). However, the EIR included Mitigation Measures 7-1 and 7-2 to reduce potential impacts to migratory nesting birds to a less than significant level. Those mitigation measures are incorporated in the draft resolution as conditions of approval. As a result, the project will not have a significant impact on habitat for endangered, rare, or threatened species.

4. The project would not result in significant effects relating to traffic, noise, air quality, or water quality. The Smoky Hollow Specific Plan EIR anticipated an additional 517,094 square feet of development in the Plan area, including projects that may exceed the base development density limits, such as the subject project. The subject project would add a net 8,769 square feet of office, which represents less

than 1.7 percent of the potential additional development in the Plan area and therefore not result in a substantial increase in traffic. The EIR analyzed the potential traffic impacts in Chapter 18. With regard to Traffic, the EIR included Mitigation Measures 18-1 and 18-2 to reduce impacts to two intersections of Pacific Coast Highway at Grand Avenue and at El Segundo Boulevard. Additional impacts to 105 freeway on-ramps with local streets and conflict with the Congestion management Program (CMP) were determined to be significant are unavoidable in the EIR and the City Council adopted a statement of overriding considerations for those impacts. In addition, the project is subject to the City's Traffic Mitigation Impact Fee. Therefore, the project's traffic impact is anticipated to be less than significant.

The EIR analyzed the potential noise impacts in Chapter 15. The EIR found that noise levels in the plan area would increase due to an increase in traffic generally and would have a significant impact and unavoidable impact. The City Council adopted a statement of overriding considerations for these impacts. Impacts during construction and operation were determined to be less than significant, because projects are expected to comply with the City's General Plan Noise Element policies and the El Segundo Municipal Code Noise and construction hour limitations. As a result, the project's noise impact is anticipated to be less than significant.

The EIR analyzed the potential air quality impacts in Chapter 6. The analysis concluded that development anticipated in the plan area would have less than significant air quality impacts. In addition, the subject project would comply with South Coast Air Quality District rules regarding emissions, the General Plan Air Quality Element Policies, and the ESMC limitations on dust and particulate matter emissions during construction and operations. As a result, the project's air quality impact will be less than significant.

The EIR analyzed the potential water quality impacts in Chapter 12. The analysis concluded that development anticipated in the plan area would have less than significant impacts on water quality. The project would comply with the Los Angeles Regional Water Quality Control Board permit regulations, the General Plan Conservation Element policies, and the ESMC limitations on emissions into the City's storm drain system during construction and operation. As a result, the project's water quality impact is anticipated to be less than significant.

5. The site can be adequately served by all required utilities and public services. The Smoky Hollow Specific Plan EIR analyzed the potential impacts on utility services in Chapter 19. The analysis concluded that development anticipated in the plan area would have less than significant impacts on utilities, including water, waste water, and solid waste. As mentioned above, the EIR accounted for all development in the plan area. Therefore, the subject project's impact on utility services is anticipated to be less than significant.

The Smoky Hollow Specific Plan EIR analyzed the potential impacts on public services in Chapter 17. The analysis concluded that development anticipated in the plan area would have less than significant impacts on services including Police,

Fire, Parks and Recreation, and public schools. The subject project will be constructed in compliance with the latest applicable Fire codes and Police security requirements, which will help limit demand for those services. In addition, the project is subject to the City's Development Impact Mitigation Fees, including Police, Fire, and Parks fees. As a result, the project's public services impact is anticipated to be less than significant.

6. Historic resource assessment

In addition to the above, the Smoky Hollow Specific Plan EIR analyzed the potential impacts on Cultural Resources in the plan area (Chapter 8), including older potentially historic buildings. To address the potential impacts, the Mitigation Monitoring and Reporting Program (MMRP) included Mitigation Monitoring Measure (MM) CULT MM 8-1 that requires an assessment of buildings older than 50 years prior to demolition to determine whether they have potential value as a historic resource for CEQA purposes. Pursuant to Mitigation Monitoring Measure CULT MM 8-1, staff conducted an assessment of the existing building onsite to determine whether the structure meets the criteria for inclusion on a historic register. The assessment, incorporated herein by reference, concluded that the structure does not merit inclusion on a historic register and, thus, need not be treated as a historic resource under CEQA and may be demolished without any further environmental review.

SECTION 4: General Plan Findings. Considering all of its aspects, the proposed project will further the goals, objectives and policies of the General Plan and not obstruct their attainment. More specifically:

- A. The El Segundo General Plan Land Use designation of the property is Smoky Hollow Specific Plan. This designation is intended to permit a range of incubator businesses, small and medium size industrial uses, research and development, and creative office uses. The designation also permits public facilities, parking facilities, and limited restaurant and retail uses. The proposed office building is consistent with this designation.
- B. The project is consistent with Land Use Element Goal LU4, Objective LU4-3 in that it provides a stable tax base for El Segundo through construction of new office space.
- C. The proposed use is consistent with Land Use Element Objective LU4-4 in that it adds office space to the mixture of industrial, commercial, and residential uses in the Smoky Hollow and Downtown areas, which has the potential to maximize economic benefit, reduce traffic impacts, and encourage pedestrian environment.
- D. Policies ED1-2.1 and ED1-2.2, both seek to promote land uses, which improve the City's commercial tax base. The proposed office building would increase tax revenue and financially benefit the City.

- E. The project will meet relevant goals and policies with regard to the Land Use Element. The project will help increase the tax base through the proposed expansion of office uses in the area without adversely affecting the viability of downtown (Goal LU4).

SECTION 5: Specific Plan *Community Benefit Plan Findings*. After considering the above facts, the Commission finds as follows:

- A. The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

The project height is compatible with the neighborhood in that several two and three story buildings are located in the immediate vicinity. The additional floor area is not anticipated to be detrimental, in that the project provides sufficient on-site vehicle parking and bicycle parking in excess of the minimum code requirements. As a result, the project is not anticipated to have significant off-site parking impacts. The project is located in developed area where all utilities and public infrastructure is in place. Furthermore, before the City issues building permits for the project, the applicant will submit detailed plans to the City for review for compliance with all applicable Building and Fire safety codes. Therefore, the project overall is not anticipated to be detrimental to the public health, safety, or welfare.

- B. The proposed community benefits provide an exemplary project and/or streetscape design;

The Specific Plan contains 32 design guidelines in five categories including, building character, open space, landscaping, connectivity, and signage and art. The proposed project incorporates 20 out of 32 guidelines as indicated in Exhibit B of this resolution.

- C. The proposed community benefits directly implement objectives of the Specific Plan.

1. Part of the proposed community benefits consist of compliance with the Smoky Hollow design guidelines. Compliance with the guidelines directly implements the Smoky Hollow Design Objectives in Specific Plan Section 2.4.1 as follows:

- a. The project design helps preserve Smoky Hollow’s existing character by incorporating materials and colors that are consistent with existing buildings in the area and with the neighborhood’s industrial character.
- b. The project offers sidewalk oriented entries, in that the ground floor office space has direct access from the public sidewalk, which assists in activating the Eucalyptus Drive frontage.
- c. The project facilitates pedestrian activity and access to several transit modes, in that it incorporates a pedestrian connection from

Eucalyptus Drive to the alley at the rear of the property and it provides bicycle parking above the minimum requirements along the property frontage, which will enhance access to the property by alternative means.

- d. The project encourages active and passive design to conserve natural resources, in that its design incorporates floor to ceiling windows on the front and multiple large windows along the north and east sides. This will provide a lot of natural light in the new building, thereby reducing use of electricity for lighting purposes. In addition, the project will make use of drought tolerant plant species in the landscaped areas, which will reduce the use of water for landscaping.

2. The proposed community benefits implement the goals and objectives of Specific Plan Chapter 3 regarding publicly owned rights-of-way and publicly accessible open spaces. The proposed community benefits plan includes a monetary contribution of \$14,214, by the applicant to a fund designated for Smoky Hollow Specific Plan public infrastructure improvements. Funds accumulated in this fund are dedicated toward future improvements to streets, sidewalks, public landscaping and open space in Smoky Hollow, which will in turn help provide for a transportation network that successfully integrates bicyclists, walkers, and transit users with people in cars, while creating a unique backdrop for businesses to flourish in Smoky Hollow.

- D. The value of the community benefits bear a relationship to the value generated by the project;

The City hired Kosmont and Associates, Inc. (Kosmont) to evaluate the added value generated by the project. Kosmont prepared a report, incorporated herein by reference, which determined that the added value from the additional height and floor area is equal to \$1,200,000. The combined value of implementing abundant design guidelines and the contribution for public improvements is equal to about \$360,000 or 30 percent of project's added value.

- E. The community benefits proposed do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area.

The applicant is providing two community benefit types: implementation of Smoky Hollow design guidelines beyond a level of considered exemplary and a monetary contribution to a fund designated for public improvements. The first benefit involves project architectural and site design features and amenities primarily on the subject property. These features and amenities have substantial value to the community in that they improve the appearance of the neighborhood, they help activate the street frontage and encourage pedestrian activity, and offer amenities that can be used by the public, such as extra bicycle parking. However, only part of the cost of providing those

features and amenities can be treated as a community benefit since some of the value is to the property itself.

The monetary contribution to the public improvements fund will be expended to make improvements to public streets, sidewalks, landscaping and open space. Thus, the contribution will clearly benefit the district or wider area.

SECTION 7: Recommendation. Subject to the conditions listed on the attached Exhibit A, of this Resolution, the Planning Commission recommends City Council approval of Community Benefits Plan CBP 19-01 and Environmental Assessment No. EA-1254.

SECTION 8: Reliance on Record. Each and every one 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 and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: 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 10: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 11: The Commission Secretary is directed to mail a copy of this Resolution to Drew Boyles and to any other person requesting a copy.

SECTION 12: 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.

**PASSED, APPROVED AND ADOPTED this 23rd day of January, 2020.**

\_\_\_\_\_  
Ryan Baldino, Chair  
City of El Segundo Planning Commission

ATTEST:

\_\_\_\_\_  
Sam Lee, Secretary

Baldino -  
Newman -  
Nicol -  
Nisley -  
Wingate -

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

By: \_\_\_\_\_  
David King, Assistant City Attorney

## PLANNING COMMISSION RESOLUTION NO. 2871

### Exhibit A

#### CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (ESMC), Drew Boyles agrees to comply with the following provisions as conditions for the City of El Segundo's approval of Community Benefit Plan (CBP 19-01) and Environmental Assessment EA-1254:

##### Zoning Conditions

1. This approval is for the project as shown on the plans and renderings dated December 19, 2019, and on file with the Planning and Building Safety Department. Before the City issues a building permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Department. 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.
2. The applicant must complete a lot line adjustment process to merge the two existing lots into one as required by the Director's approval letter dated January 17, 2020, and the conditions therein.
3. All development impact fees imposed pursuant to ESCMC Chapter 15-27 of for the additional building floor area must be paid before the City issues a building permit.
4. Before the City issues building permits, the applicant must submit detailed plans in substantial compliance with the plans approved by the City Council to the Planning and Building Safety Department for review and approval.
5. 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. If it is determined that the Project Site is occupied by nesting birds covered under the Migratory Bird Treaty Act, condition No. 6 shall apply.
6. If pre-construction nesting bird surveys result 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) shall be required to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code requirements. The qualified biologist shall 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 to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

7. Prior to the commencement of grading or demolition of subsurface structures, a professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, shall conduct a brief archaeological and paleontological informational session for construction personnel. The training session may consist of an in-person meeting or a written handout describing: (1) how to identify archaeological and paleontological resources that may be encountered during earth-moving activities and (2) the procedures to be followed in such an event, including contact information for the appropriate entities if archaeological or paleontological resources are discovered.
8. In the event that archaeological or paleontological resources are unearthed during ground-disturbing activities, the ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find, where construction activities will not be allowed to continue until a qualified archaeologist or paleontologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside the buffer area. If the archaeologist identifies the find as a tribal cultural resource or suspects it to be a tribal cultural resource, the City will contact the Native American Heritage Commission (NAHC) to report the discovery, and will contact local Native American tribal representatives as directed by the NAHC. Should the newly discovered artifact(s) be determined to be a tribal cultural resource, Native American construction monitoring will be initiated. The City shall coordinate with the archaeologist and tribal representative(s) to develop an appropriate treatment plan.

#### Community Benefits Plan

9. The applicant must provide all the community benefits as stated in Exhibit B (Community Benefits Plan). If the project does not provide a proposed benefit or ceases to provide it, the owner must submit a revised CBP including equivalent replacement benefit of an equal value to the Planning and Building Safety Director for review and approval. At the Director's discretion, the revised CBP may be transmitted to the Planning Commission and City Council for review and approval.
10. The applicant must make a monetary contribution of \$14,214 to the City's fund dedicated toward public improvements within the Smoky Hollow Specific Plan area.

#### Fire Department Conditions

11. The applicant must comply with the applicable requirements of the 2016 California Building and Fire Codes and the 2015 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.

12. The applicant must submit and obtain approval by the Fire Department of 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.
13. 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.
14. If the proposed "Park Plus" high density vehicle storage system is an automated-type system, the applicant must comply with the 2021 International Building and Fire Code requirements for Mechanical-Access enclosed parking garages.

#### Public Works Department Conditions

##### General

"City Engineer" = City Engineer or his/her designee throughout this document.

15. 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.
16. 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, including lane closures
17. 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.
18. 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.
19. All construction-related parking shall be accommodated on-site. No construction related parking shall be permitted off-site.
20. A grading and drainage plan shall be provided and stamped by a California State-licensed civil engineer as part of the Building Permit process.

21. 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.

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

22. 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.
23. 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.
24. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.
25. The applicant shall provide a minimum 4 foot sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.
26. The applicant shall slurry seal the entire alley width from the property to Franklin Avenue. The slurry mix design shall be submitted to the City Engineer or his/her designee for approval.
27. The applicant shall provide traffic control plans for all work requiring a lane closure.
28. 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.

#### **Water**

29. 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.
30. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.
31. 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.

#### **Sewer**

32. Prior to issuance of a Certificate of Occupancy, the sewer connection fee for this project must be paid to the City of El Segundo Public Works Department.

33. 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.

**Storm Drain**

34. The applicant shall remove and replace an existing broken storm drain manhole behind the property. The manhole is broken and open to illicit drainage and needs to be closed to any surface drainage.
35. 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.
36. 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**

37. All public landscape improvements shall be designed to City standards and approved by the Parks & Recreation Department.

**Waste Management**

38. The applicant shall comply with Title 5, Chapter 2 (Garbage and Rubbish), of the El Segundo Municipal Code. Collection/disposal/storage systems and areas must be provided in the plans that ensure compliance with State and City regulations.

## Miscellaneous Conditions

39. Drew Boyles (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 Community Benefit Plan CBP No. 19-01 and Environmental Assessment No. EA-1254. 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 this Community Benefit Plan or Environmental Assessment, 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, Drew Boyles certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

---

Drew Boyles

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

# PLANNING COMMISSION RESOLUTION NO. 2871

## Exhibit B

### COMMUNITY BENEFIT PLAN

#### **Project description:**

The development project at 212 Eucalyptus Drive is subject to the following applications: Community Benefits Plan No. CBP 19-01 and Environmental Assessment No. EA 1254. The development project deviates from the following Smoky Hollow Specific Plan (Specific Plan) development standards in Section 2.3:

1. Building Height.  
The permitted building height is 35 feet. The proposed building height is 50 feet to the top of the roofline.
2. Allowable gross floor area ratio (FAR).  
The permitted FAR is 0.75. The proposed FAR is 1.32.
3. Setback adjoining alley.  
The required setback is 10 feet. The proposed setback is zero feet.

The above deviations are clearly illustrated in the attached plans.

#### **Community benefits:**

In exchange for the above deviations, the applicant offers the following community benefits pursuant to Specific Plan Section 4.5.2:

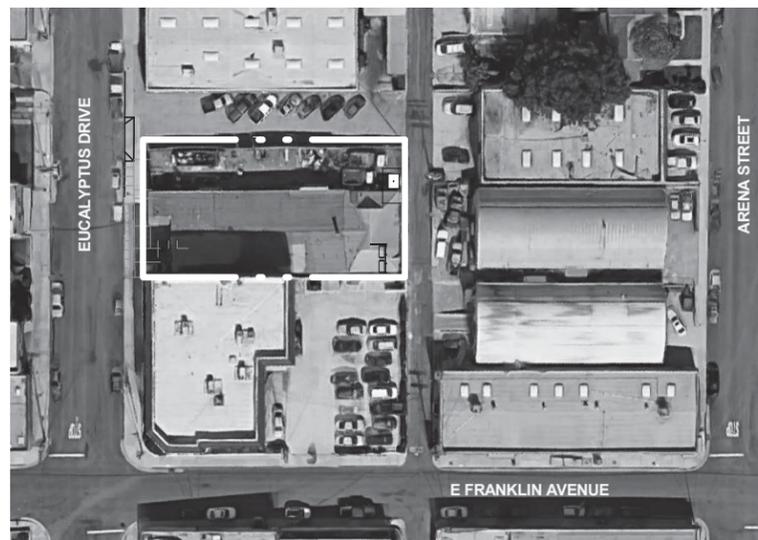
1. Consistency with design guidelines above requirements. The development project complies with 20 of the 32 design guidelines in Section 2.4 of the Specific Plan.
2. Six bicycle parking spaces above requirements. The required number of bicycle spaces in Section 2.3 is two short-term bike racks and two long-term bike lockers. The development project provides eight short-term bike racks and two long-term bike lockers.
3. Public art above City requirements. The development project is not subject to the City's public art or in-lieu fee requirements of Ordinance No. 1594. However, the development project proposes to incorporate artwork visible to the public, subject to review and approval by the City.
4. Monetary contribution for public infrastructure. The applicant shall make a monetary contribution of \$14,214 to a City fund designated for planned Smoky Hollow public infrastructure improvements in Chapter 3 of the Specific Plan.

The above community benefits are more clearly illustrated in the attached plans.

#### **Attachment:**

1. Plans dated December 16, 2019

| SHEET INDEX  |                               |
|--------------|-------------------------------|
| SHEET NUMBER | SHEET NAME                    |
| 01           | COVER SHEET                   |
| 02           | EXECUTIVE DEVELOPMENT SUMMARY |
| 03           | PERSPECTIVE                   |
| 04           | PERSPECTIVE                   |
| 05           | PERSPECTIVE                   |
| 06           | PERSPECTIVE                   |
| 07           | PERSPECTIVE                   |
| 08           | PERSPECTIVE                   |
| 09           | PERSPECTIVE                   |
| 10           | SPECIFIC PLAN ZONING ANALYSIS |
| 11           | SPECIFIC PLAN ZONING ANALYSIS |
| 12           | EXISTING AERIAL PLAN          |
| 13           | SITE PHOTOS                   |
| 14           | EXISTING DRAWINGS             |
| 15           | TOPOGRAPHY & GRADE PLANE      |
| 16           | "FLOOR AREA" DIAGRAMS         |
| 17           | PLOT PLAN                     |
| 18           | FLOOR PLAN LEVEL 01           |
| 19           | FLOOR PLAN LEVEL 02           |
| 20           | FLOOR PLAN LEVEL 03           |
| 21           | ROOF PLAN                     |
| 22           | WEST ELEVATION                |
| 23           | NORTH ELEVATION               |
| 24           | EAST ELEVATION                |
| 25           | ART ELEVATION                 |
| 26           | SECTION                       |
| 27           | PARKING LEGEND                |
| 28           | COMMUNITY BENEFITS ANALYSIS   |
| 29           | COMMUNITY BENEFITS DIAGRAM    |
| 30           | COMMUNITY BENEFITS WORKSHEET  |
| L1           | LANDSCAPE CONCEPTUAL PLAN     |
| L2           | GROUND FLOOR MATERIALS        |
| L3           | ROOF DECK MATERIALS           |



# ENDLESS PURSUIT

EL SEGUNDO, CALIFORNIA

CREATIVE OFFICE DEVELOPMENT  
212 EUCALYPTUS AVENUE  
EL SEGUNDO, CA 90245

BALIAN

ARCHITECTS

515 S. FIGUEROA ST. STE 1970  
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DEC. 16, 2019 1" = 100'-0"  
PROJECT # 16.042

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COVER SHEET

# EXECUTIVE SUMMARY

## GENERAL OVERVIEW AND GRAND VISION

THE 3 STORY PROPOSED DEVELOPMENT AT 212 EUCALYPTUS INTENDS TO BE A SIGNATURE DEVELOPMENT FOR SMOKY HOLLOW AND THE ENTIRE CITY OF EL SEGUNDO WITH A STRIKING ARCHITECTURAL EXPRESSION THAT PAYS HOMAGE TO THE SITE AND THE HISTORY OF THE NEIGHBORHOOD WITH THE USE OF EXISTING CONTEMPORARY INDUSTRIAL MATERIALS INCLUDING EXPOSED STEEL, METAL SIDING INCLUDING RE-USE OF EXISTING METAL SIDING AND EXPRESSIVE STRUCTURAL ELEMENTS AND ENTIRELY EXPOSED CIRCULATION STAIRS SHOWCASING THE VERTICAL MOVEMENT TO THE NEIGHBORHOOD. THE DEVELOPMENT WILL INCLUDE 3 LEVELS OF CREATIVE OFFICE SPACE TOTALING APPROXIMATELY 14,119 SQUARE FEET. THE ROOFTOP INCLUDES AN ACCESSIBLE DECK AREA FOR TENANTS AND VISITORS TO HOLD IMPROMPTU OR FORMAL MEETINGS OR TO TAKE A BREAK FROM THE OFFICE AND ENJOY VIEWS OF THE CITY AND GET SOME FRESH AIR. THE GROUND FLOOR SPACE INCLUDES A LARGE FOLDING DOOR TO ALLOW FOR THE USE IN THAT SPACE TO CONNECT TO AND EXTEND THE PEDESTRIAN ACTIVITY ON THE SIDEWALK INTO THE SPACE.

## USE

THE CURRENT USES OF THE EXISTING SINGLE-STORY STRUCTURE IS WAREHOUSE WITH A SMALL PORTION OF GENERAL OFFICE. THE PROPOSED FLOOR AREA SHALL BE CREATIVE OFFICE AND R&D. THE PROPOSED PROJECT USE IS COMPATIBLE WITH THE APPROVED USES AND REGULATIONS PRESCRIBED FOR IN THE ZONING DISTRICT FOR SH-W. ALL THE PROPOSED USES ARE ALLOWED BY-RIGHT.

## FLOOR AREA

AT THE COMPLETION OF THE PROPOSED PROJECT THE SITE WILL CONTAIN A FLOOR AREA OF APPROXIMATELY 14,119 SF WHICH IS A RATIO OF APPROXIMATELY 1.32 WHICH IS 0.57 ABOVE THE BASE ALLOWED 0.75 BUT SHORT OF THE ALLOWED 1.5 FAR CONSISTENT WITH COMMUNITY BENEFIT TIER II PROGRAM.

## PARKING

THE DEVELOPMENT WILL INCLUDE A VERY CREATIVE SOLUTION TO THE PARKING CHALLENGE BY UTILIZING A STACKED PARKING SYSTEM WITH SEVERAL ON-GRADE SPACES INCLUDING 2 ACCESSIBLE AND 2 COMPACT SPACES.

## LOT LINE ADJUSTMENT

PLEASE SEE PLOT PLAN ON SHEET 17, A LOT LINE ADJUSTMENT WILL BE REQUIRED TO UNIFY TWO EXISTING LOTS.

## MISCELLANEOUS

THE HOURS OF OPERATION FOR THE DEVELOPMENT ARE STANDARD BUSINESS HOURS FIVE DAYS A WEEK WITH OCCASIONAL WEEKEND HOURS.

THE EXISTING STRUCTURE DEEMED TO BE ENTIRELY REMOVED IS A SINGLE-STORY STUCCO STRUCTURE OF WOOD CONSTRUCTION WITH A PITCHED ROOF AND 2 PARKING SPACES OFF OF EUCALYPTUS. THE EXISTING METAL SIDING AND FACADE ART PANELS WILL BE DELICATELY REMOVED AND REPLACED IN THE NEW BUILDING FACADES. PLEASE SEE SHEET 14 IN THE PROJECT DRAWING PACKAGE.

## CONCLUSION

THE PROPOSED PROJECT DESIGN IS COMPATIBLE AND INTEGRATED WITH, AND NOT DETRIMENTAL TO, THE EXISTING DEVELOPMENT ON ADJACENT AND SURROUNDING NEIGHBORING PROPERTIES AND FURTHERMORE PAYS HOMAGE TO THE NEIGHBORHOOD'S INDUSTRIAL PAST AND ENCOURAGES LOOKING FORWARD TO THE FUTURE OF WHAT THE NEIGHBORHOOD WILL TRANSFORM INTO IN THE NEAR FUTURE.

## COMMUNITY BENEFITS PLAN CONSISTENT WITH TIER II

THE DEVELOPMENT REQUESTS THE FOLLOWING DISCRETIONARY APPROVALS WHICH ARE CONSISTENT WITH THE SPECIFIC PLAN:

1. AN INCREASE IN PERMITTED HEIGHT OF 15'-0" FROM 35' TO 50'-0" IN ACCORDANCE WITH TIER II COMMUNITY BENEFITS PLAN.
2. AN INCREASE IN FLOOR AREA RATIO OF 0.57 ABOVE THE BASE RATIO OF 0.75 TO 1.32 IN ACCORDANCE WITH TIER II COMMUNITY BENEFITS.
3. **REQUESTED VARIANCE** (1 DEVIATION TO STANDARDS OF 3 ALLOWED CONSISTENT WITH TIER II COMMUNITY BENEFITS PLAN).
4. ALLOW SOUTHERN CALIFORNIA EDISON TRANSFORMER & SWITCHGEAR STRUCTURES AND ASSOCIATED BOLLARDS IN THE REAR SETBACK.

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EXECUTIVE  
DEVELOPMENT  
SUMMARY

02 29



THE ART DEPICTED HERE IS A PLACEHOLDER

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PERSPECTIVE



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PROJECT # 16.042

PERSPECTIVE

RENDERING IS NOT CURRENT

04 31



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PROJECT #

16.042

PERSPECTIVE

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PROJECT # 16.042

PERSPECTIVE



| H. PRIVATE PARKING STANDARDS                |   |   |
|---|---|---|
|   | REQUIRED  | PROVIDED  |
| 1. NEW CONSTRUCTION & CHANGE OF OCCUPANCY   | 2.5 / 1,000 GROSS SF<br><b>14,119 / 400 = 35</b>  | 35  |
| 3. TANDEM PARKING                           | TANDEM SPACES SHALL HAVE A MAXIMUM LENGTH OF 40 FEET (PARKING FOR 2 VEHICLES MAXIMUM).<br><br>MAX 85% OF REQUIRED<br>35*0.85 = 30   | N/A<br><br>30   |
| 4. BICYCLE PARKING                          | CONSISTENT WITH SECTION 5.106.4 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE:<br><br>NEW PROJECTS ANTICIPATED TO GENERATE VISITOR TRAFFIC SHALL PROVIDE ONE 2-BIKE CAPACITY RACK FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE 2-BIKE CAPACITY RACK. ADDITIONS OR ALTERATIONS THAT ADD 9 OR FEWER VISITOR VEHICLE PARKING SPACES ARE EXCLUDED.<br><br>NEW BUILDINGS WITH 10 OR MORE TENANT-OCCUPANTS OR ADDITIONS OR ALTERATIONS THAT ADD 10 OR MORE TENANT VEHICLE PARKING SPACES SHALL PROVIDE SECURE BICYCLE PARKING FOR 5% OF THE TENANT VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE SECURE BICYCLE PARKING SPACE. ACCEPTABLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET AND SHALL MEET ONE OF THE FOLLOWING:<br><br>A. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES;<br><br>B. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS; OR<br><br>C. LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS. | <b>REQUIRED</b><br>35 NEW SPACES x 5% = 2<br><br><b>PROVIDED</b><br>2 SHORT TERM<br>2 LONG TERM<br><br><b>BIKE SHARE PROGRAM</b><br>6 PROVIDED, SEE LEVEL 01 PLAN |
| 5. OTHER PARKING AREA DEVELOPMENT STANDARDS | REFER TO ESMC SECTION 15-15-1 THROUGH 15-15-5.  | PROVIDED, SEE SITE PLAN   |

| G. ACCESS, LOADING AND TRASH STANDARDS |  |  |
|--|--|--|
|  | REQUIRED   | PROVIDED   |
| 1. VEHICULAR ACCESS                    | A. LOTS ADJOINING AN ALLEY ARE PROHIBITED FROM PROVIDING CURB CUTS ALONG STREET FRONTAGES.   | NONE PROPOSED, EXISTING CURB CUT TO BE REMOVED                                 |
| 2. LOADING                             | A. NOT REQUIRED IF GROSS BUILDING AREA < 50,000 SF.  | N/A  |
| 3. REFUSE COLLECTION                   | A. REFUSE COLLECTION SERVICE SHALL BE CONTRACTED WITH AN APPROVED LOCAL SERVICE PROVIDER. REFUSE COLLECTION AREAS SHALL BE SCREENED PER ESMC SECTION 15-2-8 D.<br><br>B. ON LOTS ADJOINING AN ALLEY, REFUSE COLLECTION STORAGE AREAS SHALL BE ORIENTED TO AND ACCESSED FROM THE ALLEY. | FULLY SCREENED TRASH & RECYCLING AREA NEEDED ACCESS FROM ALLEY<br><br>AT ALLEY |

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DEC. 16, 2019 12" = 1'-0"  
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SPECIFIC  
PLAN ZONING  
ANALYSIS



EUCALYPTUS DRIVE

ARENA STREET

SITE

E FRANKLIN AVENUE

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 PROJECT # 16.042

EXISTING  
 AERIAL PLAN

1 EXISTING AERIAL PLAN  
 1" = 40'-0"





VIEW FROM EUCALYPTUS



VIEW OF SOUTH PROPERTY LINE FROM EUCALYPTUS



VIEW FROM NORTH EAST ALLEY SIDE



VIEW FROM NORTH WEST EUCALYPTUS

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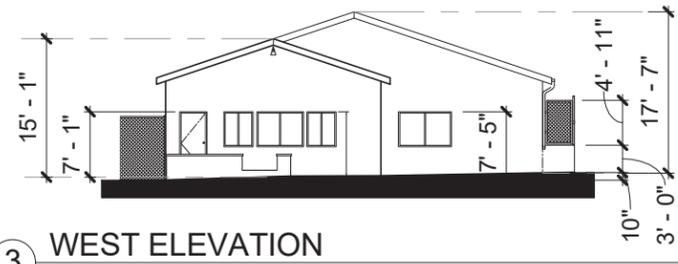
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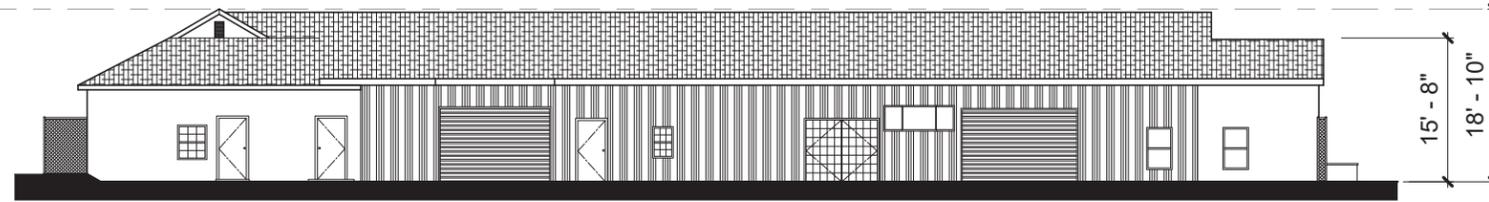
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SITE PHOTOS



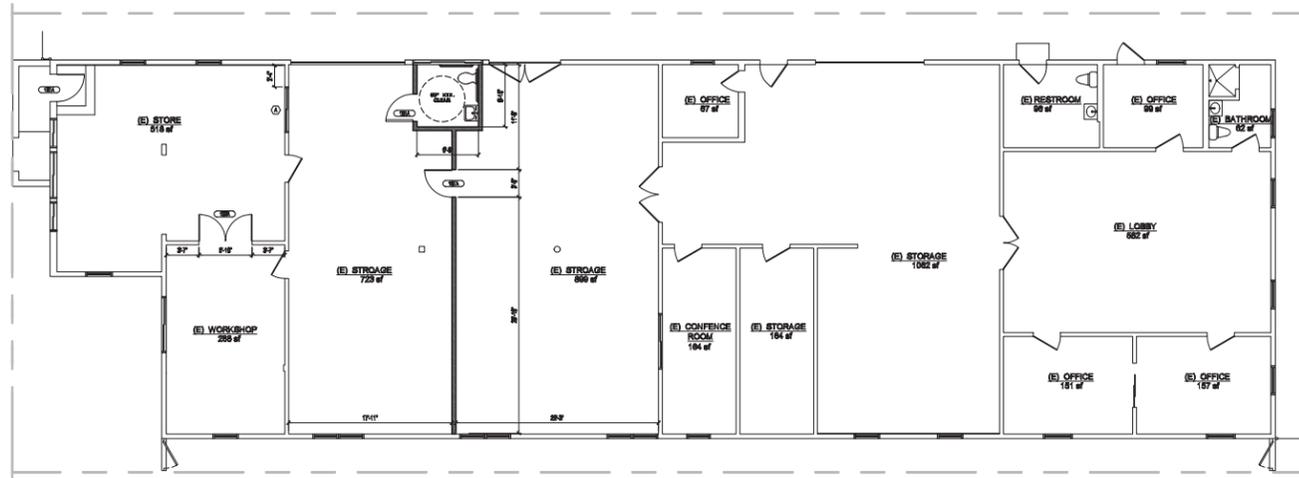
3 WEST ELEVATION  
1" = 20'-0"



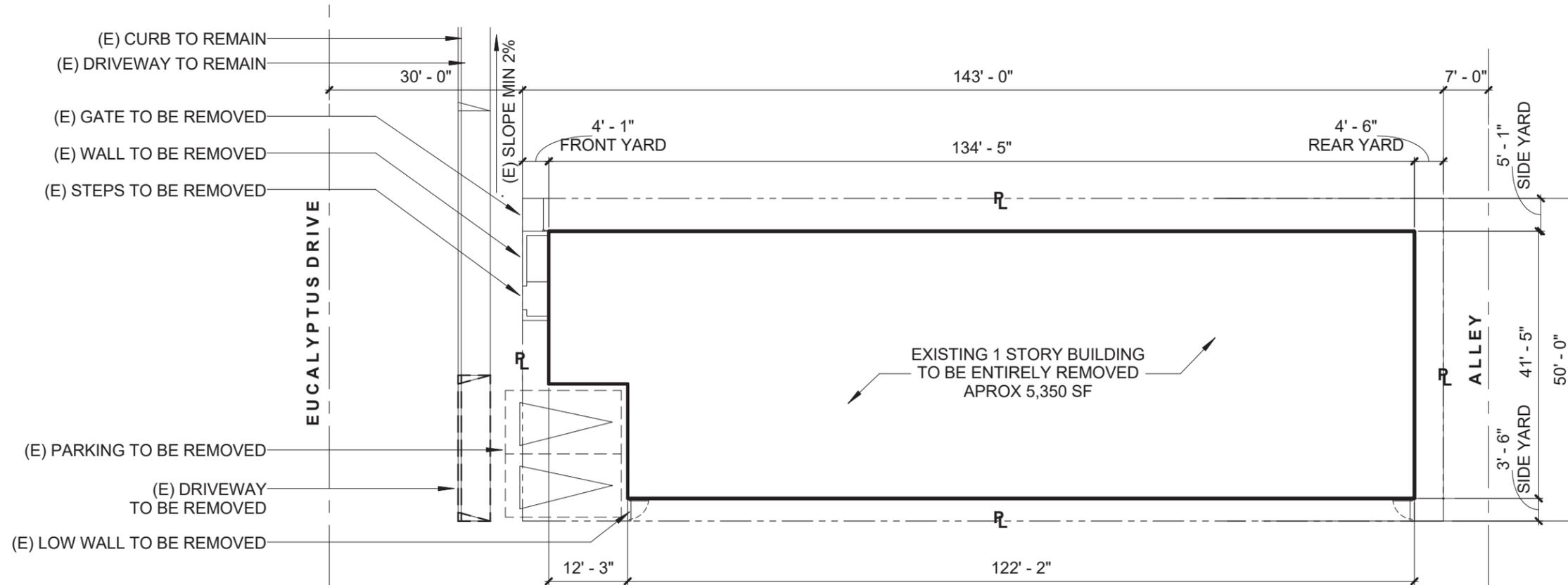
4 SOUTH ELEVATION  
1" = 20'-0"



EXISTING CORRUGATED FINISH TO BE REUSED IN PROPOSED DESIGN



2 LEVEL 1 - EXISTING PLAN  
1" = 20'-0"



1 SITE PLAN - EXISTING  
1" = 20'-0"



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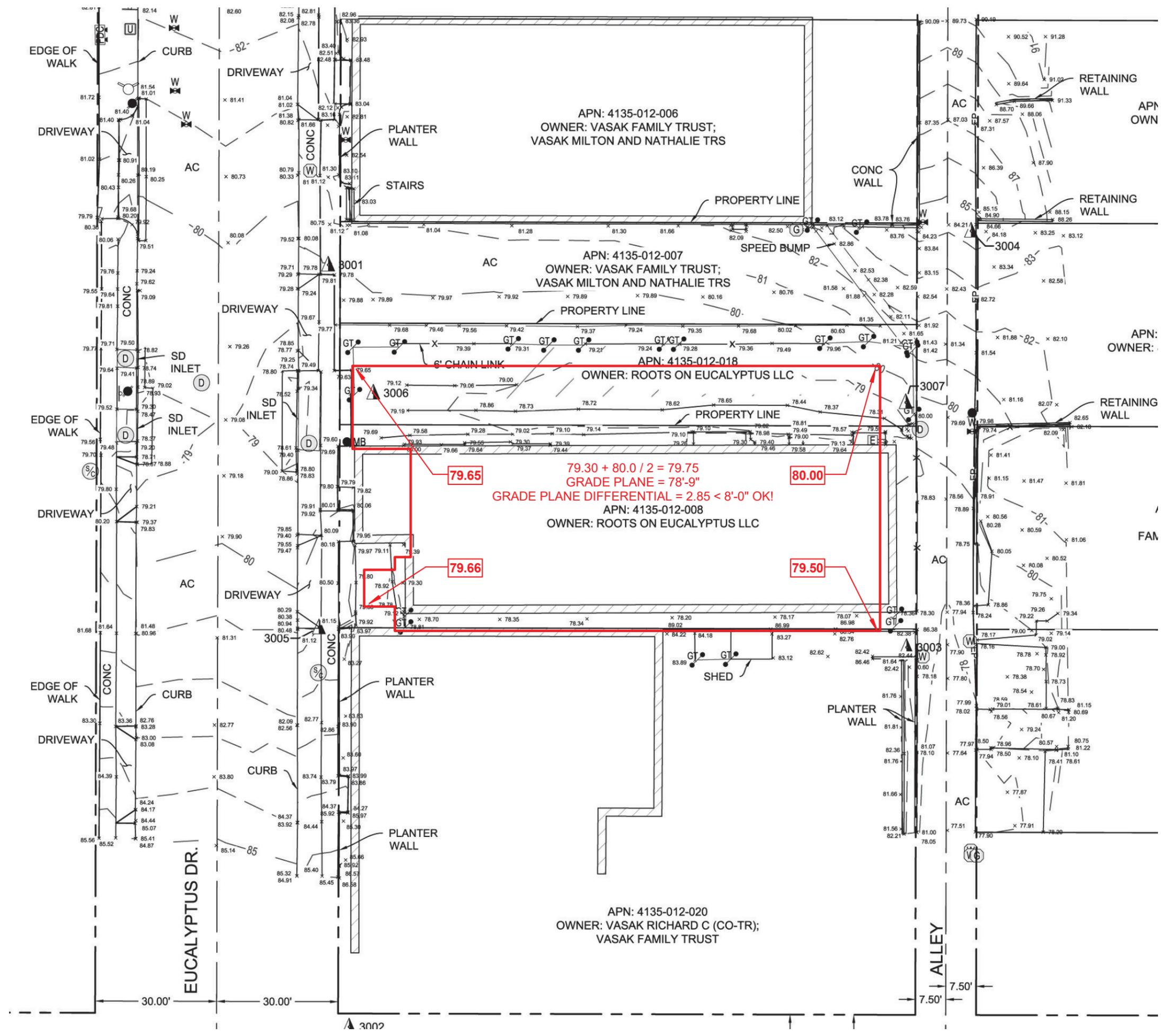
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EXISTING  
DRAWINGS



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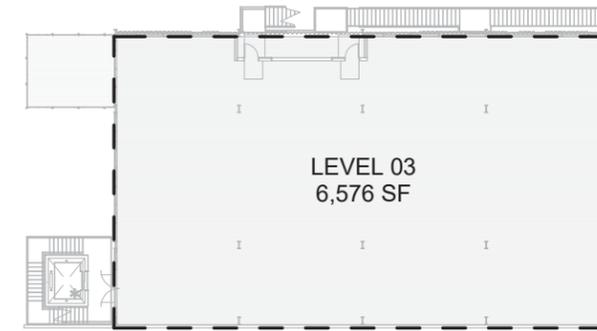
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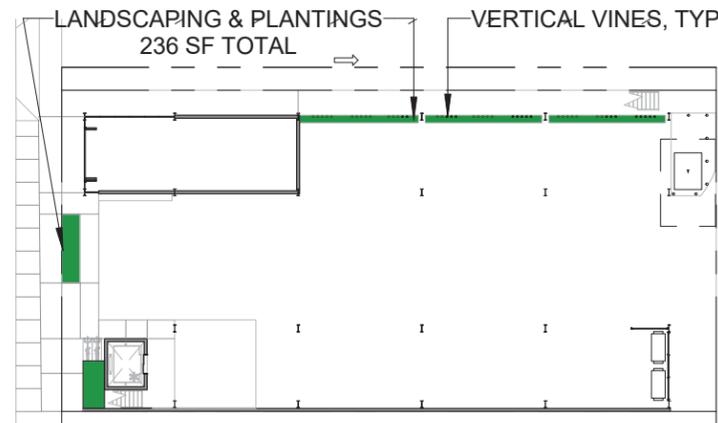
TOPOGRAPHY  
 & GRADE  
 PLANE

FLOOR AREA (GROSS): The area included within the surrounding exterior walls of a building or portion thereof, exclusive of garages, vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

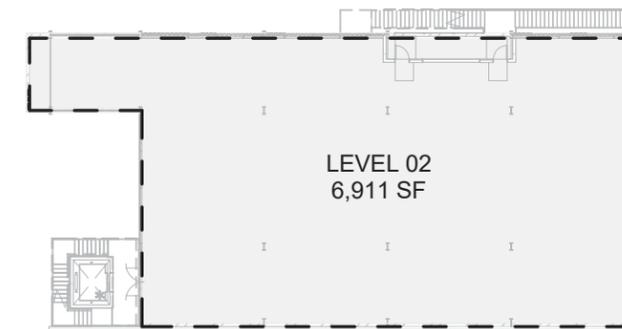
|                           |           |
|---------------------------|-----------|
| LEVEL 01 - GENERAL OFFICE | 634 SF    |
| LEVEL 02 - GENERAL OFFICE | 6,576 SF  |
| LEVEL 03 - GENERAL OFFICE | 6,911 SF  |
|                           | 14,119 SF |



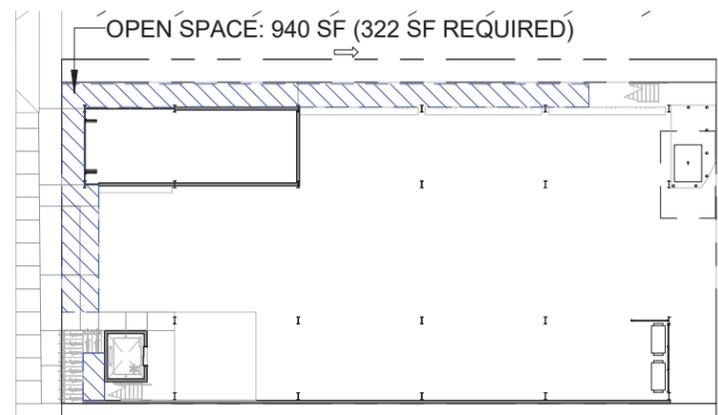
③ LEVEL 3  
1" = 40'-0"



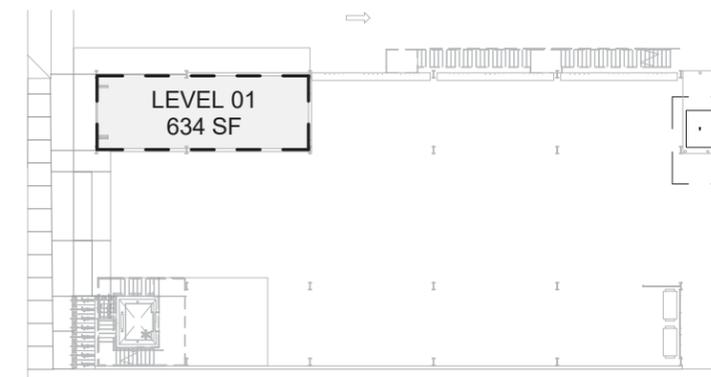
⑤ LEVEL 1 - LANDSCAPING DIAGRAM  
1" = 40'-0"



② LEVEL 2  
1" = 40'-0"



④ LEVEL 1 - OPEN SPACE DIAGRAM  
1" = 40'-0"



① LEVEL 1  
1" = 40'-0"

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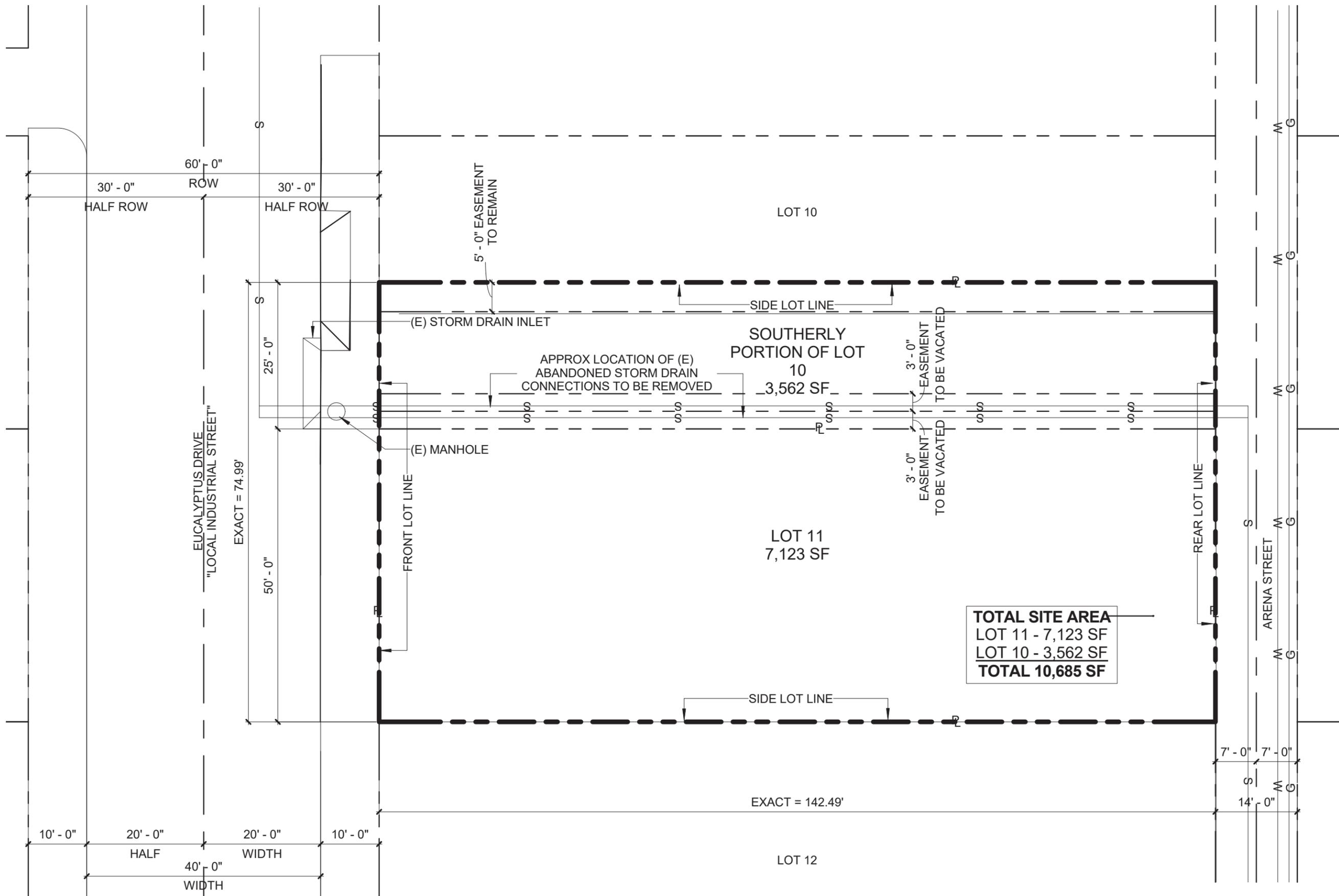
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"FLOOR AREA"  
DIAGRAMS



1 PLOT PLAN  
1/16" = 1'-0"



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PLOT PLAN



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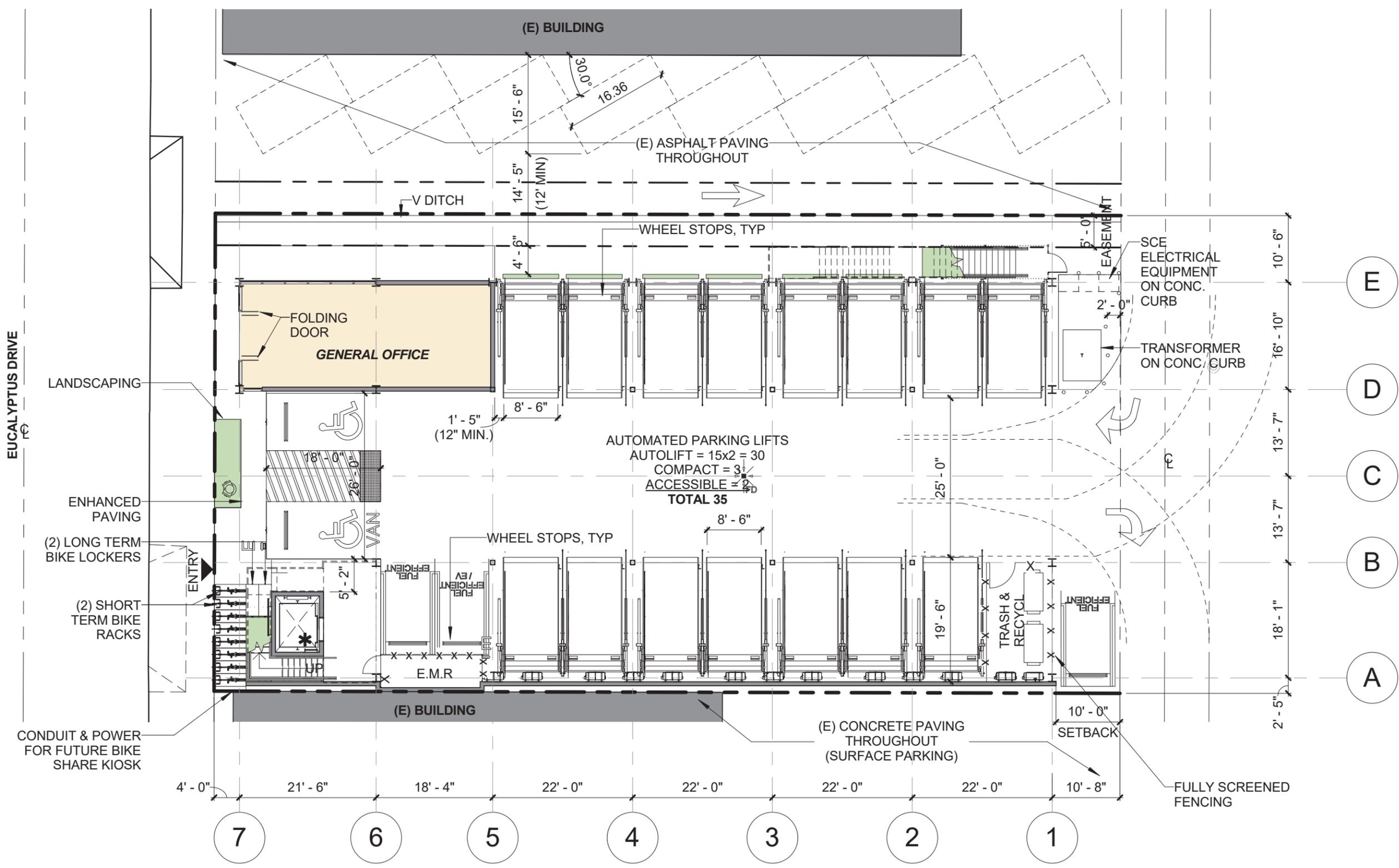
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FLOOR PLAN  
LEVEL 01



1 LEVEL 01  
1/16" = 1'-0"



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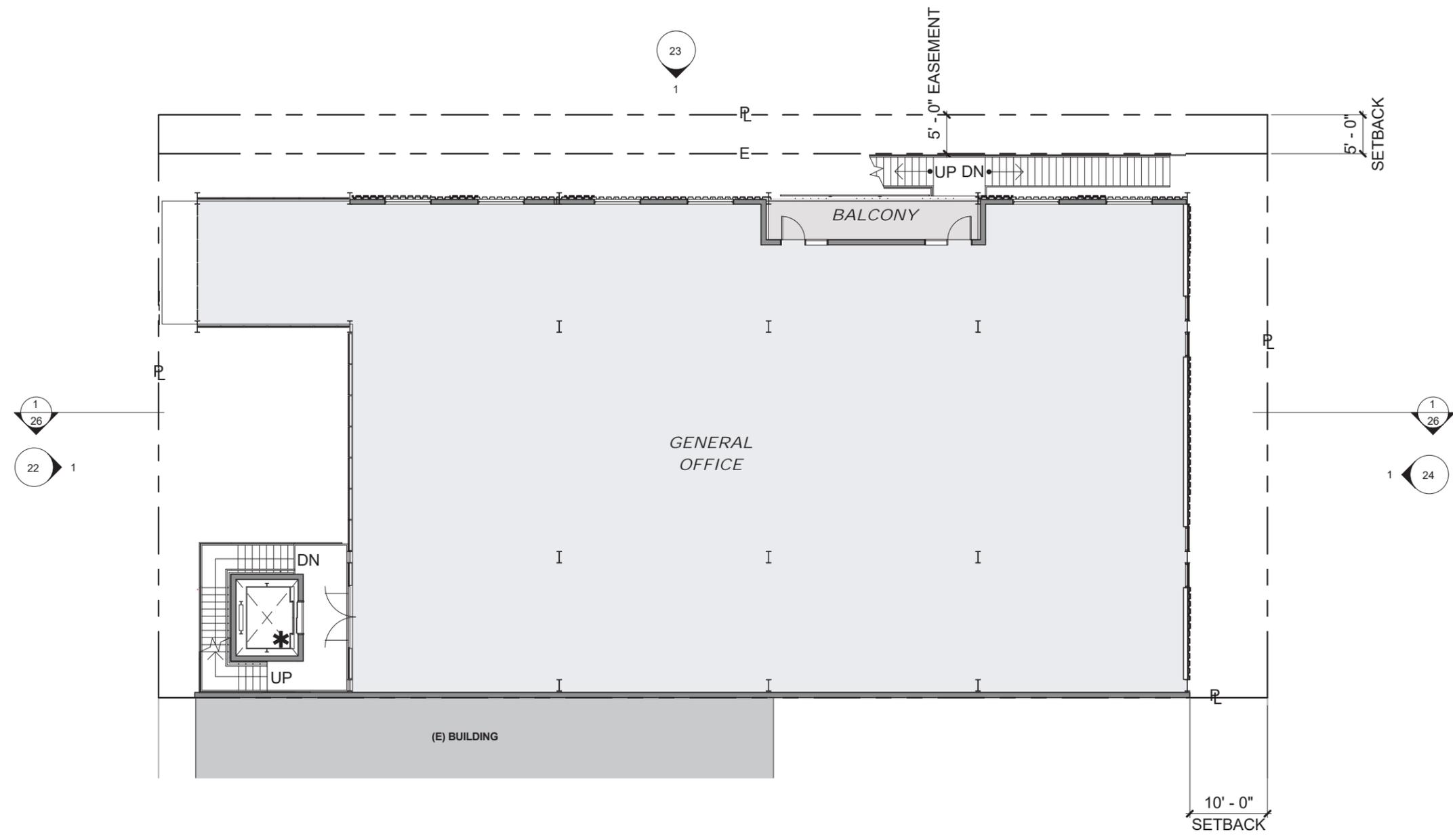
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FLOOR PLAN  
LEVEL 02



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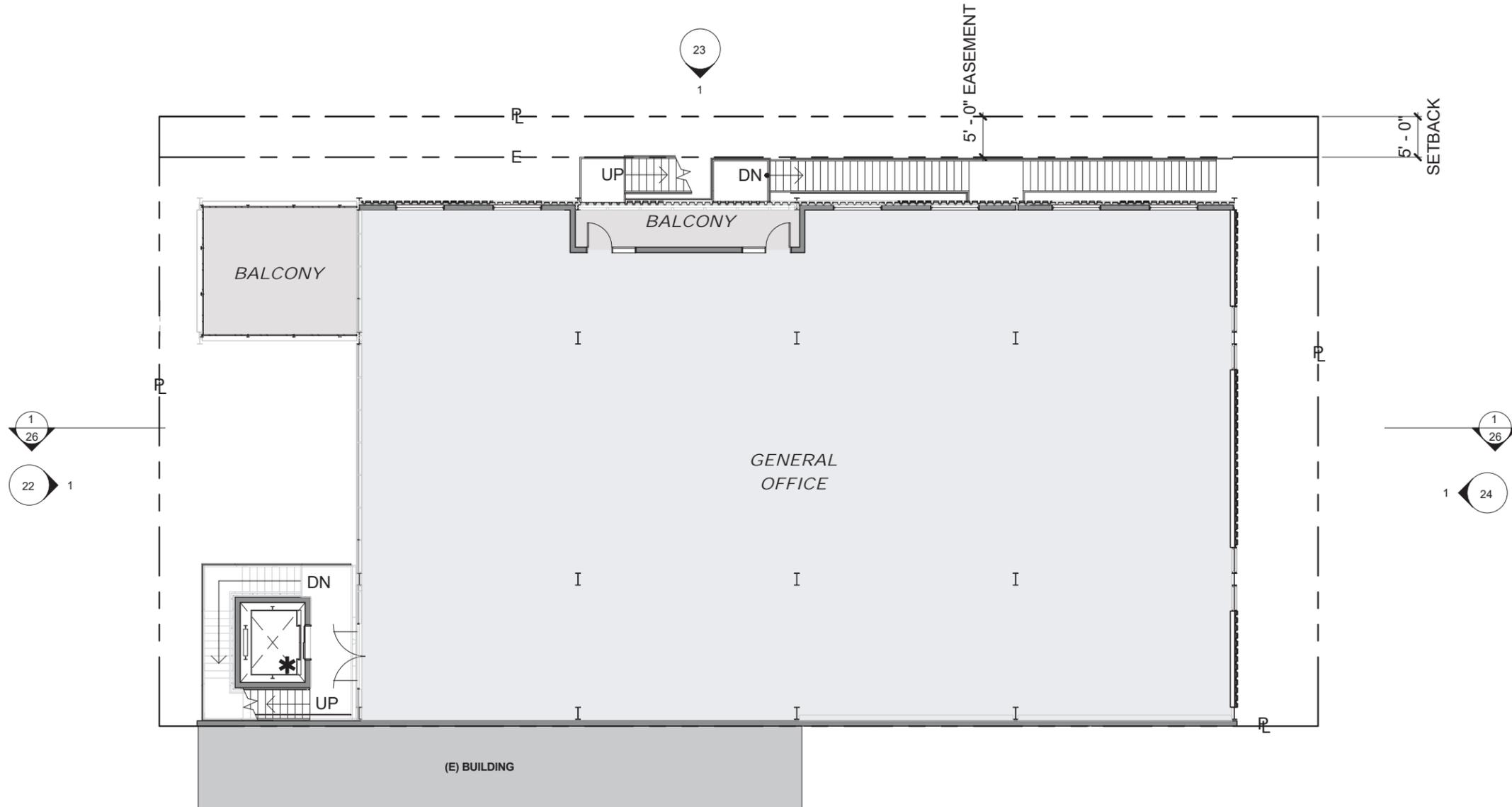
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FLOOR PLAN  
LEVEL 03

20 47

1 LEVEL 3  
1/16" = 1'-0"



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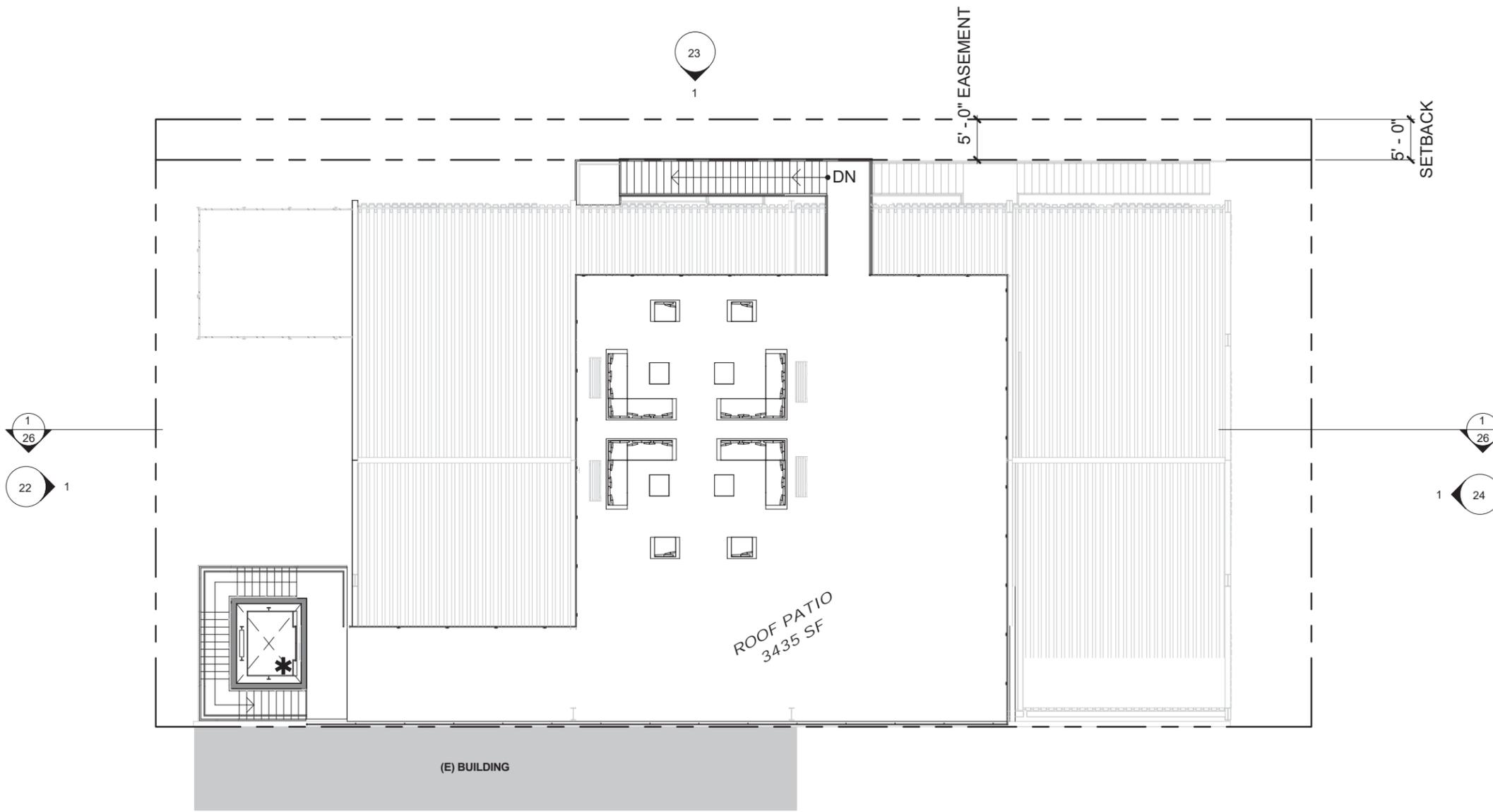
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DEC. 16, 2019 1/16" = 1'-0"  
PROJECT # 16.042

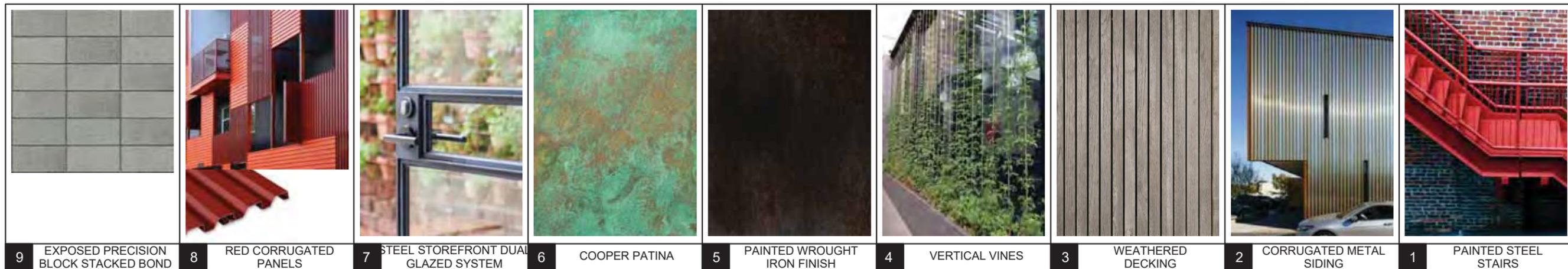
ROOF PLAN

21 48



1 ROOF PLAN  
1/16" = 1'-0"





1 WEST ELEVATION  
3/32" = 1'-0"

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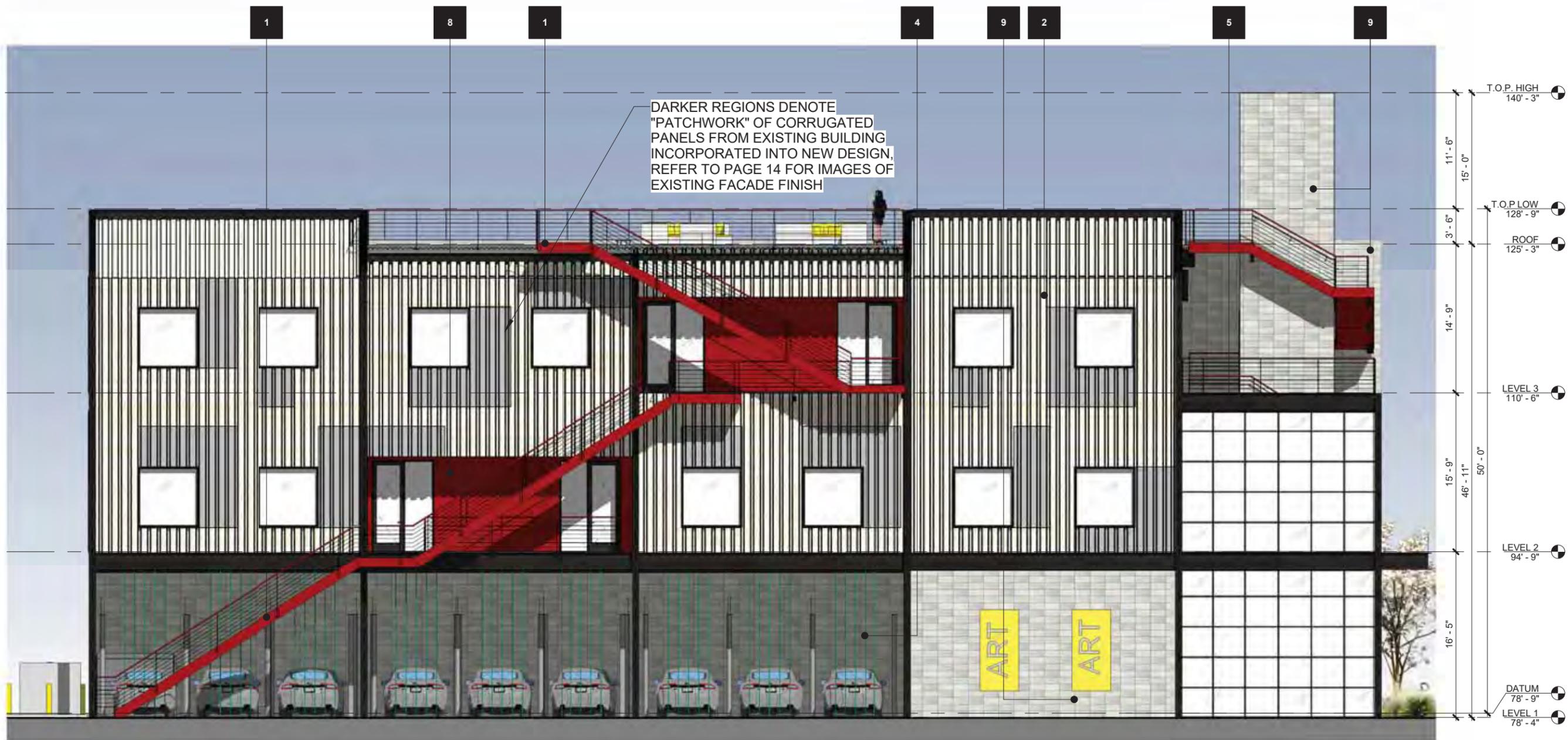
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WEST  
ELEVATION



DARKER REGIONS DENOTE "PATCHWORK" OF CORRUGATED PANELS FROM EXISTING BUILDING INCORPORATED INTO NEW DESIGN, REFER TO PAGE 14 FOR IMAGES OF EXISTING FACADE FINISH

T.O.P. HIGH 140'-3"  
 11'-6"  
 15'-0"  
 T.O.P. LOW 128'-9"  
 3'-6"  
 ROOF 125'-3"  
 14'-9"  
 LEVEL 3 110'-6"  
 15'-9"  
 46'-11"  
 50'-0"  
 LEVEL 2 94'-9"  
 16'-5"  
 DATUM 78'-9"  
 LEVEL 1 78'-4"

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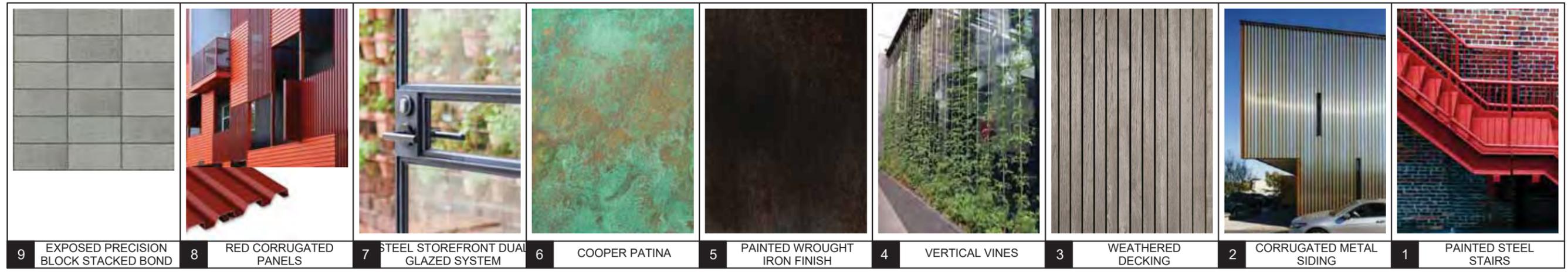


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9 EXPOSED PRECISION BLOCK STACKED BOND 8 RED CORRUGATED PANELS 7 STEEL STOREFRONT DUAL GLAZED SYSTEM 6 COOPER PATINA 5 PAINTED WROUGHT IRON FINISH 4 VERTICAL VINES 3 WEATHERED DECKING 2 CORRUGATED METAL SIDING 1 PAINTED STEEL STAIRS

1 NORTH ELEVATION  
 3/32" = 1'-0"

NORTH  
 ELEVATION



T.O.P. HIGH  
140' - 3"

T.O.P. LOW  
128' - 9"

ROOF  
125' - 3"

LEVEL 3  
110' - 6"

LEVEL 2  
94' - 9"

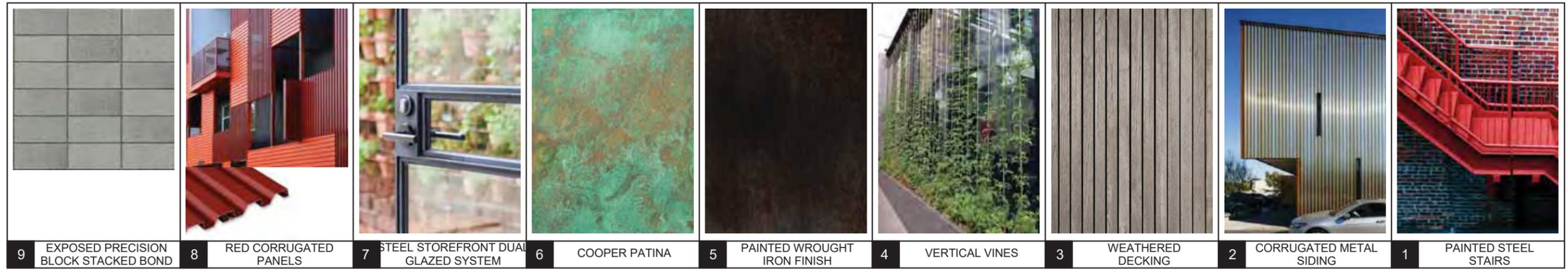
DATUM  
78' - 9"

LEVEL 1  
78' - 4"

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(E) BUILDING

OPEN TO BEYOND



9 EXPOSED PRECISION BLOCK STACKED BOND    8 RED CORRUGATED PANELS    7 STEEL STOREFRONT DUAL GLAZED SYSTEM    6 COOPER PATINA    5 PAINTED WROUGHT IRON FINISH    4 VERTICAL VINES    3 WEATHERED DECKING    2 CORRUGATED METAL SIDING    1 PAINTED STEEL STAIRS

1 EAST ELEVATION  
3/32" = 1'-0"

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EAST  
ELEVATION

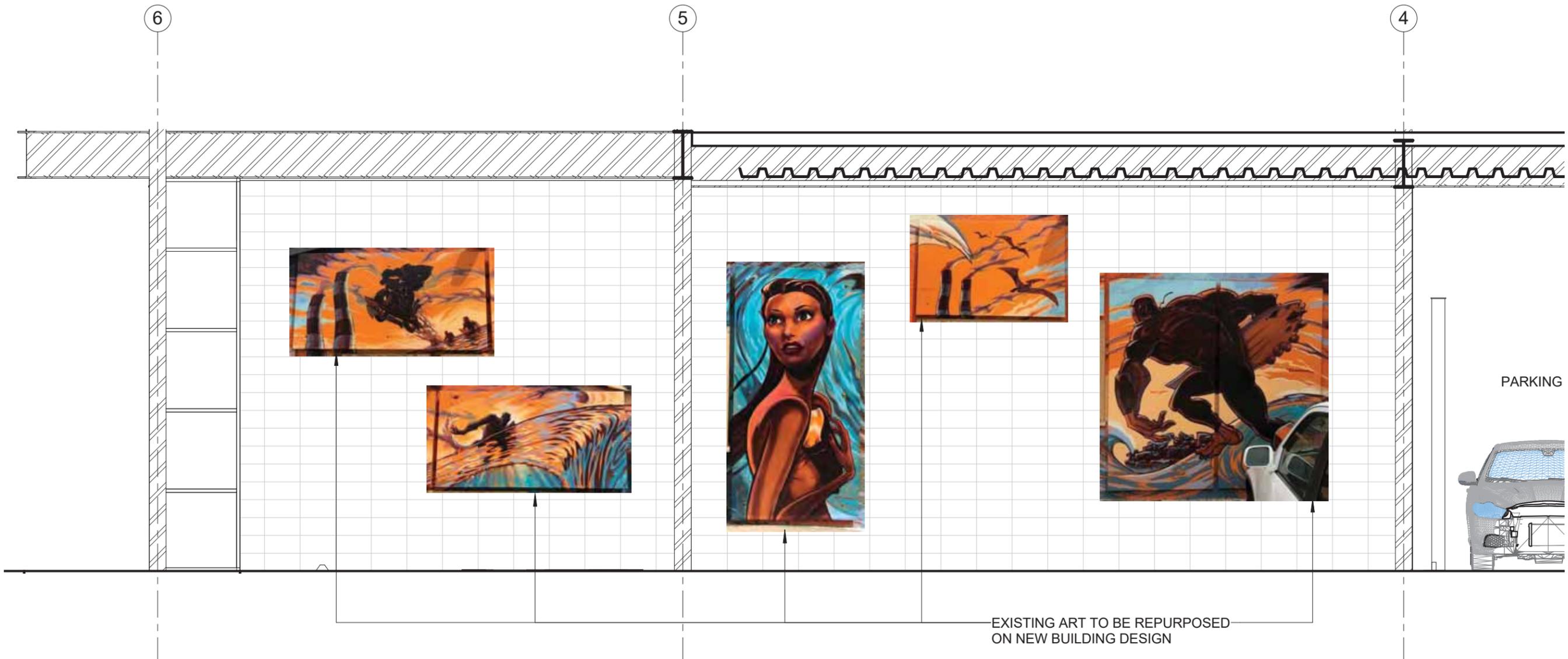
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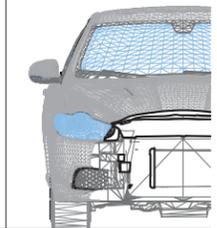


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PARKING



EXISTING ART TO BE REPURPOSED  
ON NEW BUILDING DESIGN

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PROJECT # 16.042

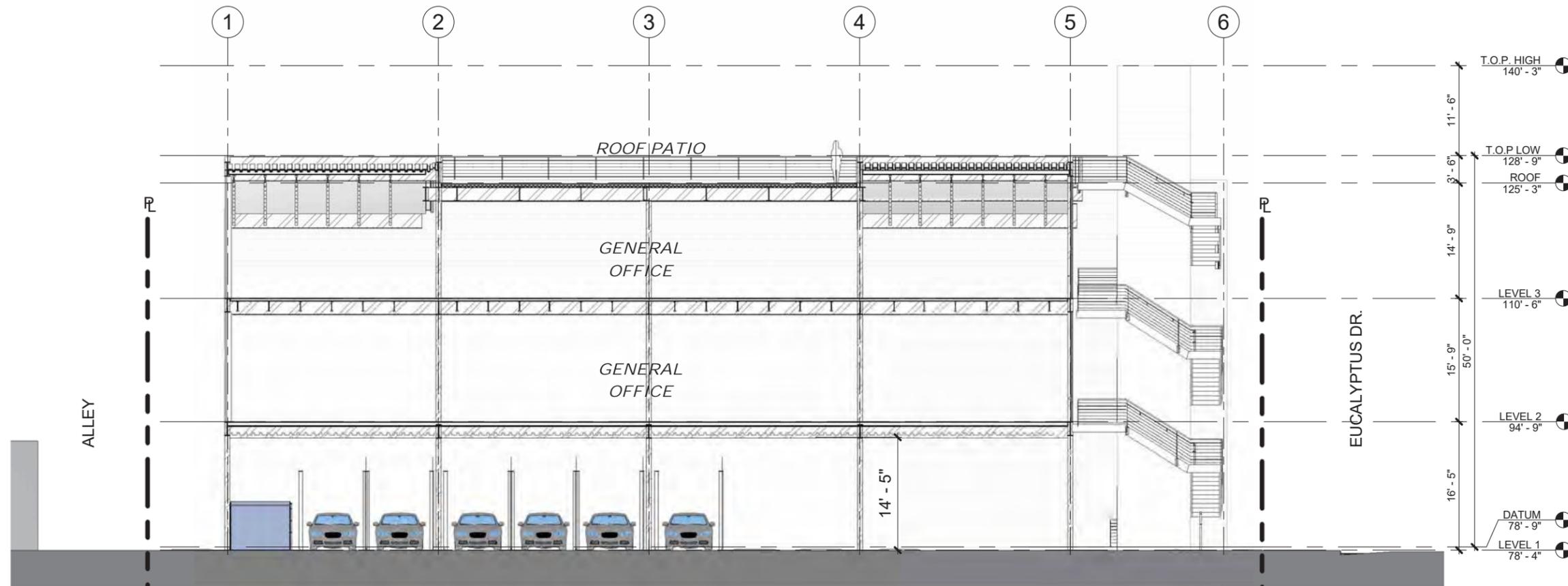
ART  
ELEVATION

1 PARTIAL BUILDING ELEVATION  
1/4" = 1'-0"



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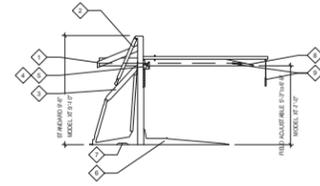
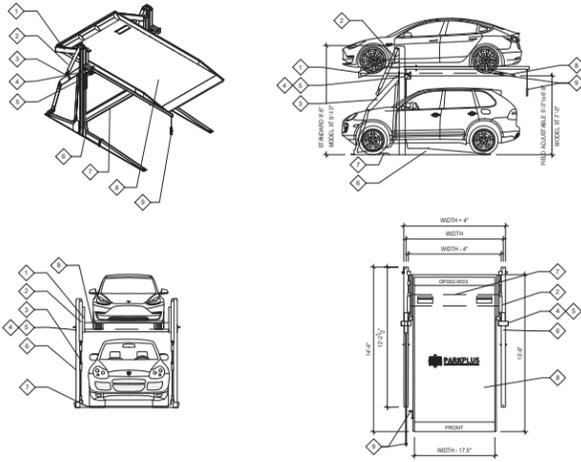
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SECTION

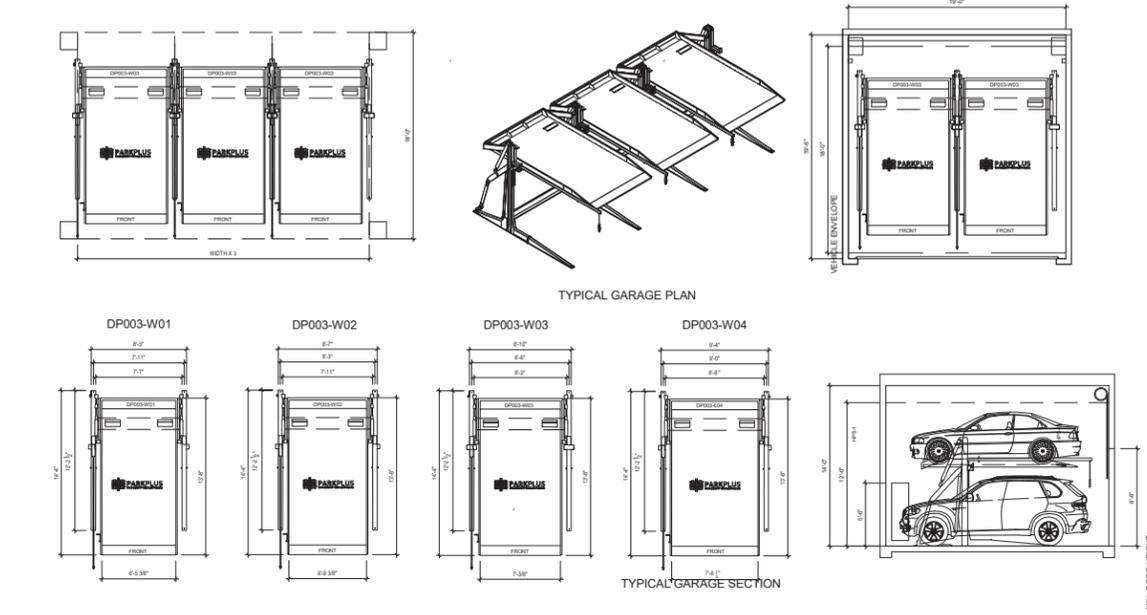
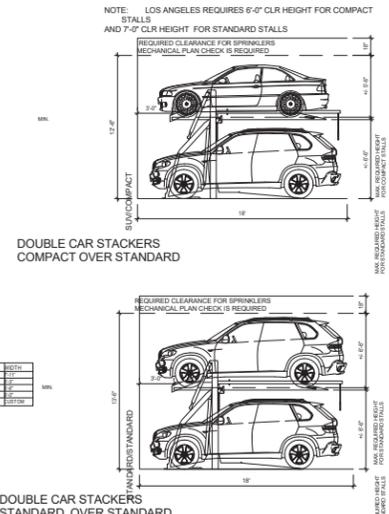
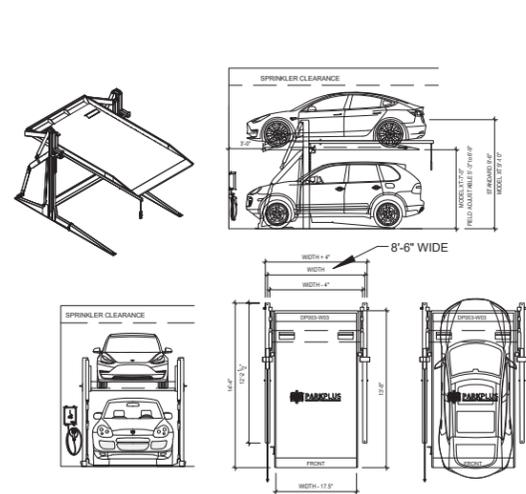
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T: 1.800.459.2604

HPS-3P10 COMMERCIAL  
HYDRAULIC POWER SYSTEM

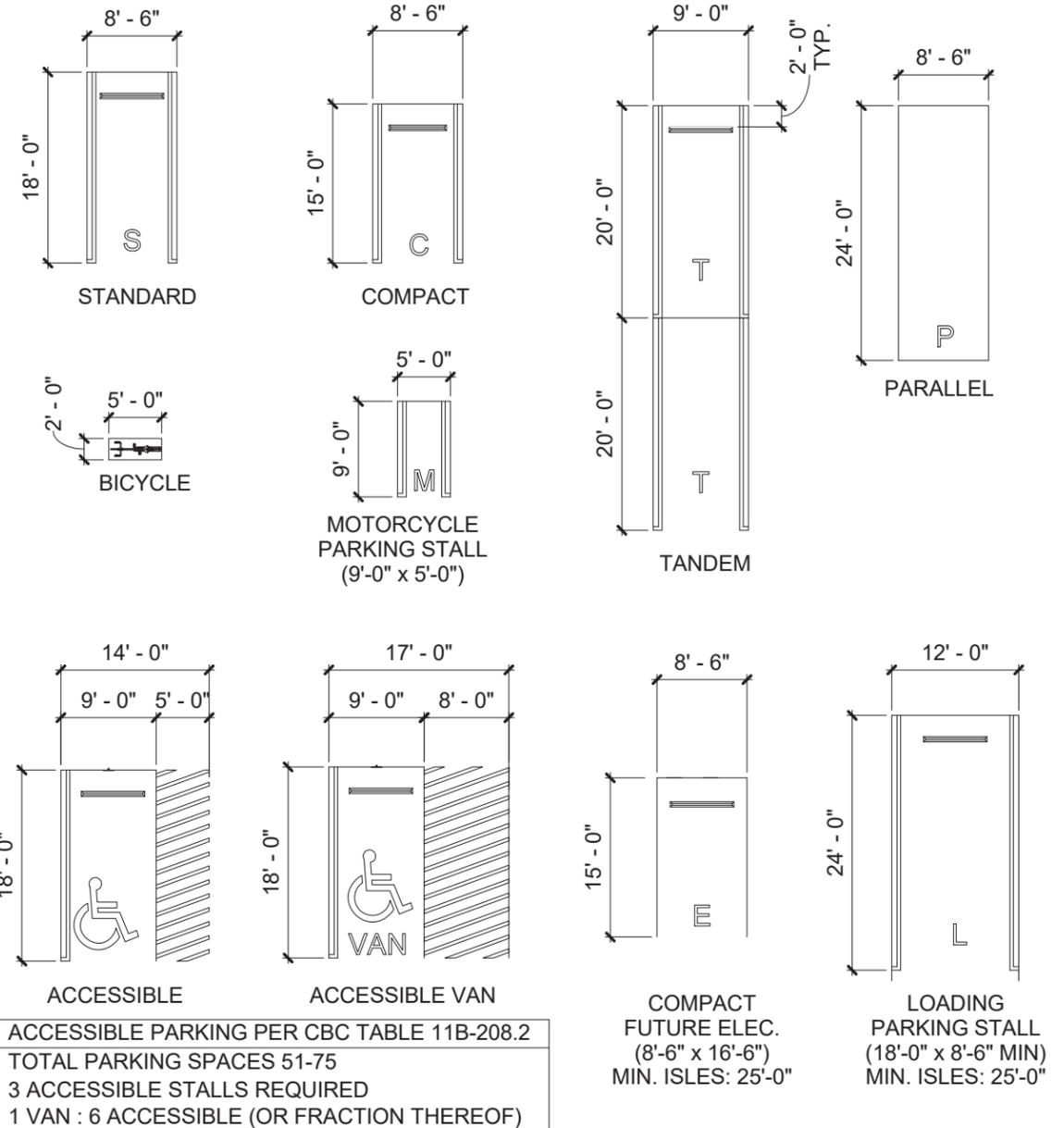


- ◇ CRADLE FRAME ASSEMBLY
- ◇ HYDRAULIC CYLINDER
- ◇ PARALLEL ARM ASSEMBLY
- ◇ ADJUSTABLE HEIGHT ASSEMBLY
- ◇ SAFETY LOCKS ASSEMBLY
- ◇ END LEG ASSEMBLY
- ◇ SEISMIC BEAM ASSEMBLY
- ◇ PLATFORM ASSEMBLY
- ◇ CONTROLS

| MODEL | WIDTH  |
|-------|--------|
| W01   | 7'-11" |
| W02   | 8'-3"  |
| W03   | 8'-6"  |
| W04   | 9'-0"  |
| W05   | CUSTOM |

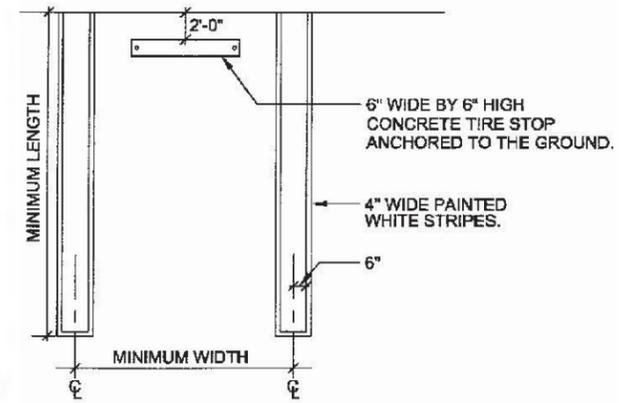


## PARKING SPACES



ACCESSIBLE PARKING PER CBC TABLE 11B-208.2  
TOTAL PARKING SPACES 51-75  
3 ACCESSIBLE STALLS REQUIRED  
1 VAN : 6 ACCESSIBLE (OR FRACTION THEREOF)

| Space Type                 | Minimum Width | Minimum Length |
|----------------------------|---------------|----------------|
| Commercial standard        | 8.5 feet      | 18 feet        |
| Residential standard       | 9 feet        | 20 feet        |
| Residential - narrow lots† | 8.5 feet      | 20 feet        |
| Vehicle lift               | 11 feet       | 21 feet        |
| Compact                    | 8.5 feet      | 15 feet        |
| Parallel                   | 8.5 feet      | 24 feet        |
| Accessible                 | 2             | 2              |
| Motorcycle                 | 5 feet        | 9 feet         |
| Bicycle                    | 2 feet        | 5 feet         |



Notes:  
1. Lots under 40 feet in width.  
2. The dimensions of accessible parking spaces must comply with the Americans with disabilities act (ADA), title III and California Code of Regulations (CCR), California access code, title 24

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PARKING  
LEGEND

# SMOKY HOLLOW SPECIFIC PLAN (SECTION 4)

## TRANSFORMATIVE PROJECT

- CREATIVE IDEAS AND FURTHER SUPPORT THE SPECIFIC VISION OF SMOKY HOLLOW.
- CATALYZE FUTURE CHANGE
- ADDRESS KEY ISSUES SUCH AS PARKING AND MOBILITY WITH A COMPREHENSIVE SOLUTION TO PARKING.
- FACILITATE DEVELOPMENT OF CREATIVE OFFICE AND FLEXIBLE RESEARCH SPACE
- PROMOTE ARTISTIC INDUSTRIAL VIBE WITH A RELAXED BEACH COMMUNITY FEEL
- CREATE AN INTERESTING DESTINATION
- NEW INFRASTRUCTURE FOR FIBER OPTIC NETWORK THAT MAINTAINS THE DESIRABILITY OF THE AREA TO CREATIVE AND TECH-BASED BUSINESSES

**THE PROPOSED PROJECT MEETS EVERY ONE OF THE CHARACTERISTICS OF A "TRANSFORMATIVE PROJECT" AND EXCEED THESE BASE STANDARDS BY RAISING THE BAR FOR EACH CHARACTERISTIC WITH THE PROPOSED VERY EXPRESSIVE ARCHITECTURAL DESIGN.**



## COMMUNITY BENEFITS

### BEYOND THE BASE STANDARDS THAT DO NOT PRINCIPALLY BENEFIT THE PROJECT

1. A 12' LONG BY 5' WIDE SPACE ALONGSIDE THE SIDEWALK FOR PUBLIC/CITY BIKE SHARE PROGRAM.
2. LARGE SCALE PUBLIC ART.
3. FEATURE TREE AT STREET FRONTAGE.
4. **SIGNIFICANT INITIAL INVESTMENT FOR A TRANSFORMATIVE PROJECT WITH ARCHITECTURALLY EXPRESSIVE AND STRIKING DESIGN** THAT WILL AUTOMATICALLY BECOME A LANDMARK FOR THE NEIGHBORHOOD AND POSSIBLY THE CITY. THE SIGNIFICANT INITIAL COST AND INVESTMENT FOR STRIKING ARCHITECTURE WITH THE ELEMENTS LISTED BELOW ARE AN OWNER'S EXPENSE AND INVESTMENT IN THE NEIGHBORHOOD TO BUILD CHARACTER ALONG THE STREETScape AND INSPIRE EQUALLY STRIKING DESIGNS BY OTHER DEVELOPERS.
  - a. INTERESTING OVERALL MASSING WITH THE ENTIRE BUILDING LIFTED OFF THE GROUND AND PITCHED ROOF.
  - b. EXPRESSIVE VERTICAL CIRCULATION WITH EXTERIOR STAIRS CREATING MOVEMENT AND INTEREST. THE EXPRESSIVE EXTERIOR CIRCULATION ELEMENTS ALLOW FOR UN-OBSTRUCTED INTERIOR SPACE AND EXPRESSIVE ARCHITECTURAL FEATURES. FROM THE EXTERIOR THE BUILDING'S CIRCULATION WILL BE COMPLETELY VISIBLE WHICH ADDS MOVEMENT TO THE BUILDING AND THE STREET.
  - c. STRONG VISUAL CONNECTION BETWEEN EUCALYPTUS AND THE BACK OF THE BUILDINGS ACROSS THE ALLEY TO CONNECT THE ALLEY USES TO EUCALYPTUS PHYSICALLY AND VISUALLY AND FOR SAFETY.
  - d. EXPRESSIVE EXTERIOR ELEVATOR TOWER MASS PROVIDING A CANVAS FOR PUBLIC ART BUT ALSO A LITERAL BEACON FOR A MEETING PLACE.
  - e. FULL HEIGHT GLAZING ALONG THE WEST ELEVATION PROVIDING VISIBILITY INWARD AND OUTWARD.
  - f. NEIGHBORHOOD APPROPRIATE CREATIVE, CONTEMPORARY YET INDUSTRIAL DESIGN WITH INDUSTRIAL ESTHETIC AND CONTEMPORARY FINISHES. THE METAL SIDING WILL REFLECT AND CHANGE COLORS IN RESPONSE TO THE WEATHER AND THE SKY CREATING AN EVER-CHANGING FACADE.
  - g. VERTICAL LANDSCAPING AT NORTH AND EAST FACING ELEVATIONS TO SCREEN PARKING. VERTICAL LANDSCAPING AT THE PARKING LEVEL SERVES TO SHIELD THE PARKING BUT ALSO ALLOW VIEWS INTO THE PARKING AREA TO SHOWCASE THE CREATIVE STACKED PARKING SYSTEM.
  - h. LOW LANDSCAPING ON THE WEST, NORTH AND EAST SIDE WILL PROVIDE A PHYSICAL, VISUAL AND SENSUAL SEPARATION BETWEEN THE PUBLIC SIDEWALK AND THE PARKING AREAS.

### CONSISTENT WITH THE BASE STANDARDS

1. TWO PEDESTRIAN CONNECTION BETWEEN EUCALYPTUS AND THE ALLEY.
  - a. PEDESTRIAN ACCESS ALONG THE NORTH PROPERTY LINE AND,
  - b. FREE AND OPEN PEDESTRIAN ACCESS THROUGH THE SITE ENTRY AREA AND THROUGH THE PARKING AREA TOWARD THE ALLEY.
1. REMOVAL OF A CURB CUT ALONG EUCALYPTUS
2. ROOFTOP AMENITIES WHICH WILL ADD VIBRANCY TO THE STREETScape BY SHOWCASING EVENTS AND ACTIVITY.
3. TRANSITIONAL HEIGHT AND MASSING BUFFER - THE HEIGHT AND PITCHED MASSING OF THE PROPOSED BUILDING SERVES AS A BUFFER BETWEEN THE ABNORMALLY TALL BLOCKY AND UNARTICULATED FACADES OF 2 STRUCTURES TO THE SOUTH AND ACROSS THE STREET TO THE WEST AND THE LOWER SCALE STRUCTURES TO THE NORTH AND EAST.
4. LOT LINE ADJUSTMENT TO JOIN 2 ADJACENT LOTS.
5. REMOVAL OF EXISTING OVERHEAD POWER LINE ACROSS THE ALLEY. -NEW UNDERGROUND POWER FEEDS WILL BE PROVIDED.
6. ABANDONMENT OF POLE MOUNTED TRANSFORMERS ACROSS THE ALLEY. -NEW PAD MOUNTED TRANSFORMERS WILL BE INSTALLED ON-SITE.
7. REMOVING/REPLACING BROKEN CONCRETE AT THE EUCALYPTUS ROW.
8. THE PROPOSED PROJECT WILL ELIMINATE AN EXISTING LOW VOLTAGE CABLE RUNNING NORTH-SOUTH ALONG THE ENTIRE STREET FRONTAGE BETWEEN NEIGHBORING STRUCTURES.
9. ENHANCED STREETScape LANDSCAPING.
10. ADDITIONAL ON-STREET PARKING OPPORTUNITY FOR THE NEIGHBORHOOD DUE TO REMOVAL OF CURB CUT.
11. RE-SLURRY HALF OF THE ALLEY LENGTH TO FRANKLIN.

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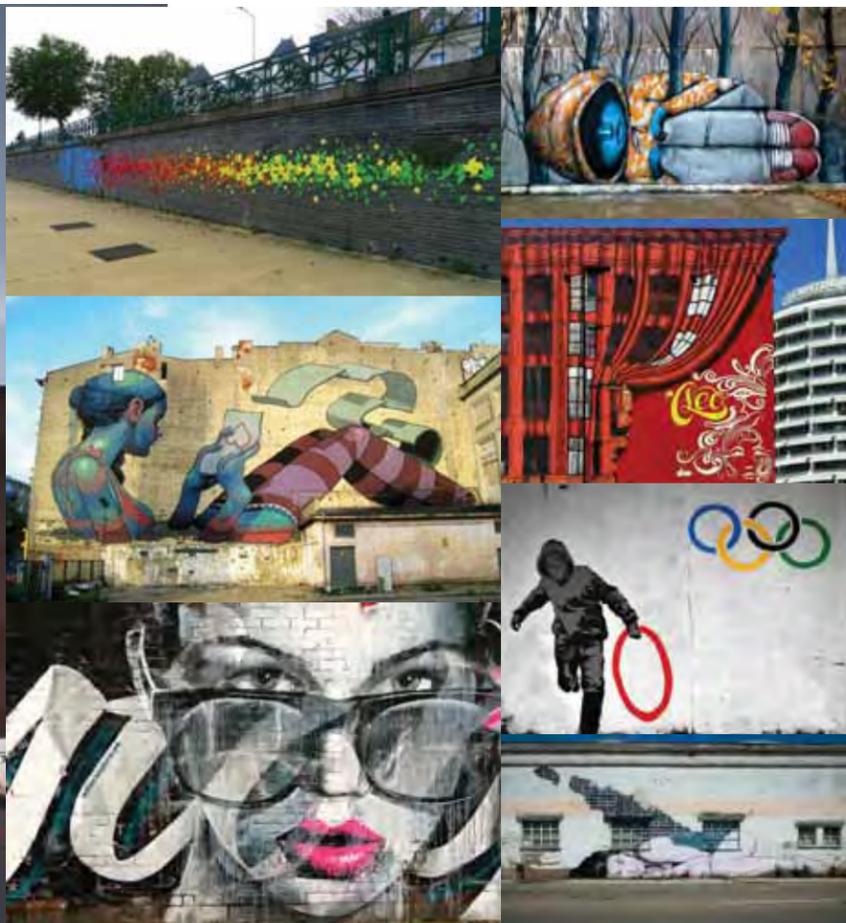
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COMMUNITY  
BENEFITS  
ANALYSIS

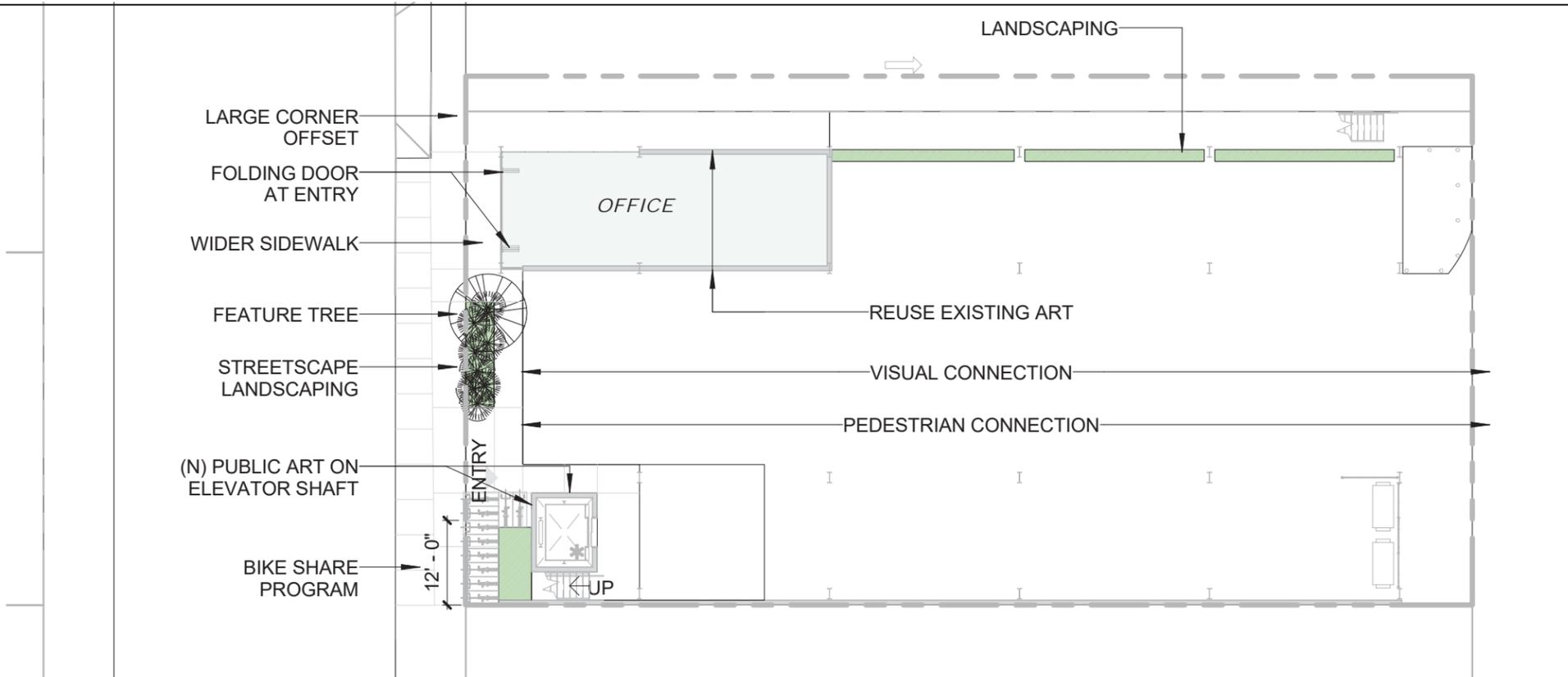
SAMPLE ART - NOT ACTUAL PROPOSAL



VISUAL AND PHYSICAL CONNECTION TO THE USES IN THE ALLEY



PUBLIC ART



1 PUBLIC BENEFITS DIAGRAM  
3/64" = 1'-0"

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COMMUNITY  
BENEFITS  
DIAGRAM

SMOKY HOLLOW COMMUNITY BENEFITS TABULATION WORKSHEET

Project Name: **212 Eucalyptus**

Group A Enhance Building Character (minimum 4 required)

| yes | no | n/a | criteria   |
|-----|----|-----|--|
| 1   |    |     | Build on the quality industrial character                                |
|     | 1  |     | Convey a sense of old and new  |
| 1   |    |     | Build upon existing context  |
| 1   |    |     | Conserve and retain the character-defining features                      |
|     |    | 1   | Encourage additions that complement existing character-defining features |
| 1   |    |     | Incorporate small, medium, and large scales                              |
| 1   |    |     | Emphasize design at the pedestrian level                                 |
| 1   |    |     | Specify 360° architecture  |
| 1   |    |     | Enhance entry expression   |
| 1   |    |     | Encourage the use of roll-up doors and sliding walls at street frontages |
| 1   |    |     | Orient secondary entries to alleys                                       |
| 1   |    |     | Incorporate different materials, colors, and textures                    |
|     |    |     | <b>10</b>  |

Group B Facilitate Gathering (minimum 2 required)

| yes | no | n/a | criteria  |
|-----|----|-----|---|
| 1   |    |     | Form an active street wall                            |
|     |    | 1   | Provide street corner plazas                          |
|     | 1  |     | Develop outdoor gathering spaces                      |
|     | 1  |     | Provide alley-facing gathering spaces                 |
| 1   |    |     | Provide ease of access                                |
|     |    | 1   | Enhance surface parking                               |
|     |    | 1   | Use enduring, quality paving materials                |
|     | 1  |     | Provide street furniture                              |
| 1   |    |     | Use exterior lighting to accentuate safety and design |
|     | 1  |     | Provide Wi-Fi hotspots                                |
|     |    |     | <b>3</b>  |

Group C Incorporate Landscape and Environmental Design (minimum 3 required)

| yes | no | n/a | criteria   |
|-----|----|-----|--|
| 1   |    |     | Design layered and lush landscaping                      |
| 1   |    |     | Select drought-tolerant and native plants                |
|     | 1  |     | Utilize planters and pots to provide greenery            |
|     |    | 1   | Improve landscaping in parking areas                     |
| 1   |    |     | Use fences and walls as an extension of the architecture |
| 1   |    |     | Utilize natural light                                    |
|     |    |     | <b>5</b>   |

Group D Encourage Connectivity

| yes | no | n/a | criteria  |
|-----|----|-----|---|
| 1   |    |     | Install bike facilities   |
|     |    |     | If "yes," total bike storage spaces provided: <b>2</b> Required: <b>8</b> |
|     |    |     | <b>1</b>  |

Group E Design for Signage, Way-Finding, and Public Art

| yes | no | n/a | criteria  |
|-----|----|-----|---|
|     | 1  |     | Design signs as an integral component           |
|     | 1  |     | Incorporate way-finding through integral design |
| 1   |    |     | Encourage public art                            |
|     |    |     | <b>1</b>  |

SMOKY HOLLOW COMMUNITY BENEFITS FINDINGS WORKSHEET

Project Name: **212 Eucalyptus**

Step 1

finding: **The proposed building height, intensity, or deviation from the development standards would not be detrimental to the public health, safety or welfare, or**

→ If finding is met, proceed to Step 2. If finding cannot be met, stop, the project does not qualify.

Step 2

finding: **The proposed community benefits provide exemplary project and/or streetscape design**

Number of criteria this project incorporates: **20**

→ If 17 or more, proceed to Step 3, otherwise stop, the project does not qualify.

Step 3

finding: **The proposed community benefit directly implements objectives of the specific plan.**

- If none of the proposed community benefits meet this finding, stop, project does not qualify.
- If at least one proposed community benefit meets this finding and project does not qualify for Tier 2, proceed to Planning Commission
- If at least one proposed community benefit meets this finding and project qualifies for Tier 2, proceed to Step 4

Only Tier 2 projects must meet Findings 4 & 5

Step 4

finding: **The community benefits proposed do not principally benefit the project or occupants of the project, but rather provides a distinct or area-wide benefit to**

→ If finding is met, proceed to Step 5. If finding cannot be met, stop, the project does not qualify.

Step 5

finding: **The value of the community benefits bear a relationship to the value generated by the project.**

| Sums of developer costs for qualified proposed community benefits by groups:  |                     | Community value of proposed improvements:   |              |
|---|---------------------|---|--------------|
| Group A: Architecture   | \$ 874,361          | multiply by (Number of met criteria in Group A > 6 * 8.33%)                                 | = \$ 291,337 |
| Group B: Open Space   | \$ -                | multiply by (Number of met criteria in Group B > 5 * 10%)                                   | = \$ -       |
| Group C: Landscaping  | \$ 34,145           | multiply by (Number of met criteria in Group C > 3 * 16.67%)                                | = \$ 11,384  |
| Group D: Connectivity   | \$ 18,000           | multiply by (Number of surplus bike spaces * \$1,750)                                       | = \$ 10,500  |
| Group E: Other  | \$ 93,525           | multiply by (Number of met criteria in Group A * 33.33%)                                    | = \$ 31,144  |
| Cafes and coffee shops  | \$ -                | distance to nearest similar? <b>Select one</b>  | = \$ -       |
| Undergrounding utilities  | \$ -                | multiply by 130%  | = \$ -       |
| Approved public infrastructure  | \$ 14,214           | multiply by 110%  | = \$ 15,635  |
| Projects with more \$2 million or more value added must contribute at least 10% of value added to public infrastructure |                     |   |              |
| Other proposed benefits   | \$ -                | ← These benefits are not considered for qualifying purposes unless accepted by City Council |              |
| <b>Total cost for community benefits to developer</b>   | <b>\$ 1,034,245</b> | <b>Other SMSP public project</b>  |              |
| <b>Estimated added project value</b>  | <b>\$ 1,200,000</b> |   |              |
| <b>Community value of proposed benefits</b>   | <b>\$ 360,000</b>   |   |              |
| <b>Community value share of added value</b>   | <b>30%</b>          |   |              |

Acceptable

- If CV/AV is <30%, recommend additional community benefits and recalculate.
- If CV/AV is >30%, go to Planning Commission for recommendation to City Council

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ENDLESS PURSUIT...

212  
EUCALYPTUS  
EL SEGUNDO  
CALIFORNIA, 90245

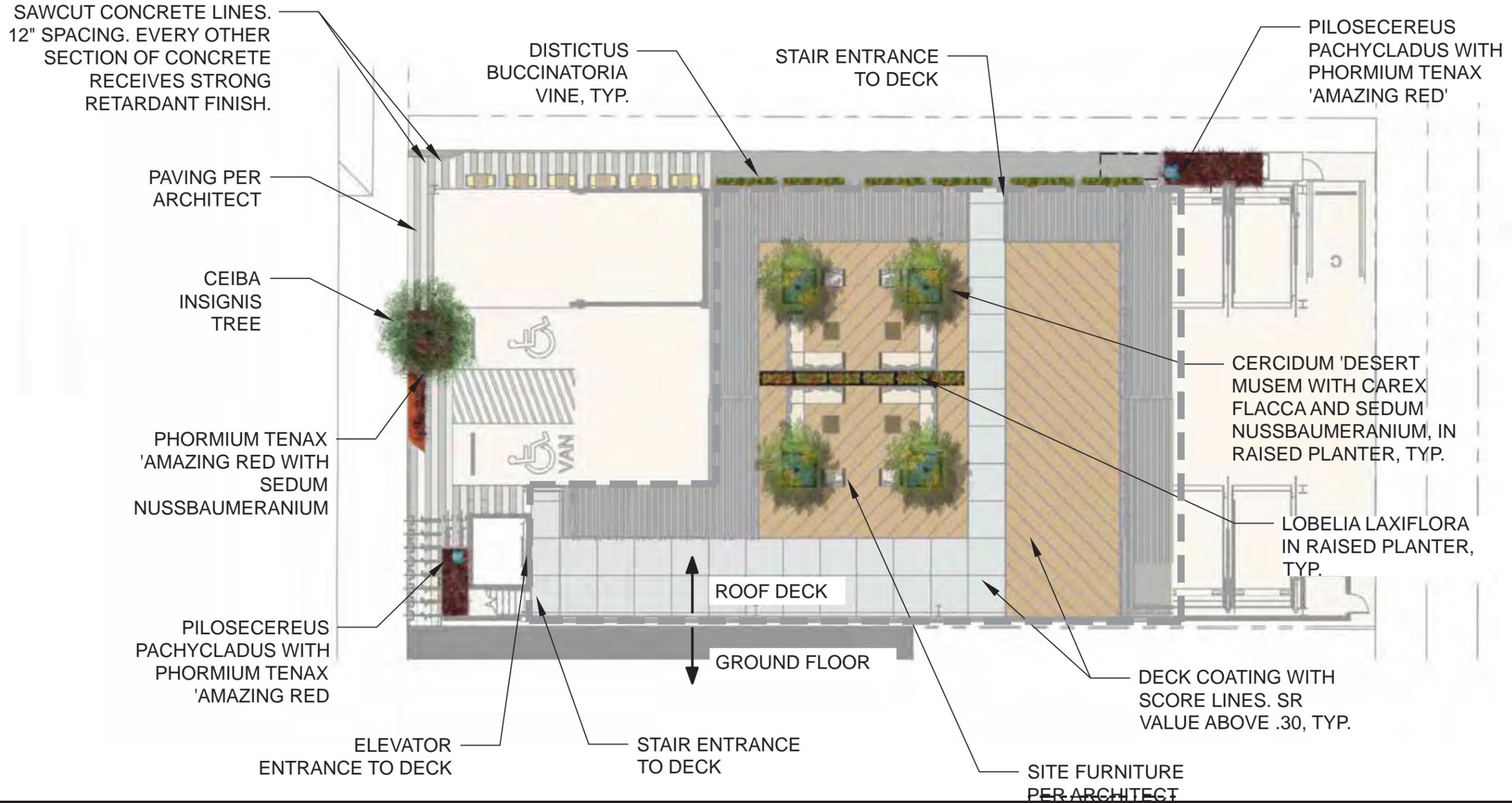
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JAN. 16, 2020  
PROJECT # 16.042

COMMUNITY  
BENEFITS  
WORKSHEET

**PLANTING AND IRRIGATION DESIGN**

1. THE PLANT PALETTE CONSISTS OF DROUGHT TOLERANT PLANTS THAT ADHERE TO THE SMOKY HOLLOW SPECIFIC PLAN.
2. PLANTING AND IRRIGATION WILL ADHERE TO THE CITY OF EL SEGUNDO WATER EFFICIENT LANDSCAPE ORDINANCE AND CURRENT WATER EFFICIENT ORDINANCES.



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212  
 EUCALYPTUS  
 EL SEGUNDO  
 CALIFORNIA 90240

LANDMARKS

DRAFT

LANDSCAPE  
 CONCEPTUAL  
 PLAN



*Ceiba insignis*  
White Floss Silk Tree  
30'h x 30'w  
Full sun to light shade. Low water.

*Sedum nussbaumerianum*  
Coppertone sedum  
1'-2'h x same  
Full sun to light shade. Low water.

*Phormium tenax 'Amazing Red'*  
Fiesta New Zealand Flax  
3'-4'h x 3'-4'w  
Full sun- light shade. Low water.

*Pilosocereus pachycladus*  
Blue Torch Cactus  
15'-20' x 10'-15'  
Full sun to partial sun. Low-mod water.



*Distictis buccinatoria*  
Red Trumpet Vine  
Climbing vine  
Sun or shade. Moderate water.

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LAND IMAGES  
LANDSCAPE ARCHITECTURE  
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PROJECT #

GROUND  
FLOOR  
MATERIALS



**Tree Planter 60" box**  
With self watering inserts



***Cercidium 'Desert Museum'***  
Palo Verde  
25'h x 25'w  
Full Sun. Low Water.



***Carex Flacca***  
Blue Sedge  
1'h x spreading  
Sun or shade. Low water



***Sedum nussbaumerianum***  
Coppertone sedum  
1'-2'h x same  
Full sun to light shade. Low water.



**Burnished Metal Planter 60"x24"x24"**  
With self watering inserts



***Lobelia laxiflora***  
Mexican lobelia

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PROJECT #

ROOF  
DECK  
MATERIALS

L3

60

## CITY OF EL SEGUNDO

### Community Benefits Analysis 212 Eucalyptus Drive



**Prepared By:**

**Kosmont Companies**  
1601 N. Sepulveda Blvd. #382  
Manhattan Beach, CA 90266  
[www.kosmont.com](http://www.kosmont.com)

**Jan. 7, 2020**

## Background and Methodology

Kosmont & Associates, Inc. doing business as Kosmont Companies (“Consultant” or “Kosmont”), operating under the master consulting agreement with the City of El Segundo (“City”) for Smoky Hollow Community Benefit Analysis is pleased to submit this draft report on the comprehensive community benefits as required by the Tier 1 and Tier 2 application process for the proposed redevelopment application at 212 Eucalyptus Drive in El Segundo (“Site”)

Kosmont was asked to review the Site development application site plan, floor plan and building design and preliminary community benefit proposal. The proposed project is a 14,119 square foot office building with mechanical lift parking system onsite (“Project”).

Kosmont reviewed the City’s Smoky Hollow Specific Plan (“Specific Plan”) to identify planned district wide public improvements and met with City staff to understand:

1. the City’s perspective on how the Project design components address those improvements,
2. what other improvements that the City considered community benefits, as opposed to standard development requirements.

The Project has 14,119 gross new building area and exceeds the 0.75 FAR limit of 8,013 square feet. Applicant is requesting a lot line adjustment to merge Lot 11 and southern half of Lot 10. Applicant is also proposing to locate an electric transformer within the the required 10-foot setback. The Project also exceeds the 35-foot height limit with a proposed height of 50 feet.

### Project Value Add Analysis

Kosmont gathered construction cost data from the Project Applicant and its architect. Kosmont performed high level market research to estimate current land value and baseline rent for “as is” use, future market rent for the proposed new tenant spaces, and building valuation assumptions. This will inform a financial pro forma model that Kosmont developed to analyze the incremental development profit above the estimated profit from the “by right” permitted development. For example, an increase in gross building area would require an analysis of the marginal increase in operating income and stabilized investment value. Marginal costs of construction would be deducted to derive the incremental profit.

### Community Benefits Analysis

Kosmont reviewed proposed Project components with City staff to confirm project elements that are eligible as a community benefit. The community benefits are based on information provided by the Applicant. The value indicated is based on cost estimates derived from information provided by Applicant and the architect, and was reviewed for reasonableness by Kosmont. It is

important to recognize that the Applicant will realize some financial benefits from many of these items. Kosmont makes no determination that the community benefits are sufficient to balance the increased development profit from the requested variances.

### **Fiscal/Economic Benefits Analysis**

Kosmont also analyzed the proposed Project to estimate construction period jobs, as well as stabilized operation jobs, and incremental City General Fund tax revenues (i.e. increase in property tax, sales tax, business taxes) above current use, as well as the incremental value of benefits above a permitted 8,000 square foot development. In order to estimate the value of economic benefits for comparison to the development profit added, Kosmont used a financial cash flow approach assuming a 25-year life.

The attached report analyzes the increased financial benefits received from exceeding the Specific Plan limits, compared against the estimated the value of proposed community benefits, as well as fiscal/economic benefits. We are available to answer any questions regarding our methodology and conclusions.

# Executive Summary

The City Planning Division received an application to allow the construction of a 14,119 square-foot office and parking facility on the Site. The Applicant is requesting to exceed the maximum 0.75 FAR through the Specific Plan Community Benefit process. The Applicant is also requesting to place an electrical transformer within the 10-foot setback area. The Project also exceeds the 35-foot height limit with a proposed height of 50 feet.

As shown in the following report, the Project is expected to generate significant economic and community benefits close to the Project value added accruing to the Applicant from the requested variances. Per the City’s request, Kosmont has illustrated the fiscal and economic benefits from the incremental development, as well as for the entire Project as proposed.

### Summary of Value Add / City Benefits

|                     | Proposed           |                 |                   |
|---------------------|--------------------|-----------------|-------------------|
| Project Value Added | Community Benefits | Fiscal Benefits | Economic Benefits |
| \$1,200,000         | \$1,180,000        | \$204,000       | 40+40 jobs        |
| Incremental above   | 0.75 FAR limit     | \$118,000       | 17+20 jobs        |

Source: Kosmont Companies

### Project Value Add

Kosmont has prepared an illustrative development pro forma to show the stabilized value under three scenarios:

- As Is Building (5,350 Sq. Ft.)
- As Proposed (14,119 Sq. Ft.)
- As Permitted by Specific Plan (8,013 Sq. Ft.)

**Based on the estimated land value and development costs, the proforma analysis indicates a Project value add of approximately \$1.2 million over a similar building within the allowable FAR.**

### Community Benefits

Kosmont estimated the marginal cost associated with the following community benefit items to be approximately \$1.18 million, with the vast majority coming from the transformative architecture treatments, as summarized below:

- Bike Share Docking Station along sidewalk (\$18,000)



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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- Large Scale Public Art piece (\$90,000)
- Transformative architectural treatments (\$840,000)
- Mid-block pedestrian passageway at the side of the building (\$50,000)
- Small food-to-go café (\$200,000)
- Offset for 100 square foot setback encroachment (negative \$20,000)

It is important to note that many of these items also provide value to the project by making the building more attractive to new tenants.

### **Fiscal Benefits**

The existing building has a current assessed value of \$1,300,000 and houses a small tenant and a storage facility. Following redevelopment, Kosmont estimates the assessed value will increase by \$4 million based on the construction budget, yielding \$2,400 per year to the City General Fund. The *incremental* assessed value from building above the 35-foot limit and the 0.75 FAR would be \$1.4 million, yielding \$800 in annual taxes.

The new building is expected to house 40 professional office/design employees. These employees are estimated to generate approximately \$200,000 in retail sales at City establishments, generating \$2,000 in annual sales taxes. In addition to sales taxes, the Project will generate additional business license taxes from the office tenancy, estimated at almost \$6,400 per year for a total annual surplus of \$12,200. The *incremental* business license revenue from building above 35-foot limit and the 0.75 FAR would be approximately \$3,800 in annual taxes.

Over a 25-year period with 3% inflation, the Project will generate an estimated \$434,000 in City tax revenue, with a net present value of approximately \$204,000. The *incremental* fiscal benefit generated by building above the 35-foot limit and 0.75 FAR limit is estimated to be \$252,000 over the 25-year period with an NPV of approximately \$118,000.

### **Economic Benefits**

Development of the new creative office/commercial building will generate an estimated 40 full time equivalent (“FTE”) jobs during construction period, generating \$3.2 million in labor income. At stabilized occupancy, the Project tenants are expected to employ 40 full time positions.

The *incremental* economic benefit generated by building above FAR limit is estimated to be 17 FTE jobs during construction period, providing \$1.3 million in labor income

# Project Description

The Planning Division received an application for Environmental Assessment No. EA-1254 to allow the construction of a 14,119 square-foot office building. The project site is located at mid-block between Franklin Ave and El Segundo Blvd, in the Smoky Hollow West (SHW) zone within the Smoky Hollow Specific Plan.

The 10,685 square foot site contains a 5,350 square foot storage/office building. The current building uses at the site are light industrial with warehouse, general office, and research and development. The property was purchased by the current owner in 2013.

## Exhibit 1 – Site Plan



### Parking

The Specific Plan requires one parking space for every 400 square feet of gross floor area. The completed Project will contain 5 surface parking spaces and 30 spaces in a mechanical lift parking system.

### Variance Request

The City Planning Division received an application to allow the construction of a 14,119 square-foot office and parking facility on the Site. The Applicant is requesting to exceed the maximum 0.75 FAR through the Specific Plan Community Benefit process. The Applicant is also requesting

to place an electrical transformer within the 10-foot setback area. The Project also exceeds the 35-foot height limit, with a proposed height of 50 feet.

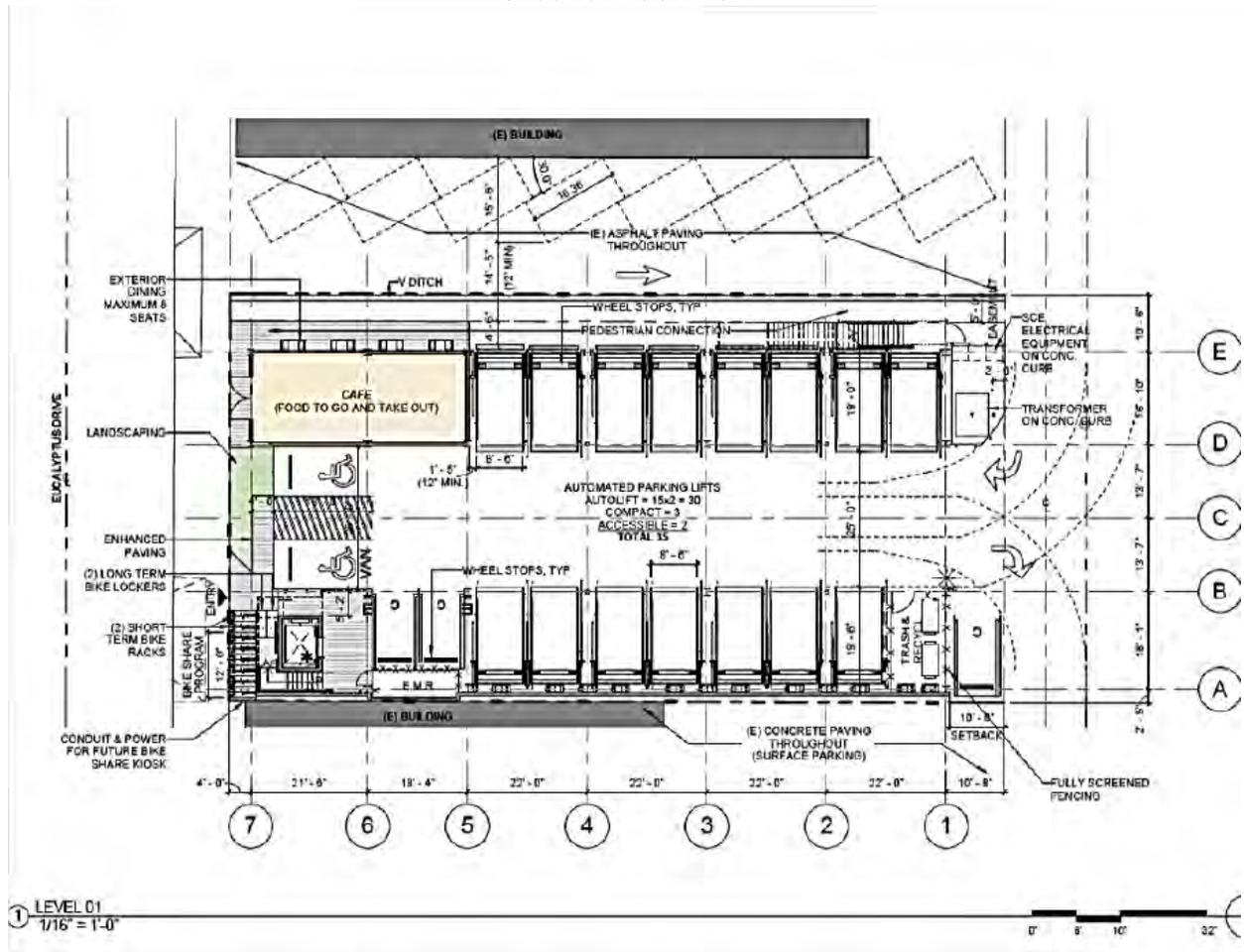
**Exhibit 2  
South Elevation**



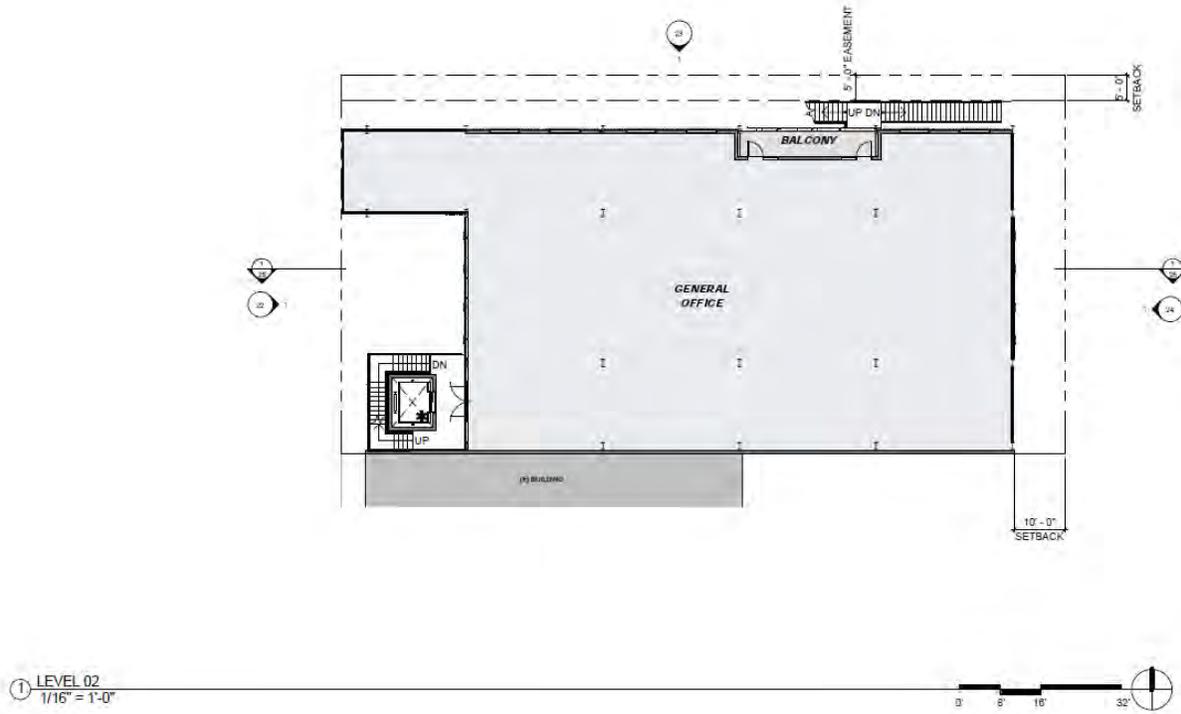
**Floor Plan**

The proposed new building is 14,119 square feet. The floor area is for creative office uses that engage in research, with some accessory retail, and a café containing a small outdoor seating area on the ground floor facing Eucalyptus. See ground floor plan and pedestrian walkway in Exhibit 3. The Level 2 floor plan is illustrated in Exhibit 4 on the following page.

**Exhibit 3  
 Ground Floor Plan**



### Exhibit 4 2nd Floor



Level 2 contains approximately 7,000 square feet of useable area. Level 3 is similar to Level 2. In addition there is a rooftop deck for building tenants for use as an amenity space.

# Project Value Add

Capital investment in real estate development is a high-risk private sector venture. In order to obtain financing commitments, developers must be able to demonstrate sufficient financial returns to offset the risks related to construction cost overruns and changes in the local economy during the construction period that could affect market rents and occupancy following construction. The key development cost components include land, site development, building construction, permits and fees, design and other soft costs, and financing costs. The Net Operating Income (NOI) calculation accounts for gross rents, vacancy factor, and all operating expenses.

To estimate the Project value added, as a result of the Specific Plan variance requested, Kosmont developed a financial feasibility simulation model in Excel for this Analysis to provide a reasonable estimate of expected development costs and annual net operating income a project would earn. It also shows the value at completion, which after deducting the total development costs, yields the developer profit.

Kosmont's analysis shows the stabilized value under three scenarios:

- As Is Building (5,350 Sq. Ft.)
- As Proposed (14,119 Sq. Ft.)
- As Permitted by Specific Plan (8,013 Sq. Ft.)

## Key Assumptions

### *Rental Income*

Kosmont surveyed local real estate brokers to estimate market rents for the new creative office space planned. Unimproved mezzanine levels are primarily used as amenity space:

- Monthly rent of \$2.50 psf triple net are most likely for high quality office space
- Mechanical Lift parking estimated net rent of \$75 per month per space

### *Development Costs*

Kosmont reviewed development cost estimates provided by Applicant and architect. Construction costs for the new building are estimated at \$4.2 million.

### *Capitalization Rates*

Capitalization rate is an economic measure of the average annual return on total costs expected by investors. It varies by type of property and geographic location. In order to estimate value of

the new Project at completion, the estimated stabilized net operating income is divided by the capitalization rate. For this analysis the capitalization rate was estimated at 5%.

### Development Value

As shown in the pro forma in Exhibit 5 on the following page, the As Is value for existing building is estimated at \$1.67 million. This establishes the opportunity cost of land for the redevelopment analysis.

The Project “as proposed” has an estimated value of \$7.9 million at stabilized occupancy. Reducing that value by the estimated “as is” land value and the total development costs totaling \$5.9 million yields a development profit of \$2.0 million, or 34.4% of costs.

A hypothetical project **using the same architectural style and materials, but** subject to the 0.75 FAR limit has an estimated value of \$4.5 million, reflecting the loss of 6,100 square feet. The total development costs are reduced by \$2.2 million, down to \$3.7 million, resulting in a development profit of \$0.8 million, or 22.6% of costs.

### Project Value Add Conclusion

Based on the land value and development costs, the proforma analysis indicates the Project has a value add of approximately \$1.2 million over a similar building within the allowable 0.75 FAR. (\$2.0 million less \$0.8 million).

### Disclaimer

*This Analysis is confidential and client privileged and is not to be used for any purpose other than for negotiating an acceptable Community Benefit Agreement. This Analysis is based on estimated figures and Kosmont’s professional opinion, using available market and development cost information. Given the economic, market and financial risks associated with such real estate development, there is no assurance that these results will be achieved.*

**Exhibit 5  
 212 Eucalyptus  
 Pro Forma Comparison**

|                                | As Is       | As Proposed        | Per SP             |
|--------------------------------|-------------|--------------------|--------------------|
| Gross SF                       | 5,350       | 14,119             | 8,013              |
| Industrial SF                  | 3,850       | -                  | -                  |
| Office Rentable SF @ 90%       | 1,500       | 12,707             | 7,212              |
| Mezzanine Rentable SF          | -           | -                  | -                  |
| Industrial Rent PSF            | \$1.50      | \$0.00             | \$0.00             |
| Office rent                    | \$2.00      | \$2.50             | \$2.50             |
| Mthly Parking Income           | \$0         | \$2,700            | \$1,500            |
| Net Operating Income           | \$100,035   | \$394,550          | \$223,542          |
| Cap Rate                       | 6.0%        | 5.0%               | 5.0%               |
| Stabilized value               | \$1,670,000 | \$7,890,000        | \$4,470,000        |
| Land Value Contribution        | <i>n/a</i>  | \$1,670,000        | \$1,670,000        |
| Soft Cost                      | <i>n/a</i>  | \$600,000          | \$341,000          |
| Hard Costs                     | <i>n/a</i>  | \$3,600,000        | <u>\$1,635,000</u> |
| <b>Total Development Costs</b> | <i>n/a</i>  | <b>\$5,870,000</b> | <b>\$3,646,000</b> |
| Development Profit             | <i>n/a</i>  | \$2,020,000        | \$824,000          |
| Profit as % of Costs           |             | 34.4%              | 22.6%              |

Source: Kosmont Companies, Applicant

# Community Benefits

The Specific Plan requires new development to provide 3% of the lot as open space and if the lot exceeds 22,400 square feet, a minimum of 10% of the lot. The proposed front and side yard setbacks contain soft landscaping areas, which complies with the minimum required open space and number of trees.

## List of Benefits

As part of the Applicant's submittal package, they identified numerous physical improvements that were considered eligible Community Benefits. Kosmont met with the Applicant and the architect to gather data to estimate the marginal cost (i.e. value) of each item.

- Bike Share Docking Station along sidewalk
- Large Scale Public Art piece
- Transformative architectural treatments
- Mid-block pedestrian passageway
- Small food-to-go café
- Offset for 100 square foot setback encroachment

### *Bike Share Station and Land Dedication*

The cost of a dedicated bike sharing station is estimated at \$500 for concrete pad plus 87 square feet of land valued at \$200 psf, or \$18,000 in total.

### *Public Art*

A large mural inspired by existing art at an estimated cost of \$90,000 including skim coat and permanent lighting.

### *Transformative Architectural Treatments*

The architectural design incorporates exposed steel, glazing, corrugated material, exposed stairs, exterior balconies and rooftop deck. The architect's initial cost premium was \$1.3 million. Based on Kosmont's review of the plans and discussions with the architect, Kosmont estimates these features represent a 20% increase in the direct construction costs (as compared to a standard wood frame or concrete construction of the same size), or \$840,000.

### *Mid-block Pedestrian Passageway*

The architectural design provides a pedestrian walkway alongside the side of the building. The approximate area of the pedestrian walkway is 710 square feet. To value this component, Kosmont used the cost of improvements as estimated by the architect at \$14,500 plus easement valuation at 25% of land value or \$50 per square foot, or \$35,500. Thus, the net value lost by adding pedestrian passage is estimated at \$50,000.

#### Small food-to-go café

Applicant indicates providing a 630 square foot café with limited outdoor seating to serve the business community. Kosmont estimates that such space will rent for less than half of the market rent for office space, indicating an annual operating subsidy of \$10,000 with a capitalized value of \$200,000.

#### *Offset for 10-Foot Setback Encroachment*

It is not clear if the setback violation creates a major hardship to the City, and this mandates a redesign of the building. Since it is beyond the scope of our assignment to redesign the building and parking layout to accommodate the electrical transformer, Kosmont suggests that the City create an offset to the community benefit package equal to the land value involved. (i.e. 100 square feet area times \$200 per square foot equals a \$20,000 deduction).

#### **Total Value of Community Benefits**

Combining the value of each building component listed above, results in a combined marginal cost increase of approximately \$1.18 million. It is important to note that many of the community benefit items also add value to the Project by making the building more attractive to tenants.

#### **Disclaimer**

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# Fiscal Benefits

In addition to the Project-specific Community Benefits, the City has requested an analysis of the incremental fiscal revenues expected from the stabilized operation of the Project. In order to quantify the value of economic benefits for comparison to the development profit added, Kosmont used a discounted financial cash flow approach assuming a 25-year life.

This Analysis is based on information provided by the Applicant, the City, Los Angeles County (“County”) Property Tax Auditor-Controller’s Office, California Department of Finance (“DOF”), California Board of Equalization (“BOE”), U.S. Census, U.S. Bureau of Labor Statistics (“BLS”), and ESRI.

## General Assumptions

Unless otherwise noted, the subsequent analysis maintains the following assumptions.

- Dollar amounts are expressed in 2019 dollars.
- Fiscal impacts are estimated at stabilized occupancy.
- Employment figures are permanent FTE jobs.

## Fiscal Revenue Analysis

### *Property Tax*

Secured property tax revenues are estimated based on the anticipated assessed value of the Project upon full build-out and the applicable property tax rates for the City. Existing value was not included as part of the analysis, as the subject property is already on the tax rolls.

The City general fund receives an approximate 6% share of the annual 1.0% secured property tax general levy placed by the County on the assessed value of the property (\$0.06 of each \$1.00 of secured property tax revenue).

Unsecured property taxes are collected based on the assessed value of real property not affixed to the underlying land, such as business fixtures, and some types of vehicles. The rate of taxation and apportionment is generally the same as for secured property taxes.

The current assessed value of the Site is \$1.3 million. Market value of the property is significantly higher, but until there is a change in ownership no reassessment is likely to occur. The total development cost for the building is approximately \$4.2 million. Assuming a 95% assessed value taxable factor, there will be a \$4 million increase in assessed value, for which the City would receive approximately \$2,400 in additional annual property taxes. (*Incremental* property taxes from the excess building size are estimated at \$800 per year).

If at some point in the future, the Site is sold, the estimated market value would be approximately \$50 million in 2019 \$.

#### *Sales Tax (On-Site / Direct)*

None of the new business tenants are expected to generate taxable retail sales, except for the approximate 600 square foot café designed to provide takeout food. Based on annual sales of \$300 psf, Kosmont estimates annual sales of \$180,000, yielding \$1,800 in sales taxes to the City General Fund.

#### *Offsite Sales Tax (Indirect)*

In addition to onsite sales, employees and business owners will generate off-site / indirect sales. Kosmont utilized ICSC surveys of employee spending near places of work to estimate \$5,000 in annual sales per employee. At stabilized occupancy the Project is expected to result in approximately \$200,000 in annual offsite taxable sales, which would result in \$2,000 in annual sales tax revenues for the City. (*Incremental* offsite sales taxes from the increased building are estimated at \$900 per year).

#### *Business Taxes*

Current business tax rates are assessed based on the number of employees and square footage. The first 10 employees and initial 5,000 SF are charged a flat fee base tax of \$104.40. The business is then charged for each additional employee over 10, at a rate of \$129.35 per employee. Additionally, the employer is charged \$0.25 for each square foot over 5,000 SF. Assuming one main tenants and a total of 40 employees and 12,700 SF of rentable square footage for the proposed office use, Kosmont projects an annual increase in business tax of approximately \$6,000. (*Incremental* offsite business taxes from the increased building are estimated at \$3,800 per year).

#### *Incremental General Fund Tax Revenues*

In summary the full Project will likely result in a total increase of \$12,200 per year above the existing baseline. The *incremental* benefit by building above 35-foot height limit and 0.75 FAR limit is estimated to be \$7,300.

Over a 25-year period with 3% inflation, as shown in Exhibit 6, the Project will generate \$434,000 in revenue, with a net present value of \$204,000. The *incremental* fiscal benefit generated by building above height limit and 0.75 FAR limit is estimated to be \$252,000 over the 25-year period with an NPV of approximately \$118,000.

**Exhibit 6**  
**212 Eucalyptus Drive**  
**Public Revenue Projection**

| Project Year | Incremental Assessed Value | City Share Property Tax | Direct/Indirect Sales Tax | Business Tax     | Total City Revenues | Incremental Revenues /1 |                  |
|--------------|----------------------------|-------------------------|---------------------------|------------------|---------------------|-------------------------|------------------|
| Const        | 2021                       | \$4,000,000             | \$0                       | \$0              | \$0                 | \$0                     |                  |
| 1            | 2022                       |                         | \$2,400                   | \$3,800          | \$6,000             | \$12,200                | \$7,300          |
| 2            | 2023                       |                         | \$2,448                   | \$3,914          | \$6,180             | \$12,542                | \$7,274          |
| 3            | 2024                       |                         | \$2,497                   | \$4,031          | \$6,365             | \$12,894                | \$7,478          |
| 4            | 2025                       |                         | \$2,547                   | \$4,152          | \$6,556             | \$13,256                | \$7,688          |
| 5            | 2026                       |                         | \$2,598                   | \$4,277          | \$6,753             | \$13,628                | \$7,904          |
| 6            | 2027                       |                         | \$2,650                   | \$4,405          | \$6,956             | \$14,011                | \$8,126          |
| 7            | 2028                       |                         | \$2,703                   | \$4,537          | \$7,164             | \$14,405                | \$8,355          |
| 8            | 2029                       |                         | \$2,757                   | \$4,674          | \$7,379             | \$14,810                | \$8,590          |
| 9            | 2030                       |                         | \$2,812                   | \$4,814          | \$7,601             | \$15,226                | \$8,831          |
| 10           | 2031                       |                         | \$2,868                   | \$4,958          | \$7,829             | \$15,655                | \$9,080          |
| 11           | 2032                       |                         | \$2,926                   | \$5,107          | \$8,063             | \$16,096                | \$9,336          |
| 12           | 2033                       |                         | \$2,984                   | \$5,260          | \$8,305             | \$16,550                | \$9,599          |
| 13           | 2034                       |                         | \$3,044                   | \$5,418          | \$8,555             | \$17,016                | \$9,869          |
| 14           | 2035                       |                         | \$3,105                   | \$5,580          | \$8,811             | \$17,496                | \$10,148         |
| 15           | 2036                       |                         | \$3,167                   | \$5,748          | \$9,076             | \$17,990                | \$10,434         |
| 16           | 2037                       |                         | \$3,230                   | \$5,920          | \$9,348             | \$18,498                | \$10,729         |
| 17           | 2038                       |                         | \$3,295                   | \$6,098          | \$9,628             | \$19,021                | \$11,032         |
| 18           | 2039                       |                         | \$3,361                   | \$6,281          | \$9,917             | \$19,558                | \$11,344         |
| 19           | 2040                       |                         | \$3,428                   | \$6,469          | \$10,215            | \$20,112                | \$11,665         |
| 20           | 2041                       |                         | \$3,496                   | \$6,663          | \$10,521            | \$20,681                | \$11,995         |
| 21           | 2042                       |                         | \$3,566                   | \$6,863          | \$10,837            | \$21,266                | \$12,334         |
| 22           | 2043                       |                         | \$3,638                   | \$7,069          | \$11,162            | \$21,868                | \$12,684         |
| 23           | 2044                       |                         | \$3,710                   | \$7,281          | \$11,497            | \$22,488                | \$13,043         |
| 24           | 2045                       |                         | \$3,785                   | \$7,500          | \$11,842            | \$23,126                | \$13,413         |
| 25           | 2046                       |                         | \$3,860                   | \$7,725          | \$12,197            | \$23,782                | \$13,793         |
| <b>Total</b> |                            |                         | <b>\$76,873</b>           | <b>\$138,545</b> | <b>\$218,756</b>    | <b>\$434,174</b>        | <b>\$252,045</b> |
| NPV @        | 6%                         |                         | \$36,888                  | \$64,965         | \$102,576           | \$204,430               | \$118,569        |

/1 Incremental revenues above a similar project within 0.75 FAR limit

Source: Kosmont Companies



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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# Economic Benefits

## Construction Budget

The total development costs for the construction of the approximately 14,119 square foot of creative office and 35 onsite parking spaces is estimated at \$4.2 million, including soft and hard costs.

## IMPLAN Modeling

This analysis uses the IMPLAN (IMpact analysis for PLANning) econometric input/output model developed by the IMPLAN Group to quantify the economic impact to the local region from Project construction / renovation and ongoing operations. This proprietary model estimates the economic benefits on the industries in a given geographic area based on known economic inputs, such as construction costs. The model estimates direct, indirect, and induced benefits expressed in terms of increased economic activity, earnings (“labor income”), and job creation.

*Direct Economic Benefits:* Direct benefits refer to the short-term business activity of general contractors involved in Project construction and the ongoing business activities of Project tenants.

*Indirect Economic Benefits:* Indirect benefits will result when local firms directly impacted by the Project purchase materials, supplies or services from other firms.

*Induced Economic Benefits:* Induced benefits relate to the consumption spending of employees of firms that are directly or indirectly affected by the Project. These would include all of the goods and services normally associated with household consumption (e.g. retail purchases, services).

Inputs for the IMPLAN economic benefit analysis include the development budget provided by the Developer and permanent on-site employment information estimated by Kosmont. The permanent full-time employment estimates were derived from similar projects and industry standard per-square-foot employment densities for corresponding land use types.

## Construction Related Economic Benefits

During the construction period, the Project is expected to produce approximately 40 Full Time Equivalent jobs and \$3.2 million in labor income across Los Angeles County, including direct, indirect and induced impacts.

The *incremental* economic benefit generated by building above 0.75 FAR limit is estimated to be 17 FTE jobs during construction period, providing \$1.3 million in labor income

## 2.4 PRIVATE REALM DESIGN GUIDELINES

Smoky Hollow represents a unique World War II-era industrial district. Once home to traditional manufacturing, machining, and aerospace industries, the Smoky Hollow district—with its one- and two-story brick, metal, and stucco exteriors, curved ceilings, high roof lines and light-filled interiors—is attractive to new media, technology, incubator, and creative business endeavors. The repurposing of existing space will inform future development in a manner that retains the district's authenticity and character.

Smoky Hollow generally consists of two sub-districts: Smoky Hollow East and Smoky Hollow West. Smoky Hollow East includes larger, free-standing buildings on spacious parcels. This configuration allows campus-style, business park settings that integrate landscape and communal outdoor space into

site design. Conversely, smaller closely-packed structures and lot configurations line the streets of Smoky Hollow West. Tighter blocks create a more intricate, urban, and sidewalk-oriented work district. The Specific Plan's objective is to preserve the district's unique characteristics while allowing the emergence of design innovation and creative use of space.

### 2.4.1 Smoky Hollow Design Objectives

The overarching design goal for the Smoky Hollow Specific Plan is to provide a development framework that maintains the district's unique setting and character while promoting adaptive design features that integrate well-designed architecture; enhanced, viable public space; and accessible pedestrian and transit linkages.

These design objectives are broad policy statements intended to guide development throughout Smoky Hollow.

- ▶ Preserve Smoky Hollow's existing character through the use of compatible architectural features, materials, and details.
- ▶ Insist upon streetscape and landscape amenities that allow for small-scale, informal gathering, both within sites and along public rights-of-way, especially sidewalks, street corners, and along Franklin Avenue
- ▶ Develop more accessible and street-side public open space. Buildings fronting public sidewalks, and specifically buildings fronting Franklin Avenue, shall provide sidewalk-oriented entries and small-scale gathering opportunities.
- ▶ Project designs, orientation, and spaces should anticipate and facilitate emerging sidewalk and pedestrian activity, reuse of alleys, and access to all transit modes.
- ▶ Encourage active and passive design strategies that conserve natural resources.

## WHAT IS THE DIFFERENCE BETWEEN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES?

### **Standards**

Development standards are measurable criteria for building elements such as setbacks, building heights, open space requirements, and floor area ratio (FAR). Standards are prescriptive and quantitative and are applied consistently to all properties in each zoning district. Development standards are mandatory, and projects may only be approved if the proposed improvements are consistent with the development standards, unless otherwise allowed by a Variance or Administrative Adjustment.

### **Guidelines**

Design guidelines are discretionary and qualitative. They are intended to serve as criteria for reviewing projects during the application and approval process. Design

guidelines address elements that cannot easily be measured or quantified, but are important aspects of the design and quality of a building or development. The design guidelines contain recommendations on design aspects that are more open to interpretation, such as texture, materials, style, and overall design character. In certain circumstances, design guidelines are mandatory—these are indicated with clear terminology such as “shall” and “must”.

*When used in conjunction, the development standards and design guidelines will shape future development to achieve the community’s vision of Smoky Hollow as an iconic and innovative employment zone.*



# URBAN DESIGN GUIDELINES

## **HOW TO USE THE SMOKY HOLLOW DESIGN GUIDELINES**

This section presents guidelines to assist applicants in developing high-quality building rehabilitation, additions, and new construction projects in Smoky Hollow. Guideline concepts are noted over photographic examples of project types; these concepts are further described in the written design guidelines that follow the photographic examples.

Applicants and their design teams should utilize the following design guidelines to the maximum extent for all construction projects.

The design guidelines are organized into five key themes:

- ▶ Enhance Building Character
- ▶ Facilitate Gathering
- ▶ Provide Landscape
- ▶ Encourage Connectivity
- ▶ Design for Signage, Wayfinding, and Public Art

Each theme is represented by a color - and individual guidelines by an icon - to visually cross-reference the themes and ideas of the guidelines to the illustrative examples shown on the previous pages.

Figure 2-4: Design for Adaptive Reuse



Figure 2-5: Design for Infill Buildings



Figure 2-6: Design for Building Additions



Figure 2-7: Design for Campus Projects



Figure 2-8: Design for Street and Sidewalk Frontages

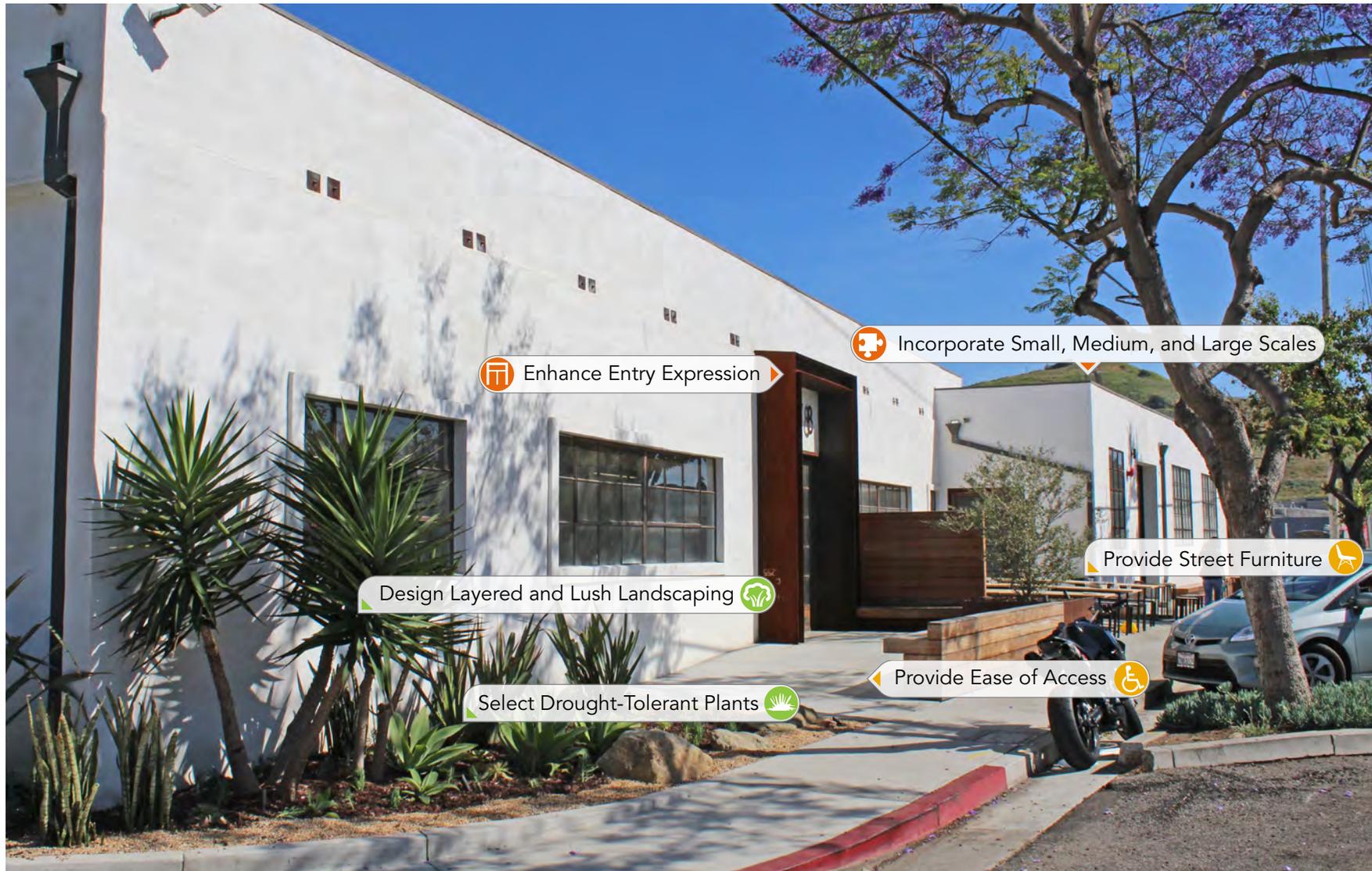


Figure 2-9: Design for Street Corners



Figure 2-10: Design for Alleyways



## SMOKY HOLLOW DESIGN GUIDELINES

*Not all of the design guidelines will be applicable to each project, but each project team should be able to explain how the guidelines shaped their project design and work with City staff to incorporate as many of the ideas as possible.*

### Enhance Building Character

-  **Build on the quality industrial character** of architecture currently in Smoky Hollow.
-  **Convey a sense of old and new** through conservation of existing materials and details and selection of new building components that complement existing conditions without mimicking an older architectural character.
-  **Build upon existing context** through use of similar forms, heights, proportions, building materials, and details observed in the surrounds.
-  **Conserve and retain the character-defining features** of an existing building; minimize the removal of older components, materials, and details. Repair such features rather than replace them, to the maximum extent feasible.
-  **Encourage additions that complement existing character-defining features** and are differentiated and secondary to the bulk and massing of existing buildings.
-  **Incorporate small, medium, and large scales** through design of differentiated massing and a variety of components, proportions, and details.
-  **Emphasize design at the pedestrian level** through expressed forms, shapes, masses, materials, and details at first-floor frontages.
-  **Specify 360° architecture** through extension of the character-defining elements and materials, level of detail, and architectural consistency at all building façades.

 **Enhance entry expression** through use of color, forms, materials, details, orientation to sidewalks, landscaping, and place-making to create a sense of arrival.

 **Encourage the use of roll-up doors and sliding walls at street frontages** to add visual interest at the pedestrian level and enhance indoor-outdoor interactions.

 **Orient secondary entries to alleys** to create a sense of arrival and increase pedestrian presence in alleys.

 **Incorporate different materials, colors, and textures** at a building's exterior to create visual interest, avoid monotonous or repetitive building frontages.

### **Facilitate Gathering**

 **Form an active street wall** through design of building frontages with material and detail interest at or near sidewalks and use of sidewalk-oriented entries.

 **Provide street corner plazas** through setbacks from street corners or through conversion of front yard surface parking.

 **Develop outdoor gathering spaces** at entries, along sidewalks, at patios, and on rooftops to invite activity.

 **Provide alley-facing gathering spaces** through setbacks and modulations at rear property lines that invite safe use and activity.

 **Provide ease of access** along and across sites through leveling outdoor and indoor height differences, provision of accessible ramps and handrails, removal of obstacles on sidewalks, and minimization of curb cuts.

 **Enhance surface parking** through use of enduring quality paving materials that create visual interest; use permeable paving materials consistent with City building codes.

 **Use enduring, quality paving materials** or street painting to realize visual interest and differentiate the defined

pedestrian zone from traffic lanes.

 **Provide street furniture** of enduring quality and aesthetic value; examples include benches, information posts, trash cans, etc.

 **Use exterior lighting to accentuate safety and design** elements of public and private outdoor areas and sidewalks.

 **Provide Wi-Fi hotspots** to attract pedestrians and encourage gathering at specified locations.

### **Incorporate Landscape and Environmental Design**

 **Design layered and lush landscaping** through selection of plant materials that display a variety of shapes, textures, and colors.

 **Select drought-tolerant and native plants** to reduce irrigation and conserve water.

 **Utilize planters and pots to provide greenery** along sidewalks where street trees are not permitted.

 **Improve landscaping in parking areas** through the use of tree canopies, landscape planters, and design of walls and fences that create visual interest, and reduce the heat island effect.

 **Use fences and walls as an extension of the architecture** and character of the building.

 **Utilize natural light** through use of large window expanses, clearstories, skylights, etc. to enhance working spaces and reduce lighting energy consumption.

### **Encourage Connectivity**

 **Install bike facilities** consistent with City building code requirements - such as bike racks, bike storage, bike sharing stations, dedicated shower rooms, and lockers - to encourage biking.

### **Design for Signage, Way-Finding, and Public Art**

 **Design signs as an integral component** of the architectural program. Consider channel letter signs, projecting signs, and flag signs. Avoid box signs with plastic covers.

 **Incorporate way-finding through integral design** of identity and directional signage and on-site lighting to guide and enhance circulations.

 **Encourage public art**, including murals, street paintings, outdoor installation art, and light-based art installations, to create visual interest along alleys.

## SMOKY HOLLOW COMMUNITY BENEFITS TABULATION WORKSHEET

Project Name: 212 Eucalyptus

**Group A Enhance Building Character (minimum 4 required)**

| Minimum 4 required in this group | yes | no | n/a   | criteria   |
|----------------------------------|-----|----|---|--|
|                                  | 1   |    |   | Build on the quality industrial character                                |
|                                  |     | 1  |   | Convey a sense of old and new  |
|                                  | 1   |    |   | Build upon existing context  |
|                                  | 1   |    |   | Conserve and retain the character-defining features                      |
|                                  |     |    | 1   | Encourage additions that complement existing character-defining features |
|                                  | 1   |    |   | Incorporate small, medium, and large scales                              |
|                                  | 1   |    |   | Emphasize design at the pedestrian level                                 |
|                                  | 1   |    |   | Specify 360° architecture  |
|                                  | 1   |    |   | Enhance entry expression   |
|                                  | 1   |    |   | Encourage the use of roll-up doors and sliding walls at street frontages |
| 1                                |     |    | Orient secondary entries to alleys                    |  |
| 1                                |     |    | Incorporate different materials, colors, and textures |  |

**Group B Facilitate Gathering (minimum 2 required)**

| Minimum 3 required in this group | yes | no | n/a                    | criteria  |
|----------------------------------|-----|----|------------------------|---|
|                                  | 1   |    |                        | Form an active street wall                            |
|                                  |     |    | 1                      | Provide street corner plazas                          |
|                                  |     | 1  |                        | Develop outdoor gathering spaces                      |
|                                  |     | 1  |                        | Provide alley-facing gathering spaces                 |
|                                  | 1   |    |                        | Provide ease of access                                |
|                                  |     |    | 1                      | Enhance surface parking                               |
|                                  |     | 1  |                        | Use enduring, quality paving materials                |
|                                  |     | 1  |                        | Provide street furniture                              |
|                                  | 1   |    |                        | Use exterior lighting to accentuate safety and design |
|                                  | 1   |    | Provide Wi-Fi hotspots |   |

**Group C Incorporate Landscape and Environmental Design (minimum 3 required)**

| Minimum 2 required | yes | no | n/a                   | criteria   |
|--------------------|-----|----|-----------------------|--|
|                    | 1   |    |                       | Design layered and lush landscaping                      |
|                    | 1   |    |                       | Select drought-tolerant and native plants                |
|                    |     | 1  |                       | Utilize planters and pots to provide greenery            |
|                    | 1   |    |                       | Improve landscaping in parking areas                     |
|                    | 1   |    |                       | Use fences and walls as an extension of the architecture |
| 1                  |     |    | Utilize natural light |  |

**Group D Encourage Connectivity**

| yes | no | n/a | criteria                |
|-----|----|-----|-------------------------|
| 1   |    |     | Install bike facilities |

If "yes," total bike storage spaces provided: 2 Required: 8

**Group E Design for Signage, Way-Finding, and Public Art**

| yes | no | n/a | criteria  |
|-----|----|-----|---|
|     | 1  |     | Design signs as an integral component           |
|     | 1  |     | Incorporate way-finding through integral design |
| 1   |    |     | Encourage public art                            |

# SMOKY HOLLOW COMMUNITY BENEFITS FINDINGS WORKSHEET

Project Name: 212 Eucalyptus

**Step 1**

finding: The proposed building height, intensity, or deviation from the development standards would not be detrimental to the public health, safety or

→ If finding is met, proceed to Step 2. If finding cannot be met, stop, the project does not qualify.

**Step 2**

finding: The proposed community benefits provide exemplary project and/or streetscape design

Number of criteria this project incorporates: 20

→ If 17 or more, proceed to Step 3, otherwise stop, the project does not qualify.

**Step 3**

finding: The proposed community benefit directly impliments objectives of the specific plan.

- If none of the proposed community bnefits meet this finding, stop, project does not qualify.
- If at least one proposed community benefit meets this finding and project does not qualify for Tier 2, proceed to Planning Commission
- If at least one proposed community benefit meets this finding and project qualifies for Tier 2, proceed to Step 4

Only Tier 2 projects must meet Findings 4 & 5

**Step 4**

finding: The community benefits proposed do not principally benefit the project or occupants of the project, but rather provides a distinct or area-wide

→ If finding is met, proceed to Step 5. If finding cannot be met, stop, the project does not qualify.

**Step 5**

finding: The value of the community benefits bear a relationship to the value generated by the project.

| Sums of developer costs for qualified proposed community benefits by groups: |                                | Community value of proposed improvements: |  |
|--|--------------------------------|---|--|
| Private realm  | Group A: Architecture          | \$ 874,361                                | multiply by (Number of met criteria in Group A > 6 * 8.33%) = \$ 291,337                                     |
|  | Group B: Open Space            | \$ -                                      | multiply by (Number of met criteria in Group B > 5 * 10%) = \$ -   |
|  | Group C: Landscaping           | \$ 34,145                                 | multiply by (Number of met criteria in Group C > 3 * 16.67%) = \$ 11,384                                     |
|  | Group D: Connectivity          | \$ 18,000                                 | multiply by (Number of surplus bike spaces * \$1,750) = \$ 10,500  |
|  | Group E: Other                 | \$ 93,525                                 | multiply by (Number of met criteria in Group A * 33.33%) = \$ 31,144   |
|  | Cafes and coffee shops         |   | distance to nearest similar? <span style="border: 1px solid black; padding: 2px;">&lt;1/8 mile</span> = \$ - |
| Public realm   | Undergrounding utilities       | \$ -                                      | multiply by 130% = \$ -  |
|  | Approved public Infrastructure | \$ 14,214                                 | multiply by 110% = \$ 15,635   |
|  | Other proposed benefits        | \$ -                                      | ← These benefits are not considered for qualifying purposes unless accepted by City Council                  |

|  |  |                           |
|--|--|---------------------------|
| Total cost for community benefits to developer | <span style="border: 1px solid black; padding: 2px;">\$ 1,034,245</span> | Other SMSP public project |
| Estimated <b>added project value</b>           | <span style="border: 1px solid black; padding: 2px;">\$ 1,200,000</span> |                           |
| <b>Community value</b> of proposed benefits    | <span style="border: 1px solid black; padding: 2px;">\$ 360,000</span>   |                           |
| Community value share of added value           | <span style="border: 1px solid black; padding: 2px;">30%</span>          |                           |

Acceptable

- If CV/AV is <30%, recommend additional community benefits and recalculate.
- If CV/AV is >30%, go to Planning Commission for recommendation to City Council



*City of El Segundo*  
**Planning & Building Safety  
Department**

January 17, 2020

Drew Boyles  
212 Eucalyptus Drive  
El Segundo, CA 90245

Subject: Environmental Assessment No. EA-1254; Lot Line Adjustment No. SUB 19-02  
Address: 212 Eucalyptus Drive, El Segundo, CA 90245

Dear Mr. Boyles:

On May 28, 2019, a Lot Line Adjustment request was submitted to the Planning and Building Safety Department for review and consideration of the merging of the two adjoining parcels into one at 212 Eucalyptus Drive.

The Lot Line Adjustment has been reviewed, and is hereby APPROVED in accordance with El Segundo Municipal Code (ESMC) Chapter 14-4, and subject to the conditions contained in Exhibit A. Further, Exhibit B contains the project description, environmental determination, and findings in support of the approval.

Should you have any questions, please feel free to contact Principal Planner Paul Samaras at (310) 524-2340, or via email at [psamaras@elsegundo.org](mailto:psamaras@elsegundo.org).

Sincerely,

Sam Lee  
Director of Planning and Building Safety

**EXHIBIT A**  
**Conditions of Approval**

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), the owner (Drew Boyles) agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Assessment No. EA-1254 and Lot Line Adjustment No. SUB 19-02:

1. Applicant shall record all necessary Agreements and Easements, such as, but not limited to Lot Line Adjustment Map, Legal Descriptions, Certificates of Compliance, Reciprocal Access and Parking Agreements, utility easements, and cross-lot surface drainage easements. Said documents shall be reviewed and approved by the City Attorney prior to recordation of the grand deed.
2. The Final Map must be recorded and filed with the City Engineer of the City of El Segundo and Los Angeles County Recorder’s Office.
3. The property owner must record a “Certificate of Compliance” and provide the City with a copy of the recorded document.
4. The property owner must record a new “Grant Deed” which reflects the approved lot line adjustment and provide the City with a copy.
5. 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. 1254 and Lot Line Adjustment No. 19-02. 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 EA-1254 or SUB 19-02, 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, Drew Boyles, certifies that he has read, understands, and agrees to the Project Conditions listed in this document.

---

Drew Boyles  
Owner

## EXHIBIT B

Project Addresses: 212 Eucalyptus Drive, El Segundo, CA 90245

Zoning: Smoky Hollow West (SH-W) district of the Smoky Hollow Specific Plan

### Project Description:

The existing property at 212 Eucalyptus Drive consists of two parcels in the Smoky Hollow West (SH-W) district of the Smoky Hollow Specific Plan, Parcel 1 (0.09 acre) and Parcel 2 (0.15 acre). Parcel 1 is improved with an asphalt paved driveway and Parcel 2 is improved with a 5,350 square-foot warehouse building with accessory office space. It is proposed to combine parcels 1 and 2 into a single 0.25 acre parcel.

### Environmental Assessment:

After considering the above facts and the findings listed below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15305 as a Class 5 (a) categorical exemption – Minor Alterations in Land Use Limitations. The project involves a lot line adjustment that does not result in any change in land use or density of the project site.

### Findings:

The following are facts in support of each finding for this decision:

Finding 1: The proposed lot line adjustment will comply with Government Code § 66412(d) and ESMC § 14-4-4 that allow lot line adjustments between four or fewer existing adjacent parcels where a greater number of parcels are not created.

Fact(s) in support of Finding 1:

- The proposed project will merge two existing parcels to create one parcel.

Finding 2: The proposed lot line adjustment complies with the existing zoning code requirements. The requirements include the minimum lot size, lot frontage, setbacks, and building floor area or Floor Area Ratio (FAR).

Fact(s) in support of Finding 2:

- The use of the existing building as a warehouse with accessory office space are permitted uses in the SH-W district.

- The minimum lot area in the SH-W district is 5,600 square feet and the proposed parcel A is 10,685 square feet, which meets the minimum requirement.
- The existing building's height of 17 feet does not exceed the allowed 35 feet.
- Further, the existing building complies with setbacks. The required front and side setbacks are zero feet and the required rear setback is 10 feet. The existing building has a front yard of 4 feet, side yards of 3.5 and 5 feet, and a rear yard of 4.5 feet, which is an existing non-conformity. The merging of the parcels will not increase the rear yard nonconformity and will increase one of the side yards from 5 feet to 30 feet.
- The minimum lot frontage is 50 feet and the proposed parcel would provide a minimum frontage of 75 feet.

**EL SEGUNDO PLANNING COMMISSION  
AGENDA STATEMENT**

**MEETING DATE:** January 23, 2020  
**AGENDA HEADING:** New Business

A Community Benefits Plan (CBP 18-01) and Environmental Assessment (EA-1233) to allow the construction of a 70,000 square-foot addition that exceeds the maximum permitted building height in the Smoky Hollow Specific Plan area at 140 Oregon Street.

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

The project is categorically exempt from environmental review pursuant to California Code of Regulations, Title 14 ("CEQA guidelines") Section 15332 as a Class 32 exemption (Infill Development).

**ORIGINATED BY:** Maria Baldenegro, Assistant Planner

**REVIEWED BY:** Gregg McClain, Planning Manager

**APPROVED BY:** Sam Lee, Director of Planning and Building Safety



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**BACKGROUND**

The site is located on the southeast corner of Oregon and Franklin Avenue at 140 Oregon Street. It has 456.75 feet of frontage on Franklin Avenue, 279 feet of frontage on Oregon Street, and 200.46 feet of frontage on East El Segundo Boulevard. The site is 191,896 square feet and slopes down toward the southeast. The highest grade level is located near the intersection of Oregon Street and Franklin Avenue, and the lowest grade level drops in elevation by 34 feet near the intersection of Kansas Street and El Segundo Boulevard.

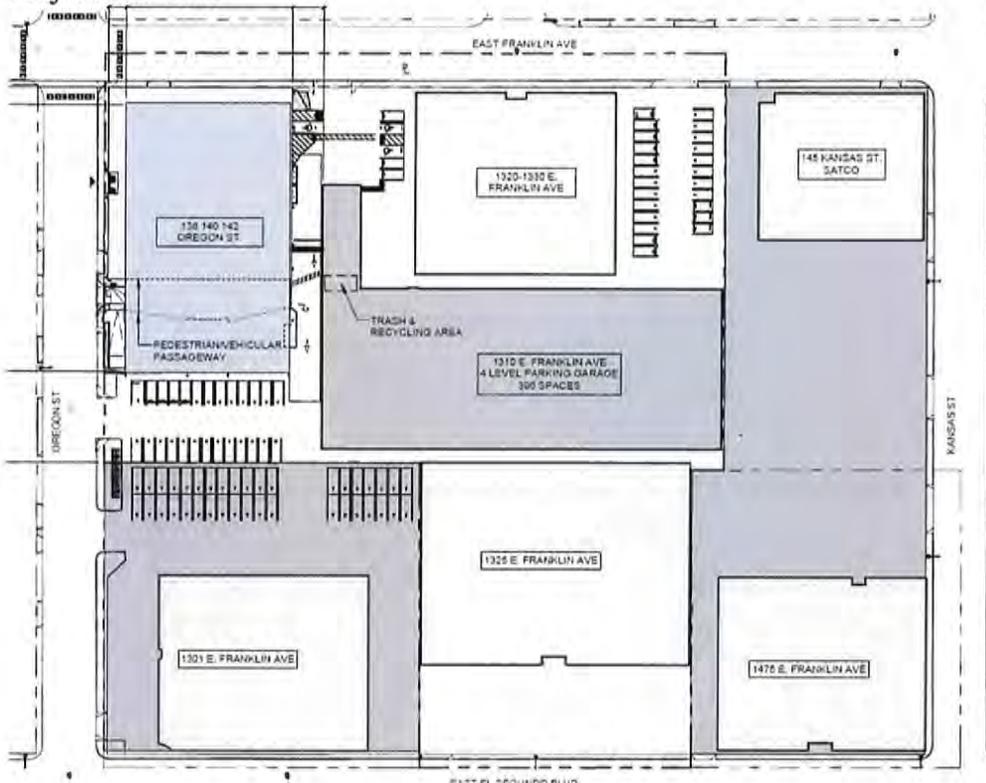
The site contains three mid-century Industrial brick buildings with a combined total gross floor area of 76,353 square feet. The current building uses are light industrial with associated accessory general office, research and development, and warehouse. The property was previously owned by Standard Oil until 1957 and was purchased by the current owner in 2015.



## Proposed Project Description

The project involves the demolition of an existing southern building located at the site that is 8,204 square feet. The proposed addition to the building is mostly creative office use, limited accessory retail, and a café containing a small outdoor seating area on the ground floor facing Oregon Street. The combined total proposed gross floor area for the site is 143,611 square feet. If the Variance is approved by the Planning Commission, this parcel will have a Floor Area Ratio (FAR) of 0.75, which is less than the maximum permitted 1.5 FAR with a Tier II Community Benefits Plan.

**Figure 2**  
Project Site Plan



## Proposed Design

The project is a two-story addition to an existing single-story brick building. The design enhances the industrial aesthetic of the Smoky Hollow neighborhood by preserving and protecting the existing 1950s era red-brick facades for the first floor and utilizing a compatible industrial gray block and exposed steel design for the upper levels. The first floor will be 13 feet tall and the two upper floors will have mezzanine-levels. Each of the upper floors will be 18 feet tall in order to let in natural light and meet the user demand for tall open space ceilings. This mix of the old brick together with the other modern industrial building design elements is highly desirable to prospective creative and knowledge-based businesses across many industries. The design is in compliance with the Smoky Hollow Specific Plan design guidelines.

**Figure 1**  
Western Building Elevation



Community Benefits Plan No. CBP 18-01

In order to approve the project, the City Council must find the value of the proposed Tier II Community Benefits Plan is adequate in implementing the objectives of the Specific Plan in exchange for the approval of the additional height for the project. A Tier II Community Benefits Plan may be approved if the following findings are made:

1. The proposed additional building height, intensity, or deviation from development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;
2. The proposed community benefit provides exemplary project and/or streetscape design; and
3. The proposed community benefit directly implements objectives of the Specific Plan;
4. The value of the community benefits bear a relationship to the value generated by the project; and
5. The community benefits proposed do not principally benefit the project or occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area.

The following list of items are amenities intended to benefit directly the Smoky Hollow Specific Plan area and not principally the occupants of the project:

1. **Public art** - large scale public art along the envisioned re-imagined Franklin Avenue inspired by John D. Rockefeller (former property owner).
2. **Transformative project** - significant investment for an architecturally expressive design that rehabilitates the original 1950s mid-century façade rather than demolishing. The unique striking design will become a landmark for the neighborhood and possibly the city. The cost for striking architectural elements such as exposed structural steel, large scale balconies and exterior decks, massive mid-century like steel windows and other period materials will build upon the character of the smoky hollow neighborhood and inspire equally striking designs by other developers.
3. **Public seating** - architectural seating along the sidewalk area within the public right-of-way facing Franklin Avenue and Oregon Street.

4. **Public art** - large scale motivational public art visible from Pacific Coast Highway on the east face of the garage to encourage leadership and economic development.
5. **Preservation and rehabilitation** - preservation and rehabilitation of the existing brick facade.
6. **Streetscape improvements** - new public sidewalk segment adjacent to Oregon Street where there is currently no sidewalk.
7. **Mid-block pedestrian passageway** - interesting overall massing with a pedestrian and vehicular mid-block passageway through the building creating a free and open mid-block access through the site to a small park at the site.
8. **Sidewalk widening and utility improvements** - removal of 2 existing power poles and associated guy-wires at the sidewalk facing Oregon Street which remove barriers for wheelchair and pedestrian accessibility. Additionally, several low voltage and high voltage overhead lines on Oregon Street and East Franklin Avenue will be removed and placed underground to beautify the streetscape views.
9. **Lighting and wayfinding** - period appropriate exterior lighting for the site and adjacent to East Franklin Avenue and Oregon Street.

Staff evaluated the value of the community benefits being offered and the financial gain to the applicant by allowing additional building height of 20 feet. The results are presented in the attached worksheet. Although the Planning Commission should evaluate the appropriateness of the community benefits in relation to the applicant's requested exceptions, Commissioners should not make their assessment on monetary value alone. This information was provided in support of Finding B in Tier II that requires the evaluation of these values. Presently the proposed benefits are deemed by Staff to be adequate and we recommend that the Commission, should they agree with Staff's view, consider Finding B in Tier II to be met.

#### **ENVIRONMENTAL REVIEW:**

The City Council certified a Final Environmental Impact Report (FEIR) and a Mitigation Monitoring and Reporting Program (MMRP) on September 18, 2018 for the development of the Smoky Hollow Specific Plan. The Smoky Hollow Specific Plan area was analyzed to allow 517,094 square feet of building area for office, commercial, and industrial uses. No new significant effects previously analyzed in the FEIR will result from a minor increase in building height within the Smoky Hollow Specific Plan area.

1. The site has no value as a habitat for endangered, rare or threatened species. The site is currently developed with an existing building and an asphalt-paved parking lot and has no landscaped planters or vegetation of any kind. In addition, on September 18, 2018, the City Council certified an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP) for the Smoky Hollow Specific Plan. The project is consistent with the EIR build-out projections and subject to the certified MMRP, which is incorporated as conditions of approval in the draft resolution.

The EIR concluded that development in the Plan area would have no impact on special-status species, sensitive habitats, wetlands, or wildlife movement or nursery sites (Chapter 7 –Biological Resources). However, the EIR included Mitigation Measures 7-1 and 7-2 to reduce potential impacts to migratory nesting birds to a less than significant level. Those mitigation measures are incorporated in the draft resolution as conditions of approval. As

a result, the project will not have a significant impact on habitat for endangered, rare, or threatened species.

2. The project would not result in significant effects relating to traffic, noise, air quality, or water quality. The Smoky Hollow Specific Plan EIR anticipated an additional 517,094 square feet of development in the Plan area, including projects that may exceed the base development density limits, such as the subject project. The subject project would add a net 8,769 square feet of office, which represents less than 1.7 percent of the potential additional development in the Plan area and therefore not result in a substantial increase in traffic. The EIR analyzed the potential traffic impacts in Chapter 18. With regard to Traffic, the EIR included Mitigation Measures 18-1 and 18-2 to reduce impacts to two intersections of Pacific Coast Highway at Grand Avenue and at El Segundo Boulevard. Additional impacts to 105 freeway on-ramps with local streets and conflict with the Congestion management Program (CMP) were determined to be significant are unavoidable in the EIR and the City Council adopted a statement of overriding considerations for those impacts. In addition, the project is subject to the City's Traffic Mitigation Impact Fee. Therefore, the project's traffic impact is anticipated to be less than significant.

The EIR analyzed the potential noise impacts in Chapter 15. The EIR found that noise levels in the plan area would increase due to an increase in traffic generally and would have a significant impact and unavoidable impact. The City Council adopted a statement of overriding considerations for these impacts. Impacts during construction and operation were determined to be less than significant, because projects are expected to comply with the City's General Plan Noise Element policies and the El Segundo Municipal Code Noise and construction hour limitations. As a result, the project's noise impact is anticipated to be less than significant.

The EIR analyzed the potential air quality impacts in Chapter 6. The analysis concluded that development anticipated in the plan area would have less than significant air quality impacts. In addition, the subject project would comply with South Coast Air Quality District rules regarding emissions, the General Plan Air Quality Element Policies, and the ESMC limitations on dust and particulate matter emissions during construction and operations. As a result, the project's air quality impact will be less than significant.

The EIR analyzed the potential water quality impacts in Chapter 12. The analysis concluded that development anticipated in the plan area would have less than significant impacts on water quality. The project would comply with the Los Angeles Regional Water Quality Control Board permit regulations, the General Plan Conservation Element policies, and the ESMC limitations on emissions into the City's storm drain system during construction and operation. As a result, the project's water quality impact is anticipated to be less than significant.

3. The site can be adequately served by all required utilities and public services. The Smoky Hollow Specific Plan EIR analyzed the potential impacts on utility services in Chapter 19. The analysis concluded that development anticipated in the plan area would have less than significant impacts on utilities, including water, waste water, and solid waste. As

mentioned above, the EIR accounted for all development in the plan area. Therefore, the subject project's impact on utility services is anticipated to be less than significant.

The Smoky Hollow Specific Plan EIR analyzed the potential impacts on public services in Chapter 17. The analysis concluded that development anticipated in the plan area would have less than significant impacts on services including Police, Fire, Parks and Recreation, and public schools. The subject project will be constructed in compliance with the latest applicable Fire codes and Police security requirements, which will help limit demand for those services. In addition, the project is subject to the City's Development Impact Mitigation Fees, including Police, Fire, and Parks fees. As a result, the project's public services impact is anticipated to be less than significant.

4. **Historic resource assessment**

In addition to the above, the Smoky Hollow Specific Plan EIR analyzed the potential impacts on Cultural Resources in the plan area (Chapter 8), including older potentially historic buildings. To address the potential impacts, the Mitigation Monitoring and Reporting Program (MMRP) included Mitigation Monitoring Measure (MM) CULT MM 8-1 that requires an assessment of buildings older than 50 years prior to demolition to determine whether they have potential value as a historic resource for CEQA purposes. Pursuant to Mitigation Monitoring Measure CULT MM 8-1, staff conducted an assessment of the existing building onsite to determine whether the structure meets the criteria for inclusion on a historic register. The assessment, incorporated herein by reference, concluded that the structure does not merit inclusion on a historic register and, thus, need not be treated as a historic resource under CEQA and may be demolished without any further environmental review.

In conclusion, based on the evidence presented above and in the Smoky Hollow Specific Plan EIR the project is exempt from further environmental review.

### **CONCLUSION / RECOMMENDATION**

The proposed development project and community benefits, as conditioned, meet the findings in Section 4.5.2 of the Specific Plan. In addition, the development project and community benefits are exempt from further environmental review. Therefore, staff recommends that the Planning Commission adopt Resolution No. 2882, recommending approval of Community Benefits Plan No. CBP 18-01 and Environmental Assessment No. EA-1233 for the construction of a 70,000 square-foot addition that exceeds the maximum permitted building height in the Smoky Hollow Specific Plan area at 140 Oregon Street.

#### **Attached Documents**

1. Planning Commission Resolution No. 2882  
Exhibit A - Conditions of Approval  
Exhibit B - Community Benefits Plan
2. Plans and Exhibits
3. Kosmont financial feasibility report dated October 31, 2019
4. Community benefit plan worksheet

## RESOLUTION NO. 2882

### **A RESOLUTION APPROVING COMMUNITY BENEFIT PLAN NO. 18-01 AND ENVIRONMENTAL ASSESSMENT NO. EA-1233 TO ALLOW THE CONSTRUCTION OF AN ADDITION THAT EXCEEDS THE PERMITTED BUILDING HEIGHT IN THE SMOKY HOLLOW SPECIFIC PLAN AREA, AND LOCATED AT 140 OREGON STREET.**

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

#### SECTION 1: The Planning Commission finds and declares that:

- A. On December 14, 2018, Mark Telesz on behalf of Smoky Hollow Industries LLC, filed an application for Community Benefits Plan No. CBP 18-01 and Environmental Assessment No. EA-1233 to allow a 70,000 square-foot addition that exceeds permitted building height in the Smoky Hollow Specific Plan area;
- B. The application was reviewed by the City's Planning and Building Safety Department for, in part, consistency with the General Plan and conformity with the El Segundo Municipal Code ("ESMC") and the Smoky Hollow Specific Plan;
- C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, CEQA) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, CEQA Guidelines);
- D. On January 23, 2020, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the application including, information provided to the Planning Commission by city staff; and, adopted the resolution recommending that the City Council approve the proposed Tier II Community Benefit Plan for the project; and
- E. This Resolution and its findings are made based upon the evidence presented to the Planning Commission at its January 23, 2020, hearing including the staff report submitted by the Planning and Building Safety Department.

#### SECTION 2: *Factual Findings.* The Commission finds that the following facts exist:

- A. On September 18, 2018, the City Council approved General Plan Amendment No. GPA 13-01, Zone Change No. ZC 13-01, Zone Text Amendment No. ZTA 13-01 and Environmental Assessment No. EA-1011 for the comprehensive update of the Smoky Hollow Specific Plan. The Smoky Hollow Specific Plan covers 94.3 acres and is located in the northwest quadrant of the City, generally bounded by Standard Street to the west, El Segundo Boulevard to the south, Pacific Coast

Highway to the east and Grand Avenue and Holly Avenue to the north. An Environmental Impact Report (EIR) was prepared pursuant to the requirements of CEQA Guidelines Section 15161. The Specific Plan was analyzed to support a total net increase of 517,094 square feet of building area by 2040.

- B. The subject site is located in the Smoky Hollow East (SH-E) zone within the Smoky Hollow Specific Plan.
- C. The surrounding land uses consist of: Aircraft equipment parts, Machine Shop, and Research and Development to the north; Industrial Machine Shop, Warehouse, and Dog Daycare with Overnight Kennel Services to the east; Oil Refinery (Chevron), Parking Lot, and Chevron Park to the south; and Wholesale, Warehouse, Printing, and Industrial Machine Shop to the west.
- D. The project site is a corner lot with 456.75 feet of frontage on Franklin Avenue, 279 feet of frontage on Oregon Street, and 200.46 feet of frontage on East El Segundo Boulevard. The site is 191,896 square feet and slopes down toward the southeast. The highest grade level is located near the intersection of Oregon Street and Franklin Avenue, and the lowest grade level drops in elevation by 34 feet near the intersection of Kansas Street and El Segundo Boulevard.
- E. The site contains three mid-century Industrial brick buildings with a combined total gross floor area of 76,353 square feet. The current building uses are light industrial with associated accessory general office, research and development, and warehouse. The property was previously owned by Standard Oil until 1957 it was purchased by the current owner in 2015.
- F. The applicant requests the approval to exceed the permitted building height in the Smoky Hollow Specific Plan area by 20 feet. The “base development standards” for the specific plan listed in Table 2-2 allows a building height of 35 feet and a maximum FAR of 1.0. Pursuant to Table 4-1, projects that include a building height of 50 feet or more, and an FAR greater than 1.5 requires a Tier II Community Benefits Plan approval from the City Council.
- G. The project is in compliance with the Smoky Hollow East (SH-E) zoning district development standards with the exception to the building height. The proposed building addition will reach a height of 55 feet.
- H. The Smoky Hollow Specific Plan allows certain deviations from the development standards if the applicant offers, and the City accepts, a community benefit plan. In order to approve the project, the City Council must find the value of the proposed Tier II Community Benefits Plan is adequate in implementing the objectives of the Specific Plan in exchange for the approval of the additional building height for the project.

SECTION 3: Environmental Assessment. The City Council certified a Final Environmental Impact Report (FEIR) and a Mitigation Monitoring and Reporting Program (MMRP) on September 18, 2018 for the development of the Smoky Hollow Specific Plan. The Smoky Hollow Specific Plan area was analyzed to allow 517,094 square feet of building area for office, commercial, and industrial uses. No new significant effects previously analyzed in the FEIR will result from a minor increase in building height within the Smoky Hollow Specific Plan area.

1. The site has no value as a habitat for endangered, rare or threatened species. The site is currently developed with an existing building and an asphalt-paved parking lot and has no landscaped planters or vegetation of any kind. In addition, on September 18, 2018, the City Council certified an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP) for the Smoky Hollow Specific Plan. The project is consistent with the EIR build-out projections and subject to the certified MMRP, which is incorporated as conditions of approval in the draft resolution.

The EIR concluded that development in the Plan area would have no impact on special-status species, sensitive habitats, wetlands, or wildlife movement or nursery sites (Chapter 7 –Biological Resources). However, the EIR included Mitigation Measures 7-1 and 7-2 to reduce potential impacts to migratory nesting birds to a less than significant level. Those mitigation measures are incorporated in the draft resolution as conditions of approval. As a result, the project will not have a significant impact on habitat for endangered, rare, or threatened species.

2. The project would not result in significant effects relating to traffic, noise, air quality, or water quality. The Smoky Hollow Specific Plan EIR anticipated an additional 517,094 square feet of development in the Plan area, including projects that may exceed the base development density limits, such as the subject project. The subject project would add a net 8,769 square feet of office, which represents less than 1.7 percent of the potential additional development in the Plan area and therefore not result in a substantial increase in traffic. The EIR analyzed the potential traffic impacts in Chapter 18. With regard to Traffic, the EIR included Mitigation Measures 18-1 and 18-2 to reduce impacts to two intersections of Pacific Coast Highway at Grand Avenue and at El Segundo Boulevard. Additional impacts to 105 freeway on-ramps with local streets and conflict with the Congestion management Program (CMP) were determined to be significant are unavoidable in the EIR and the City Council adopted a statement of overriding considerations for those impacts. In addition, the project is subject to the City's Traffic Mitigation Impact Fee. Therefore, the project's traffic impact is anticipated to be less than significant.

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adopted a statement of overriding considerations for these impacts. Impacts during construction and operation were determined to be less than significant, because projects are expected to comply with the City's General Plan Noise Element policies and the El Segundo Municipal Code Noise and construction hour limitations. As a result, the project's noise impact is anticipated to be less than significant.

The EIR analyzed the potential air quality impacts in Chapter 6. The analysis concluded that development anticipated in the plan area would have less than significant air quality impacts. In addition, the subject project would comply with South Coast Air Quality District rules regarding emissions, the General Plan Air Quality Element Policies, and the ESMC limitations on dust and particulate matter emissions during construction and operations. As a result, the project's air quality impact will be less than significant.

The EIR analyzed the potential water quality impacts in Chapter 12. The analysis concluded that development anticipated in the plan area would have less than significant impacts on water quality. The project would comply with the Los Angeles Regional Water Quality Control Board permit regulations, the General Plan Conservation Element policies, and the ESMC limitations on emissions into the City's storm drain system during construction and operation. As a result, the project's water quality impact is anticipated to be less than significant.

3. The site can be adequately served by all required utilities and public services. The Smoky Hollow Specific Plan EIR analyzed the potential impacts on utility services in Chapter 19. The analysis concluded that development anticipated in the plan area would have less than significant impacts on utilities, including water, waste water, and solid waste. As mentioned above, the EIR accounted for all development in the plan area. Therefore, the subject project's impact on utility services is anticipated to be less than significant.

The Smoky Hollow Specific Plan EIR analyzed the potential impacts on public services in Chapter 17. The analysis concluded that development anticipated in the plan area would have less than significant impacts on services including Police, Fire, Parks and Recreation, and public schools. The subject project will be constructed in compliance with the latest applicable Fire codes and Police security requirements, which will help limit demand for those services. In addition, the project is subject to the City's Development Impact Mitigation Fees, including Police, Fire, and Parks fees. As a result, the project's public services impact is anticipated to be less than significant.

4. Historic resource assessment  
In addition to the above, the Smoky Hollow Specific Plan EIR analyzed the potential impacts on Cultural Resources in the plan area (Chapter 8), including

older potentially historic buildings. To address the potential impacts, the Mitigation Monitoring and Reporting Program (MMRP) included Mitigation Monitoring Measure (MM) CULT MM 8-1 that requires an assessment of buildings older than 50 years prior to demolition to determine whether they have potential value as a historic resource for CEQA purposes. Pursuant to Mitigation Monitoring Measure CULT MM 8-1, staff conducted an assessment of the existing building onsite to determine whether the structure meets the criteria for inclusion on a historic register. The assessment, incorporated herein by reference, concluded that the structure does not merit inclusion on a historic register and, thus, need not be treated as a historic resource under CEQA and may be demolished without any further environmental review.

In conclusion, based on the evidence presented above and in the Smoky Hollow Specific Plan EIR the project is exempt from further environmental review.

SECTION 4: General Plan Findings. The project will further the goals, objectives and policies of the General Plan as follows:

- A. The El Segundo General Plan land use designation of the site is Smoky Hollow Specific Plan. This land use designation is intended to permit a range of incubator businesses, small and medium size industrial uses, research and development, and creative office uses. The designation also permits public facilities, parking facilities, and limited restaurant and retail uses.
- B. The project site is located in the Smoky Hollow East (SH-E) zone within the Smoky Hollow Specific Plan. This zoning district provides a transitional land use area between higher density office uses east of Pacific Coast Highway and the smaller, single-parcel industrial and creative businesses of the western portion of the Smoky Hollow area. The SHE zoning district accommodates development of incubator industrial, research, and technology uses; medium sized light industrial and manufacturing; and creative office activities. The proposed building addition for office use is consistent with the purpose of the district.
- C. The proposed use is consistent with Land Use Element Objective LU4-4 in that it adds office space to the mixture of industrial, commercial, and residential uses in the Smoky Hollow and Downtown areas, which has the potential to maximize economic benefit, reduce traffic impacts, and encourage pedestrian environment.
- D. The General Plan contains a number of relevant Goals, Objectives, and Policies in the Economic Development Element. The goal of Objective ED1-1 is building “support and cooperation among the City of El Segundo and its businesses and residential communities for the mutual benefits derived from the maintenance and expansion of El Segundo’s economic base.” The proposed development will

expand office use area in the City. The development will provide significant fiscal benefit to the City by generating additional business license fees.

- E. According to Policy ED1-1.2, long-run efforts for economic development should focus on “diversification of El Segundo’s economic base in order to meet quality of life goals.” The proposed office building expansion will benefit the residential community and further economic growth efforts.
- F. Policies ED1-2.1 and ED1-2.2, both seek to promote land uses, which improve the City’s commercial tax base. The proposed office building expansion will provide this opportunity in the City.
- G. Any new development in the Smoky Hollow Specific Plan area is required to meet all health and safety and environmental regulations and would be built to meet all current seismic safety standards, as overseen by the Building Safety Division. The proposed project will be consistent with Policy LU4-1.2 and Policy LU4-1.4.

SECTION 6: Community Benefits Findings. After considering the above facts, the Planning Commission finds as follows:

- A. *The proposed additional building height, intensity, or deviation from the development standards would not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed building height for the project is compatible with the neighborhood in that two-story buildings, tall petroleum storage drums, and 200-foot tall distillation columns are located in the immediate vicinity. The additional 20-foot building height is not anticipated to be detrimental, in that the project provides excess on-site parking and bike racks. As a result, the project is not anticipated to have significant off-site parking impacts. The project is located in a developed area which contains all utilities and public infrastructure. Additionally, before the City issues building permits for the project, the applicant will submit detailed plans to the City for review for compliance with all applicable Building and Fire safety codes. Therefore, the project overall is not anticipated to be detrimental to the public health, safety, or welfare.

- B. *The proposed community benefit provides exemplary project and/or streetscape design.*

The Specific Plan contains 32 specific design guidelines in five categories including, building character, open space, landscaping, connectivity, and signage and art. Compliance with at least 17 of the guidelines is required to consider a project exemplary in building and/or streetscape design. The proposed project incorporates 21 of the 32 guidelines.

C. *The proposed community benefits directly implements objectives of the Specific Plan.*

1. Part of the proposed community benefit consists of compliance with the Smoky Hollow design guidelines. Compliance with the guidelines directly implements the Smoky Hollow Design Objectives in Specific Plan Section 2.4.1 as follows:
  - a. The project design helps preserve Smoky Hollow's existing character by incorporating materials and colors that are consistent with existing buildings in the area and with the neighborhood's industrial character.
  - b. The project offers sidewalk oriented entries, in that the ground floor office space has direct access from the public sidewalk, which assists in activating the Oregon Street frontage.
  - c. The project facilitates pedestrian activity and access to all transit modes, in that it incorporates a pedestrian connection from Oregon Street to Franklin Avenue and provides bicycle parking above the minimum requirements along the property frontage, which will enhance access to the property by alternative means.
  - d. The project encourages active and passive design to conserve natural resources, in that its design incorporates floor to ceiling windows on the front elevation and multiple large windows along the north and east elevations, which will provide a lot of natural light in the new building, thereby reducing use of electricity for lighting purposes. In addition, the project will make use of drought tolerant plant species in the landscaped areas, which will reduce the use of water for landscaping.
2. The proposed community benefit plan implements the goals and objectives of Specific Plan Chapter 3 regarding publicly owner rights-of-way and publicly accessible open spaces. The proposed community benefits plan includes public improvements to utilities in the public right-of-way, sidewalks, landscaping adjacent to the street, and open space, which will in turn help integrate cyclists, pedestrians, and transit users for businesses to flourish.

D. *The value of the proposed community benefits bear a relationship to the value generated by the project.*

The City contracted Kosmont and Associates, Inc (Kosmont) to prepare a comprehensive financial report of the proposed Tier II Community Benefits Plan for the project. Staff evaluated the value of the community benefits being offered and the financial gain to the applicant by allowing additional building height of 20 feet. The results are presented in the attached (Exhibit B) worksheet. Although the Planning Commission should evaluate the appropriateness of the community benefits in relation to the applicant's requested exceptions, Commissioners should not make their assessment on monetary value alone. This information was provided in support of Finding B in Tier II that requires the evaluation of these

values. Presently the proposed benefits are deemed by Staff to be adequate and we recommend that the Commission, should they agree with Staff's view, consider Finding B in Tier II to be met.

- E. *The proposed community benefits do not principally benefit the project occupants of the project, but rather provide a district or area-wide benefit to the larger Smoky Hollow Plan area.*

The applicant is providing the following list of items intended to benefit directly the public and not principally the occupants of the project:

1. **Public art** - large scale public art along the envisioned re-imagined Franklin Avenue inspired by John D. Rockefeller (former property owner).
2. **Transformative project** - significant investment for an architecturally expressive design that rehabilitates the original 1950s mid-century façade rather than demolishing. The unique striking design will become a landmark for the neighborhood and possibly the city. The cost for striking architectural elements such as exposed structural steel, large scale balconies and exterior decks, massive mid-century like steel windows and other period materials will build upon the character of the smoky hollow neighborhood and inspire equally striking designs by other developers.
3. **Public seating** - architectural seating along the sidewalk area within the public right-of-way facing Franklin Avenue and Oregon Street.
4. **Public art** - large scale motivational public art visible from Pacific Coast Highway on the east face of the garage to encourage leadership and economic development.
5. **Preservation and rehabilitation** - preservation and rehabilitation of the existing brick facade.
6. **Streetscape improvements** - new public sidewalk segment adjacent to Oregon Street where there is currently no sidewalk.
7. **Mid-block pedestrian passageway** - interesting overall massing with a pedestrian and vehicular mid-block passageway from Oregon Street providing mid-block access through the site to a parklet facing Franklin Avenue.
8. **Sidewalk widening and utility improvements** - removal of 2 existing power poles and associated guy-wires at the sidewalk facing Oregon Street which remove barriers for wheelchair and pedestrian access. Additionally, several low voltage and high voltage overhead lines on Oregon Street and East Franklin Avenue will be removed and placed underground to beautify the streetscape views.
9. **Lighting and wayfinding** - period appropriate exterior lighting and directional signage for the project will be provided adjacent to the sidewalks facing Franklin Avenue and Oregon Street.

Staff evaluated the value of the community benefits being offered and the financial gain to the applicant by allowing additional building height of 20 feet. The results are presented in the attached worksheet. Although the Planning Commission should evaluate the appropriateness of the community benefits in relation to the applicant's requested exceptions, Commissioners should not make their assessment on monetary value alone. This information was provided in support of Finding B in Tier II that requires the evaluation of these values. Presently the proposed benefits are deemed by Staff to be adequate and we recommend that the Commission, should they agree with Staff's view, consider Finding B in Tier II to be met.

SECTION 7: Recommendation. Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission recommends City Council approval of Environmental Assessment No. EA-1233 and Community Benefits Plan No. CBP 18-01.

SECTION 8: Reliance On Record. Each and every one 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 and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: 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 10: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 11: The Commission Secretary is directed to mail a copy of this Resolution to Mark Telesz on behalf of Smoky Hollow Industries LLC and to any other person requesting a copy.

SECTION 12: 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.

SECTION 13: Except as provided in Section 12, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 23rd day of January 2020.

\_\_\_\_\_  
Ryan Baldino, Chairperson  
City of El Segundo Planning Commission

ATTEST:

\_\_\_\_\_  
Sam Lee, Secretary

Baldino -  
Newman -  
Wingate -  
Hoeschler -  
Keldorf -

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

By: \_\_\_\_\_  
David King, Assistant City Attorney

## PLANNING COMMISSION RESOLUTION NO. 2882

### Exhibit A

#### CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), Mark Telesz on behalf of Smoky Hollow Industries, LLC agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Environmental Assessment No. EA-1233 and Community Benefit Plan No. CBP 18-01, (“Project Conditions”):

#### Zoning Conditions

1. This approval is for the project as shown on the plans, renderings, and materials board dated-stamped received on August 21, 2019 and on file with the Planning and Building Department. Before the City issues a building permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Department. Any subsequent modification to the approved design must be referred to the Planning and Building Safety Director for a determination regarding the need for Planning Commission review and approval of the proposed modification.
2. All development impact mitigation fees imposed pursuant to ESCMC Chapter 15-27 of for the additional building floor area must be paid before the City issues a building permit.
3. Before the City issues building permits, the applicant must submit detailed plans in substantial compliance with the plans approved by the City Council to the Planning and Building Safety Department for review and approval. The submitted plans must comply with the screening requirements in ESCMC Section 15-2-8 for mechanical equipment.
4. 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. If it is determined that the Project Site is occupied by nesting birds covered under the Migratory Bird Treaty Act, condition No. 6 shall apply.
5. If pre-construction nesting bird surveys result 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) shall be required to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code requirements. The qualified biologist shall 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 to the CDFW prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

6. Prior to the commencement of grading or demolition of subsurface structures, a professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, shall conduct a brief archaeological and paleontological informational session for construction personnel. The training session may consist of an in-person meeting or a written handout describing: (1) how to identify archaeological and paleontological resources that may be encountered during earth-moving activities and (2) the procedures to be followed in such an event, including contact information for the appropriate entities if archaeological or paleontological resources are discovered.
7. In the event that archaeological or paleontological resources are unearthed during ground-disturbing activities, the ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find, where construction activities will not be allowed to continue until a qualified archaeologist or paleontologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside the buffer area. If the archaeologist identifies the find as a tribal cultural resource or suspects it to be a tribal cultural resource, the City will contact the Native American Heritage Commission (NAHC) to report the discovery, and will contact local Native American tribal representatives as directed by the NAHC. Should the newly discovered artifact(s) be determined to be a tribal cultural resource, Native American construction monitoring will be initiated. The City shall coordinate with the archaeologist and tribal representative(s) to develop an appropriate treatment plan.

#### Community Benefits Plan

8. Must provide all the community benefits as stated in Exhibit B (Community Benefits Plan). If the project does not provide a benefit or ceases to provide one, the owner must submit a revised CBP including equivalent replacement benefit of an equal value to the Planning and Building Safety Director for review and approval. The Director may at his discretion refer the revised CBP to the Planning Commission and City Council for review and approval.
9. The applicant must construct the public improvements indicated in the Community

Benefits Plan, including, but not limited to, sidewalk, streetscape, landscaping, parking, open space, and other improvements in the public right-of-way.

#### Fire Department Conditions

10. The applicant must comply with the applicable requirements of the 2016 California Building and Fire Codes and the 2015 International Fire Code as adopted by the City of El Segundo and El Segundo Fire Department Regulations.
11. The applicant must 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.

#### Public Works Department Conditions

##### **General**

12. 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.
13. 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
14. 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.
15. 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.
16. All construction-related parking shall be accommodated on-site. No construction related parking shall be permitted off-site.
17. 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.

18. 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.

**Street Improvements & Traffic Control**

19. 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.
20. 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.
21. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.
22. The applicant shall provide a minimum 4’ sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.
23. The applicant shall provide traffic control plans for all work requiring a lane closure.
24. 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.

**Water**

25. 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.
26. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.
27. 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.

**Sewer**

28. Prior to issuance of a Certificate of Occupancy, the sewer connection fee for this project must be paid to the City of El Segundo Public Works Department.

29. 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.

**Storm Drain**

30. The applicant shall remove and replace an existing broken storm drain manhole behind the property. The manhole is broken and open to illicit drainage and needs to be closed to any surface drainage.
31. 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.
32. 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**

33. All public landscape improvements shall be designed to City standards and approved by the Parks & Recreation Department.
34. Projects involving more than 500 square feet of new landscaping will require a 3-month Water Audit Report before Final.

**Waste Management**

35. The applicant shall comply with Title 5, Chapter 2 (Garbage and Rubbish), of the El Segundo Municipal Code. Collection/disposal/storage systems and areas must be provided in the plans that ensure compliance with State and City regulations.

Miscellaneous Conditions

Mark Telesz on behalf of Smoky Hollow Industries, LLC agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1233 and Community Benefit Plan CBP No. 18-01. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1233 and Community Benefit Plan CBP No. 18-01, the Applicant and Property Owner agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section

“the City” includes the City of El Segundo’s elected officials, appointed officials, officers, and employees.

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

---

Mark Telesz, President  
**Smoky Hollow Industries, a Limited Liability Corporation**

{If Corporation or similar entity, needs two officer signatures or evidence that one signature binds the company}

\\chclusterfs\Dept\Planning & Building Safety\\_Planning\Projects\1226-1250\1233 SHSP LLA 1325 E El Segundo Blvd\1233 SHSP LLA 1325 E El Segundo Blvd\EA-1233 DA and 55 FT Building Height Request\PC January 23, 2020\EA 1233 PC Community Benefits Reso 2020.docx

## PLANNING COMMISSION RESOLUTION NO. 2882

### Exhibit B

#### COMMUNITY BENEFIT PLAN

##### **Project description:**

The development project at 140 Oregon Street is subject to the following applications: Community Benefits Plan No. CBP 18-01 and Environmental Assessment No. EA 1233. The development project deviates from the following Smoky Hollow Specific Plan (Specific Plan) development standards in Section 2.3:

1. Building Height.

The permitted building height is 35 feet. The proposed building height is 55 feet to the top of the roofline.

The above deviation is clearly illustrated in the attached plans.

##### **Community benefits:**

In exchange for the above deviations, the applicant offers the following community benefits pursuant to Specific Plan Section 4.5.2:

1. Consistency with design guidelines above requirements. The development project complies with 21 of the 32 design guidelines in Section 2.4 of the Specific Plan. The following list of items are intended to benefit the directly the Smoky Hollow Specific Plan area and not principally the occupants of the project:
  - A. **Public Art** - Large scale public art along the envisioned re-imagined franklin avenue inspired by John D. Rockefeller (former property owner). See page 26.
  - B. **Transformative Project** - Significant investment for an architecturally expressive design that rehabilitates the original 1950s mid-century façade rather than demolishing. The unique striking design will become a landmark for the neighborhood and possibly the city. The cost for striking architectural elements such as exposed structural steel, large scale balconies and exterior decks, massive mid-century like steel windows and other period materials will build upon the character of the smoky hollow neighborhood and inspire equally striking designs by other developers.
  - C. **Public Art** - large scale motivational public art visible from PCH on the east face of the garage meant to encourage leadership and business in the area and embrace the city and the neighborhood.
  - D. **Preservation and Rehabilitation** - preservation and rehabilitation of the existing brick facade and structure.

- E. **Street-space Improvements** - new portion of new sidewalk connecting and continuing the public sidewalk along Oregon street where there is no sidewalk currently.
- F. **Sidewalk widening and utility improvements** - removal of 2 existing power poles and associated guy-wires and underground utility low voltage vault at the sidewalk at Oregon street which remove barriers along the sidewalks for increased accessible access. Additionally, several associated low voltage and high voltage overhead lines on Oregon street and e. Franklin avenue will also be removed, beautifying the streetscape and improving utilities along the streets. New underground power and low voltage will be provided.

The following list of improvements are consistent with the base standards:

- 1. Removal of a curb cut along Oregon Street.
- 2. Removal of a curb cut along E. Franklin Avenue.
- 3. Rooftop amenities which will add vibrancy to the streetscape by showcasing events and activity.
- 4. Enhanced streetscape landscaping
- 5. 30-40 feet tall vertical landscaping at the north and south facing garage sheer walls will include large scale publicly visible greenery from El Segundo Boulevard, Franklin Avenue and Oregon and Kansas Streets.
- 6. Massing that steps back along E. Franklin and Oregon streets above the first level.
- 7. Clearly identifiable entries
- 8. Parking demand provided entirely on-site.

The above community benefits are more clearly illustrated in the attached plans.

**Attachment:**

- 1. Plans dated October 30, 2019

| SHEET INDEX           |  |
|-----------------------|--|
| SHEET NUMBER          | SHEET NAME                                 |
| DEVELOPMENT AGREEMENT |  |
| 01                    | COVER                                      |
| 02                    | EXECUTIVE DEVELOPMENT SUMMARY              |
| 03                    | PERSPECTIVE                                |
| 04                    | PERSPECTIVE                                |
| 05                    | PERSPECTIVE                                |
| 06                    | PERSPECTIVE                                |
| 07                    | SMOKY HOLLOW SPECIFIC PLAN ZONING ANALYSIS |
| 08                    | SMOKY HOLLOW SPECIFIC PLAN ZONING ANALYSIS |
| 09                    | EXISTING AREAL PLAN                        |
| 10                    | SITE PHOTOS                                |
| 11                    | EXISTING SURVEY & GRADE PLANE              |
| 12                    | EXISTING SITE PLAN                         |
| 13                    | "FLOOR AREA" DIAGRAMS                      |
| 14                    | PROPOSED SITE PLAN                         |
| 15                    | FLOOR PLAN LEVEL 01                        |
| 16                    | FLOOR PLANS LEVELS 02 & MEZZANINE          |
| 17                    | FLOOR PLANS LEVELS 03 & MEZZANINE          |
| 18                    | ROOF FLOOR PLAN                            |
| 19                    | ELEVATION - WEST (OREGON STREET)           |
| 20                    | ELEVATION - NORTH (FRANKLIN AVE.)          |
| 21                    | ELEVATION - SOUTH                          |
| 22                    | ELEVATION - EAST                           |
| 23                    | HEIGHT VARIANCE - 10%                      |
| 24                    | COMMUNITY BENEFITS                         |
| 25                    | COMMUNITY BENEFITS DIAGRAM                 |
| 26                    | PUBLIC ART CONCEPTS                        |
| 27                    | OPEN SPACE/ LANDSCAPING                    |
| 28                    | PERSPECTIVE                                |
| 29                    | PERSPECTIVE                                |
| 30                    | PERSPECTIVE                                |
| 31                    | PERSPECTIVE                                |
| 32                    | PERSPECTIVE                                |
| 33                    | PERSPECTIVE                                |
| 34                    | PERSPECTIVE                                |
| 35                    | PERSPECTIVE                                |
| 36                    | PERSPECTIVE                                |
| L100                  | LANDSCAPE CONCEPTUAL PLAN                  |
| L200                  | LANDSCAPE MATERIALS                        |
| L220                  | LANDSCAPE MATERIALS                        |
| L230                  | LANDSCAPE MATERIALS                        |



# STANDARD WORKS

## EL SEGUNDO, CALIFORNIA

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OCTOBER 30, 2019 1" = 400'-0"  
PROJECT # 17.019

COVER

01  
124

# EXECUTIVE SUMMARY

## GENERAL OVERVIEW AND GRAND VISION

THE "STANDARD WORKS" PROJECT IS A 191,896 SF PARCEL BOUND BY EAST EL SEGUNDO BOULEVARD ON THE SOUTH, EAST FRANKLIN AVENUE ON THE NORTH AND OREGON STREET ON THE WEST. THE GRAND VISION OF THE DEVELOPMENT IS A DESIGN THAT ENHANCES THE EXISTING INDUSTRIAL AESTHETIC OF THE NEIGHBORHOOD BY PRESERVING ALL MID-CENTURY FACADES AND UTILIZING SIMILAR INDUSTRIAL BUILDING MATERIALS AND TECHNIQUES TO CREATE A COHESIVE ARCHITECTURAL EXPRESSION BETWEEN THE EXISTING AND THE PROPOSED. PRESERVATION OF THE EXISTING 1950'S MID-CENTURY RED BRICK FACADE IS AN OBJECTIVE OF THE DESIGN AND THE SMOKY HOLLOW SPECIFIC PLAN. THIS MIX OF UNIQUE OLD AND NEW ECLECTIC BUILDINGS IS ENTICING TO PROSPECTIVE CREATIVE AND KNOWLEDGE-BASED BUSINESSES ACROSS MANY INDUSTRIES. THE LIVELY AND PEDESTRIAN FRIENDLY CREATIVE ATMOSPHERE OF STANDARD WORKS WILL CONTRIBUTE TO THE ONGOING SMOKY HOLLOW TRANSFORMATION TO AN INCUBATOR DISTRICT AND MAJOR ECONOMIC FORCE IN THE CITY.

## USE

THE CURRENT USES OF ALL EXISTING STRUCTURES IS LIGHT INDUSTRIAL WITH ASSOCIATED ACCESSORY GENERAL OFFICE AND WAREHOUSE. THE MAJORITY OF THE EXISTING FLOOR AREA SHALL REMAIN AS CURRENTLY APPROVED. THE PROPOSED NEW FLOOR AREA SHALL BE A COMBINATION OF LIGHT INDUSTRIAL AND TECHNOLOGICAL USES INCLUDING R&D WITH SMALL POTENTIAL FUTURE PORTIONS OF CAFÉ, RESTAURANT, RETAIL AND OTHER SIMILAR USES TO SUPPORT THE DAYTIME DENSITY OF THE SITE AND THE NEIGHBORHOOD. THE DEMAND FOR THESE TYPES OF USES IS GROWING AND THIS PROJECT WILL PROVIDE A RELATIVELY LARGE AREA IN EFFORTS TO MEET THE GOALS OF THE SMOKY HOLLOW EAST TRANSITIONAL LAND USE ZONING. ADDITIONALLY THE PROJECT IS REQUESTING A VARIANCE TO ALLOW AN ACCESSORY FITNESS STUDIO ON THE GROUND FLOOR OF THE BUILDING.

## FLOOR AREA

AT THE COMPLETION OF THE PROPOSED PROJECT THE SITE WILL REMAIN SIGNIFICANTLY UNDERDEVELOPED WITH THE FLOOR AREA RATIO OF 0.47 WHICH IS MUCH LESS THAN THE BY-RIGHT ALLOWED 1.0 FAR IN THE BASE STANDARDS.

## PARKING

THE COMPLETED PROJECT WILL CONTAIN APPROXIMATELY 59 ON GRADE PARKING AND 398 SPACES IN THE PROPOSED PARKING STRUCTURE CURRENTLY UNDER CONSTRUCTION ON THE LOT. THE APPROXIMATE TOTAL OF 457 PARKING SPACES WILL BE MORE THAN ADEQUATE TO SERVE THE TOTAL PROPOSED FLOOR AREA.

## MISCELLANEOUS

THE HOURS OF OPERATION FOR THE DEVELOPMENT ARE STANDARD BUSINESS HOURS FIVE DAYS A WEEK WITH OCCASIONAL WEEKEND HOURS.

THE EXISTING BRICK STRUCTURE OF 19,007 SF ON THE NORTH SIDE OF THE PROPERTY SHALL BE ENTIRELY PRESERVED AND REHABILITATED WITH LARGER OPENINGS FOR WINDOWS AND ACCESSIBLE ENTRANCES. THE EXISTING NON MID-CENTURY PERIOD BENEFICIAL TILT UP CONCRETE STRUCTURE OF 8,204 SF ON THE SOUTHERLY PORTION OF THE PROPERTY WILL BE ENTIRELY DEMOLISHED. PLEASE SEE EXISTING SITE PLAN ON SHEET 12.

## CONCLUSION

THE PROPOSED PROJECT DESIGN IS COMPATIBLE AND INTEGRATED WITH, AND NOT DETRIMENTAL TO, THE EXISTING DEVELOPMENT ON ADJACENT AND SURROUNDING NEIGHBORING PROPERTIES AND FURTHERMORE PAYS HOMAGE TO THE NEIGHBORHOOD'S INDUSTRIAL PAST AND ENCOURAGES LOOKING FORWARD TO THE FUTURE OF WHAT THE NEIGHBORHOOD WILL TRANSFORM INTO IN THE NEAR FUTURE.

## COMMUNITY BENEFITS PLAN CONSISTENT WITH TIER II

THE DEVELOPMENT REQUESTS THE FOLLOWING DISCRETIONARY APPROVALS WHICH ARE CONSISTENT WITH THE SPECIFIC PLAN:

1. AN INCREASE IN PERMITTED HEIGHT OF 15'-0" FROM 35' TO 50'-0" IN ACCORDANCE WITH TIER II COMMUNITY BENEFITS PLAN.

## REQUESTED VARIANCE

1. PLEASE SEE PAGE 23 - SEEKING AN ADDITIONAL 5'-0" IN BUILDING HEIGHT FROM 50' TO 55'-0", WHICH IS SIMILAR TO THE 10% ADMINISTRATOR'S ADJUSTMENT FOR "MINOR DEVIATIONS" TO ALLOW CREATIVE MEZZANINE FLOOR AREA WITHIN THE BUILDING.
2. TO ALLOW AN ACCESSORY FITNESS STUDIO OF 3,931 SQUARE FEET ON THE EAST SIDE OF THE BUILDING AT LEVEL 1. MANY CLASS A TENANTS HAVE REQUESTED THE ABILITY TO ADD AN ACCESSORY FITNESS CENTER.

# FLOOR AREA AND PARKING CALCULATIONS

| PROJECT INFORMATION TABLE        |                         |                 |                           |                 |                                    |                 |
|----------------------------------|-------------------------|-----------------|---------------------------|-----------------|------------------------------------|-----------------|
|                                  | 1325 E. EL SEGUNDO BLVD |                 | 136 140 142 OREGON STREET |                 | 1320 - 1330 E. FRANKLIN AVE.       |                 |
| GROSS LOT AREA (PRE DEDICATIONS) | 191,896 SF              |                 |                           |                 |                                    |                 |
| FLOOR AREA ALLOWED (1:1.5)       | 287,844 SF              |                 |                           |                 |                                    |                 |
| <b>FLOOR AREA BY USE</b>         |                         |                 |                           |                 |                                    |                 |
| <b>USE</b>                       | <b>EXISTING</b>         | <b>PROPOSED</b> | <b>EXISTING</b>           | <b>PROPOSED</b> | <b>EXISTING</b>                    | <b>PROPOSED</b> |
| INDUSTRIAL                       | 12,514 SF               |                 | 19,007 SF                 | 23,243 SF       | 10,428 SF                          |                 |
| GENERAL OFFICE                   | 17,135 SF               |                 | 8,204 SF                  | 21,022 SF       | 9,065 SF                           |                 |
|                                  |                         |                 |                           | 9,149 SF        |                                    |                 |
|                                  |                         |                 |                           | 21,784 SF       |                                    |                 |
|                                  |                         |                 |                           | 9,688 SF        |                                    |                 |
| <b>FLOOR AREA EXISTING</b>       | 29,649 SF               |                 | 27,211 SF                 |                 | 19,493 SF                          |                 |
| <b>FLOOR AREA PROPOSED</b>       |                         |                 | 84,886 SF                 |                 | 76,353 SF                          |                 |
|                                  |                         |                 |                           |                 | 57,675 SF                          |                 |
|                                  |                         |                 |                           |                 | 134,028 SF                         |                 |
|                                  |                         |                 |                           |                 | 0.47                               |                 |
|                                  |                         |                 |                           |                 | EXISTING FLOOR AREA                |                 |
|                                  |                         |                 |                           |                 | ADDITIONAL FLOOR AREA              |                 |
|                                  |                         |                 |                           |                 | PROPOSED TOTAL FLOOR AREA          |                 |
|                                  |                         |                 |                           |                 | TOTAL FAR BASED ON TIER II (1:1.5) |                 |
| <b>PARKING</b>                   |                         |                 |                           |                 |                                    |                 |
| REQUIRED                         | 56 *                    |                 | 212                       |                 | 301                                |                 |
| PROVIDED                         |                         |                 |                           |                 | 457                                |                 |

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OCTOBER 30, 2019

PROJECT # 17.019

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2019.dwg

EXECUTIVE  
DEVELOPMENT  
SUMMARY

02  
125



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OCTOBER 30, 2019  
 PROJECT # 17.019

PERSPECTIVE



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 PROJECT # 17.019

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 PROJECT # 17.019

PERSPECTIVE

# ZONING ANALYSIS

## (SHSP TABLE 2-3) C. LOT STANDARDS

|                         | REQUIRED  | PROVIDED   |
|-------------------------|-----------|------------|
| 1. MINIMUM LOT AREA     | 11,200 SF | 191,896 SF |
| 2. MINIMUM LOT FRONTAGE | 50'       | 198'       |

## (SHSP TABLE 2-3) D. BUILDING DESIGN STANDARDS

|  | REQUIRED   | PROVIDED  |
|--|--|---|
| 1. BUILDING ORIENTATION FRANKLIN AVENUE            | LOTS ADJOINING FRANKLIN AVENUE SHALL PROVIDE A MINIMUM OF ONE PRIMARY ENTRY FACING FRANKLIN AVENUE. PRIMARY ENTRY DOORS SHALL BE VISIBLE AND ACCESSIBLE FROM THE PUBLIC SIDEWALK   | EXISTING NON CONFORMING HOWEVER, THE PROJECT PROPOSES A ROLL UP DOOR THAT OPENS TO THE FLOOR LEVEL AS LOW AS POSSIBLE. (SEE NORTH ELEVATION SHEET 21) |
| 2. BUILDING TRANSPARENCY: FRANKLIN AVENUE FRONTAGE | FOR NEW BUILDINGS OR NEW ADDITIONS FRONTING FRANKLIN AVENUE, A MINIMUM <b>15% FACADE</b> TRANSPARENCY SHALL BE PROVIDED AT THE GROUND LEVEL OR FIRST 12 FEET OF HEIGHT ABOVE GRADE, WHICHEVER IS LESS, THROUGH THE UTILIZATION OF WINDOWS, ENTRIES, OR SIMILAR OPENINGS. | 28% PROVIDED (SEE SHEET 21)   |

## (SHSP TABLE 2-3) E. SETBACK STANDARDS

|                              | REQUIRED   | PROVIDED                                 |
|------------------------------|--|--|
| 1. FRONT YARD                | NONE   | 2' - 8"                                  |
| 2. SIDE YARD (NORTHERLY)     | N/A  | SEE ITEM 4 BELOW                         |
| SIDE YARD (SOUTHERLY)        | NONE   | 67' - 11" (TO PL)                        |
| 3. REAR YARD (EASTERLY)      | NONE   | 22' - 11" (TO FACE OF ADJACENT BUILDING) |
| 4. SIDE YARD (FRANKLIN AVE.) | MIN 0', MAX 5'   | 5' - 0" (TO FACE OF CURB)                |
| 5. ADJOINING ALLEY           | MIN. 10'   | N/A                                      |
| 6. ALL STRUCTURES            | COMPLY WITH CORNER, DRIVEWAY, & ALLEY VISIBILITY REQUIREMENTS IN ESMC SECTIONS 15-2-6 (CORNER CLEARANCE) & 15-2-11 DRIVEWAY VISIBILITY). | EXISTING NON CONFORMING                  |

## (SHSP TABLE 2-4) F. OPEN SPACE & LANDSCAPING STANDARDS

|  | REQUIRED   | PROVIDED   |
|--|--|--|
| 1. OPEN SPACE, 10% OF LOT, REQUIRED OPEN SPACE MAY BE PROVIDED ON BUILDING ROOFTOPS; HOWEVER, AT LEAST 50% OF REQUIRED OPEN SPACE SHALL HAVE DIRECT ACCESS FROM THE EXISTING GROUND ELEVATION. | 191,863 x 0.1 = 19,190 SF  | 191,896 SF x 0.1 = 19,189 SF (SEE PAGE 28)           |
| 2. SURFACE PARKING LOT LANDSCAPING. ON SITES LARGER THAN 22,400 SF, A MINIMUM OF 1 TREE SHALL BE PROVIDED ON SITE FOR EVERY 4 AT-GRADE, OPEN-TO-THE-SKY SURFACE PARKING SPACES                 | 59 SURFACE PARKING SPACES / 4 = 15   | 15 PROVIDED (SEE PAGE 28)                            |
| 3. IRRIGATION  | ALL LANDSCAPED AREAS, INCLUDING TREES AT SURFACE PARKING LOTS, SHALL BE PROVIDED WITH APPROPRIATE PERMANENT WATERING FACILITIES. | IRRIGATION SHALL BE PROVIDED AS A DEFERRED SUBMITTAL |

|                           |   |
|---------------------------|---|
| JURISDICTION:             | CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  |
| SPECIFIC PLAN:            | SMOKY HOLLOW SPECIFIC PLAN  |
| ZONING:                   | SH-E (SMOKY HOLLOW EAST)  |
| PREVIOUS USE:             | LIGHT INDUSTRIAL  |
| PROPOSED USE:             | GENERAL OFFICE / ACCESSORY RETAIL / TAKE OUT RESTAURANT / EXTERIOR DINING / LIGHT INDUSTRIAL / RESEARCH & DEVELOPMENT |
| OCCUPANCY CLASSIFICATION: | B (GENERAL OFFICE, R&D) / A2 (TAKE OUT RESTAURANT)  |
| CHANGE OF USE:            | YES, (PORTIONS OF EXISTING FLOOR AREA)  |
| CONDITIONAL USE PERMIT:   | NO  |

## ZONING MAP

Figure 2-1: Zoning Districts



## (SHSP TABLE 2-2) A. ALLOWABLE GROSS FLOOR AREA

|                             | ALLOWED                                 | PROVIDED   |
|-----------------------------|---|--|
| BASE ALLOWED:               | 1.0 = 191,896 x 1.0 = 191,863 SF        | 29,649 SF (1325 E. EL SEGUNDO)   |
| COMMUNITY BENEFITS TIER II: | 1.5 = 191,896 x 1.5 = <b>287,844 SF</b> | 19,493 SF (1320 E. FRANKLIN)<br><b>84,886 SF (140 OREGON)</b><br>134,028 SF (0.47 FAR) |

## B. HEIGHT STANDARDS

|                            | ALLOWED   | PROVIDED               |
|----------------------------|---|------------------------|
| BASE ZONING                | 35'-0"  | 54'-11" (SEE SHEET 24) |
| COMMUNITY BENEFITS TIER II | ADDITIONAL 15' = 50'-0"                                   |                        |
| REQUESTED VARIANCE         | ADDITIONAL 5' = 50'-0" + 5'-0" = 55'-0"                   |                        |
| HEIGHT EXCEPTIONS          | ELEVATOR SHAFT HOUSING IS EXEMPT FROM HEIGHT REQUIREMENTS |                        |
| PARAPET HEIGHT             | MAY EXCEED MAXIMUM BUILDING HEIGHT BY 5'-0"               |                        |

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OCTOBER 30, 2019 12' = 1'-0"  
PROJECT # 17.019

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SMOKY HOLLOW SPECIFIC PLAN ZONING ANALYSIS

07  
130





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OCTOBER 30, 2019 1" = 160'-0"  
 PROJECT # 17.019

EXISTING  
 AREAL PLAN



NORTHEAST



NORTHWEST



SOUTHEAST



SOUTHWEST

----- APPROXIMATE OUTLINE OF PROPOSED BUILDING

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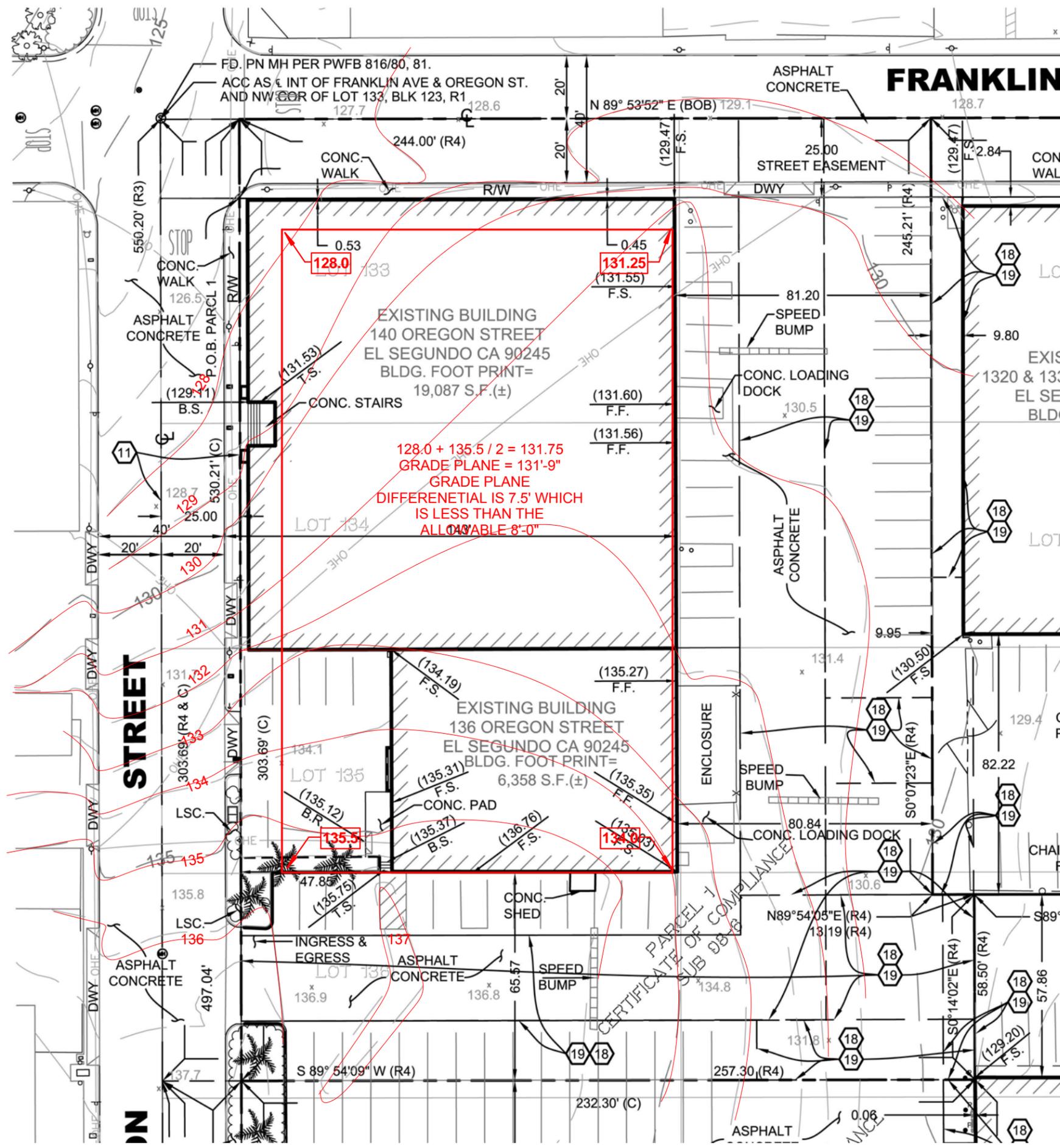
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OCTOBER 30, 2019 12" = 1'-0"  
PROJECT # 17.019

SITE PHOTOS



128.0 + 135.5 / 2 = 131.75  
 GRADE PLANE = 131'-9"  
 GRADE PLANE  
 DIFFERENTIAL IS 7.5' WHICH  
 IS LESS THAN THE  
 ALLOWABLE 8'-0"

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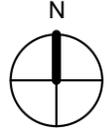
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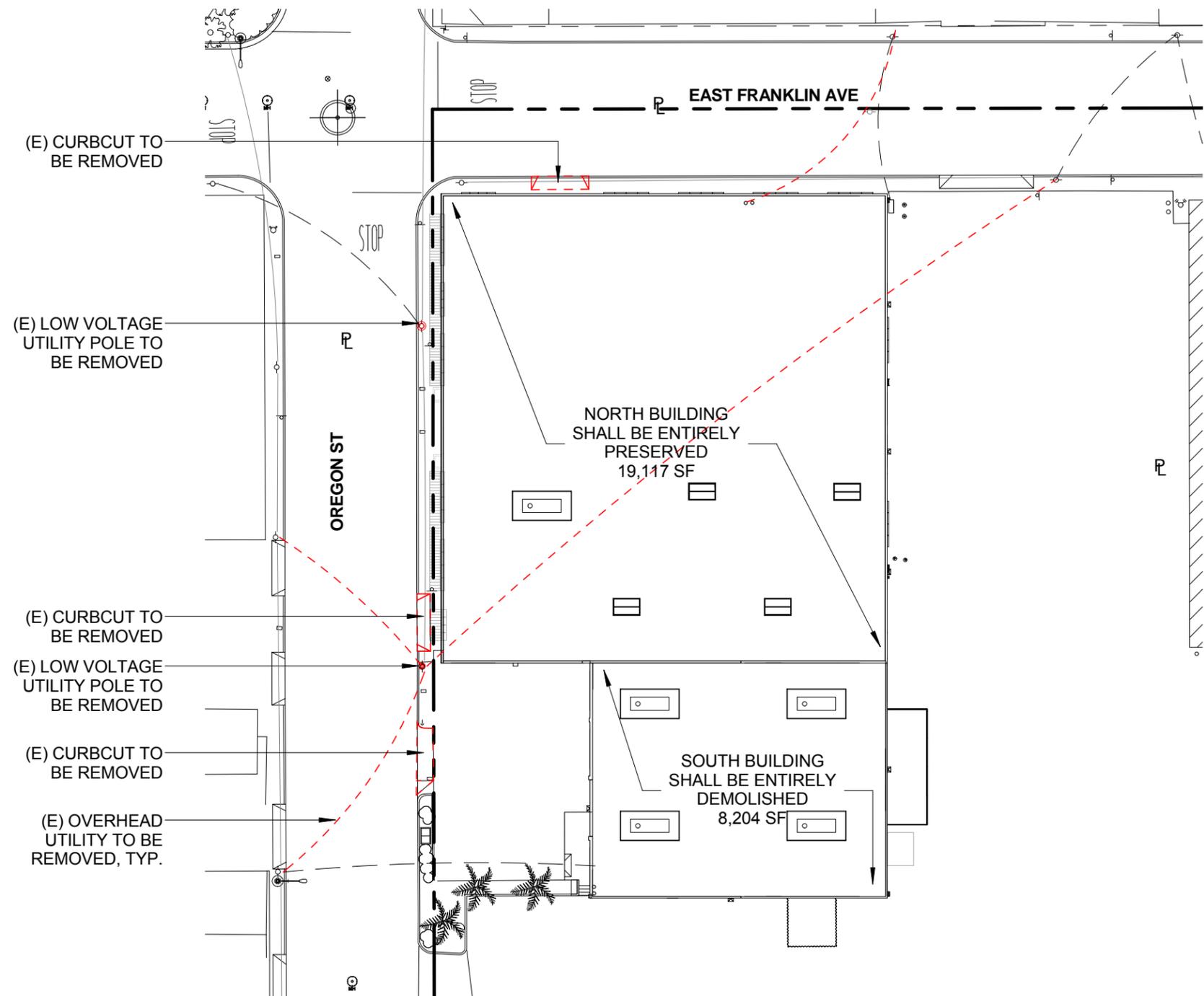
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OCTOBER 30, 2019 6" = 1'-0"  
 PROJECT # 17.019

## EXISTING SURVEY & GRADE PLANE



REMOVING EXISTING CURB CUTS ON EAST FRANKLIN AVE AND OREGON STREET IN ACCORDANCE WITH SMOKY HOLLOW SPECIFIC PLAN



- DIAGRAM SUMMARY:**
- 2 EXISTING CURB CUTS ARE BEING ELIMINATED
  - 1 EXISTING CURB CUT IS BEING RELOCATED
  - SEVERAL OVERHEAD POWER LINES ARE BEING ELIMINATED
  - 1 EXISTING UTILITY POLE IS BEING ELIMINATED

1 SITE PLAN - EXISTING  
1" = 40'-0"



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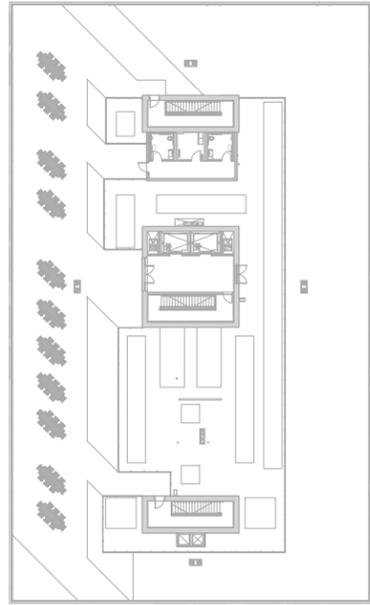
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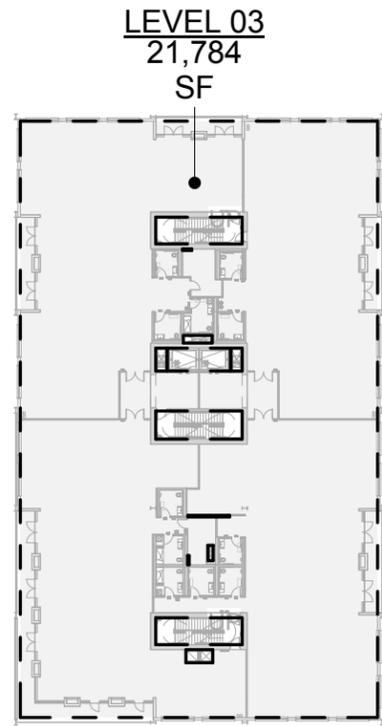
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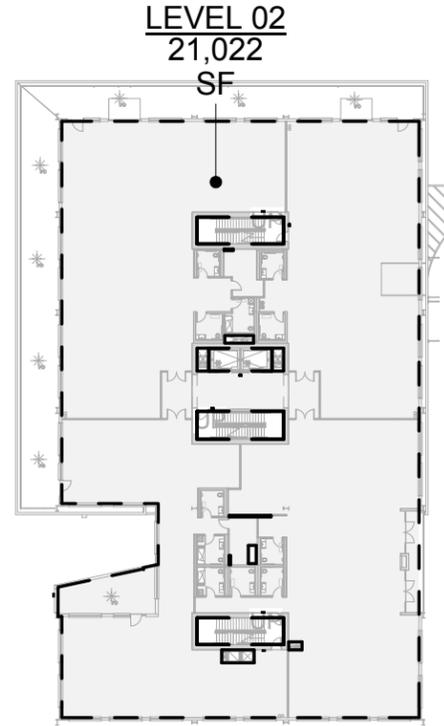
EXISTING SITE  
PLAN



6 ROOF - FLOOR AREA  
1" = 60'-0"



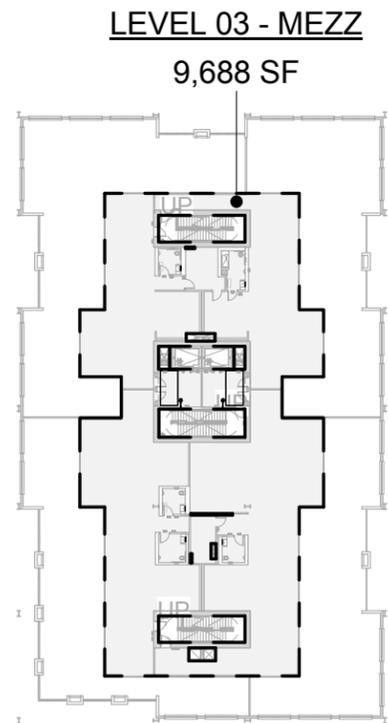
4 LEVEL 03 - FLOOR AREA  
1" = 60'-0"



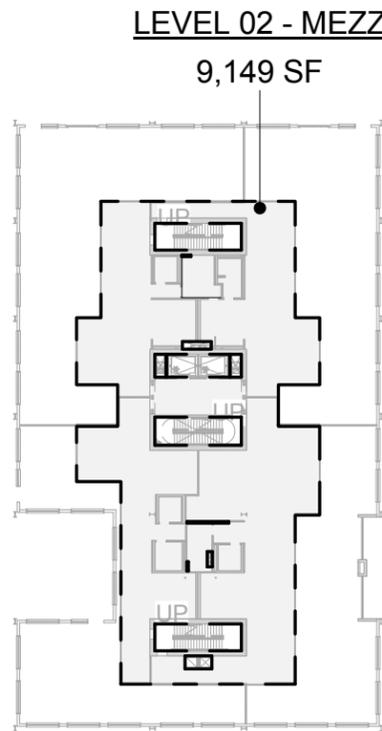
2 LEVEL 02 - FLOOR AREA  
1" = 60'-0"

| FLOOR AREA SCHEDULE |                  |
|---------------------|------------------|
| NAME                | AREA             |
| LEVEL 01 NORTH      | 18,715 SF        |
| LEVEL 01 SOUTH      | 4,529 SF         |
| LEVEL 02            | 21,022 SF        |
| LEVEL 02 - MEZZ     | 9,149 SF         |
| LEVEL 03            | 21,784 SF        |
| LEVEL 03 - MEZZ     | 9,688 SF         |
| <b>Grand total</b>  | <b>84,886 SF</b> |

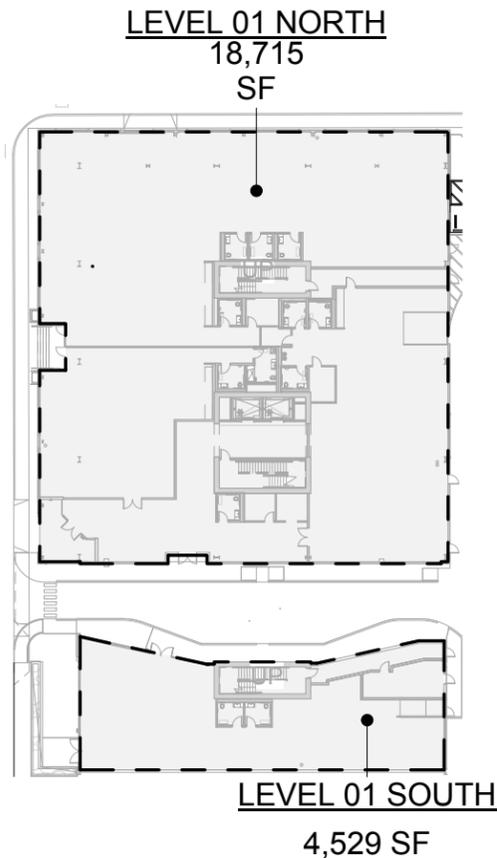
FLOOR AREA (GROSS): The area included within the surrounding exterior walls of a building or portion thereof, exclusive of garages, vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.



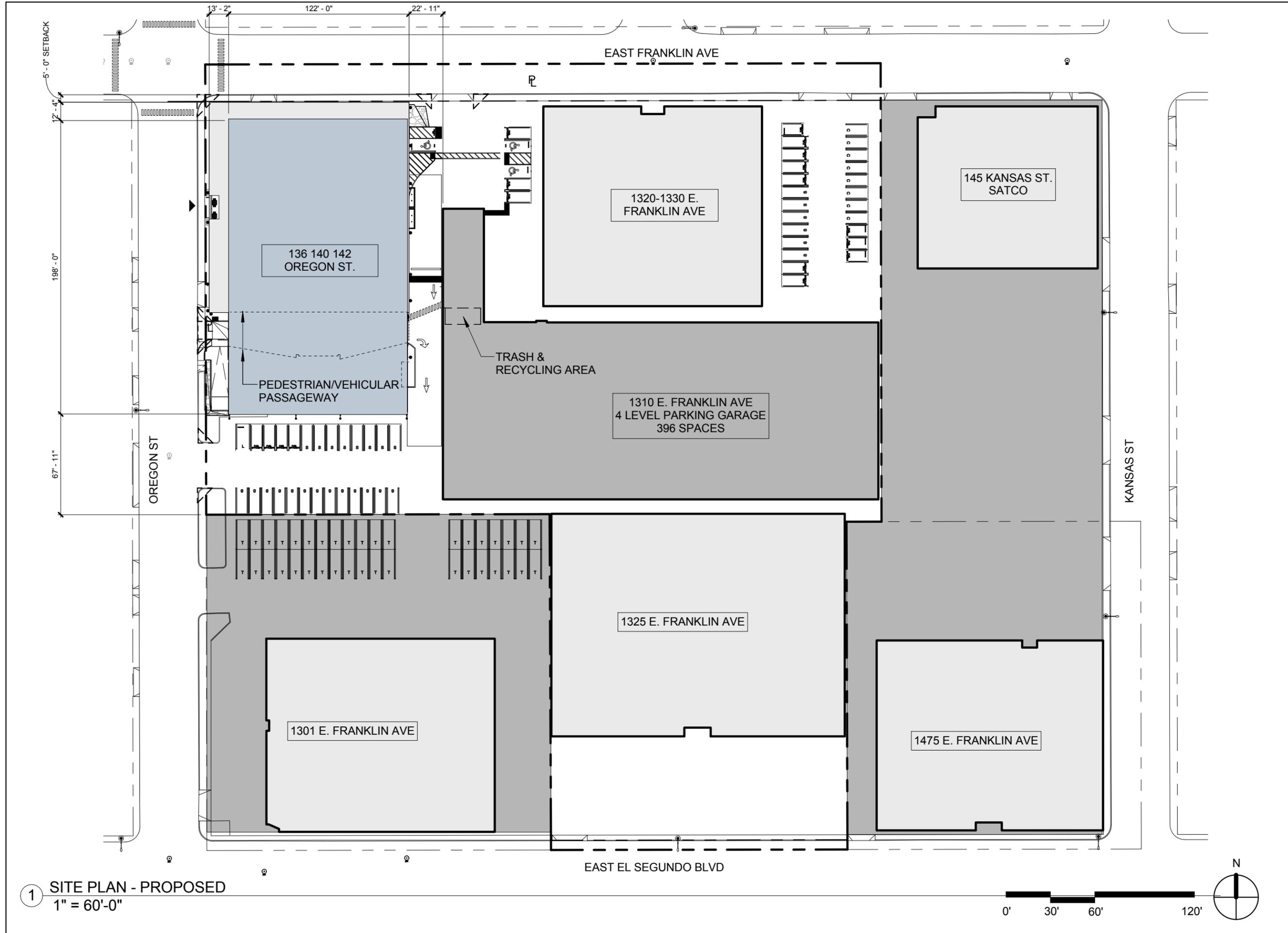
5 LEVEL 03 - MEZZ - FLOOR AREA  
1" = 60'-0"



3 LEVEL 02 - MEZZ - FLOOR AREA  
1" = 60'-0"



1 LEVEL 01 - FLOOR AREA  
1" = 60'-0"



1 SITE PLAN - PROPOSED  
1" = 60'-0"

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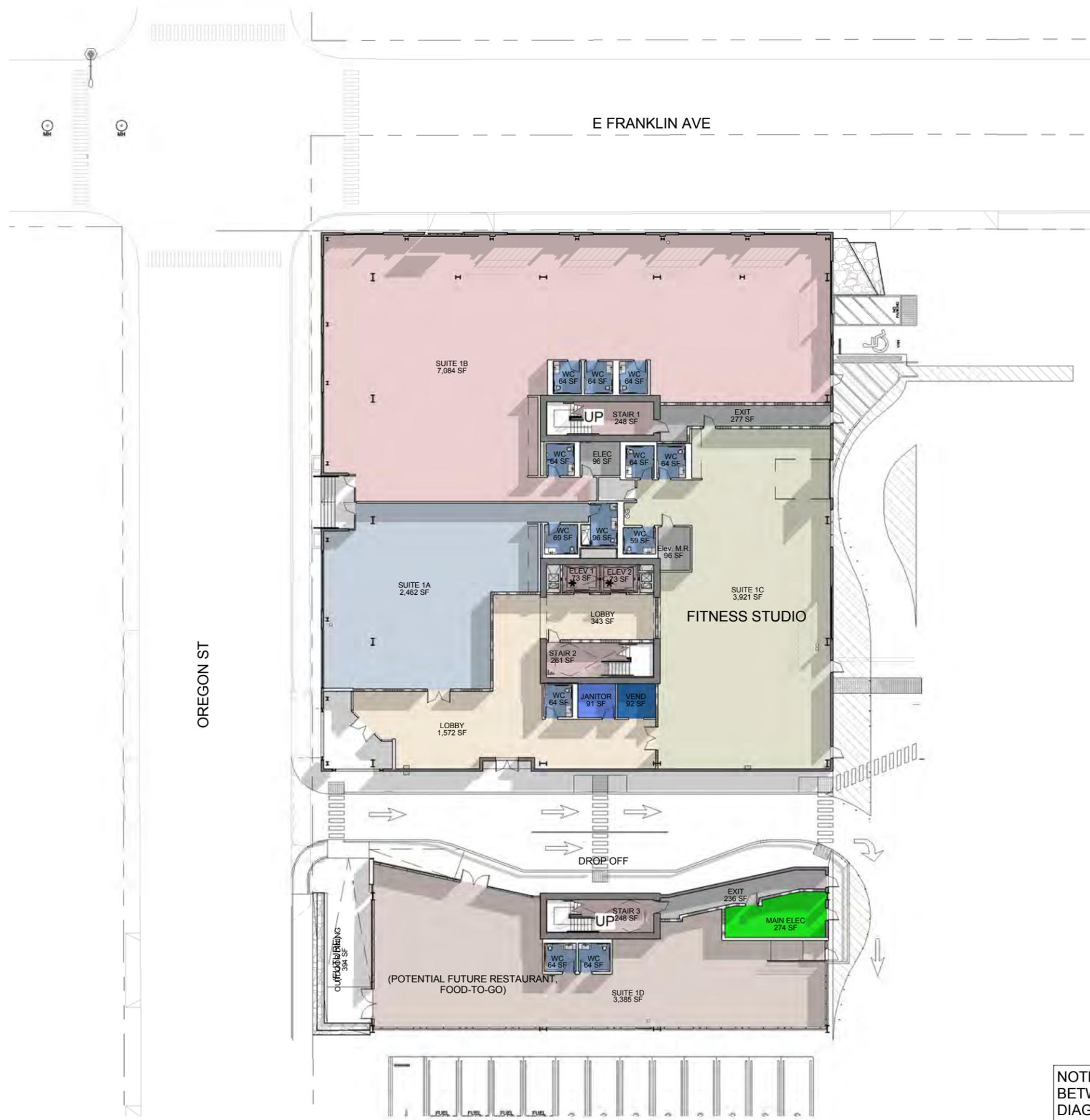
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OCTOBER 30, 2019 1" = 60'-0"  
PROJECT # 17.019

PROPOSED  
SITE PLAN



① LEVEL 01  
1" = 30'-0"

NOTE: THE DIMISING WALLS BETWEEN TENANT SPACES ARE FOR DIAGRAMMATIC PURPOSES ONLY



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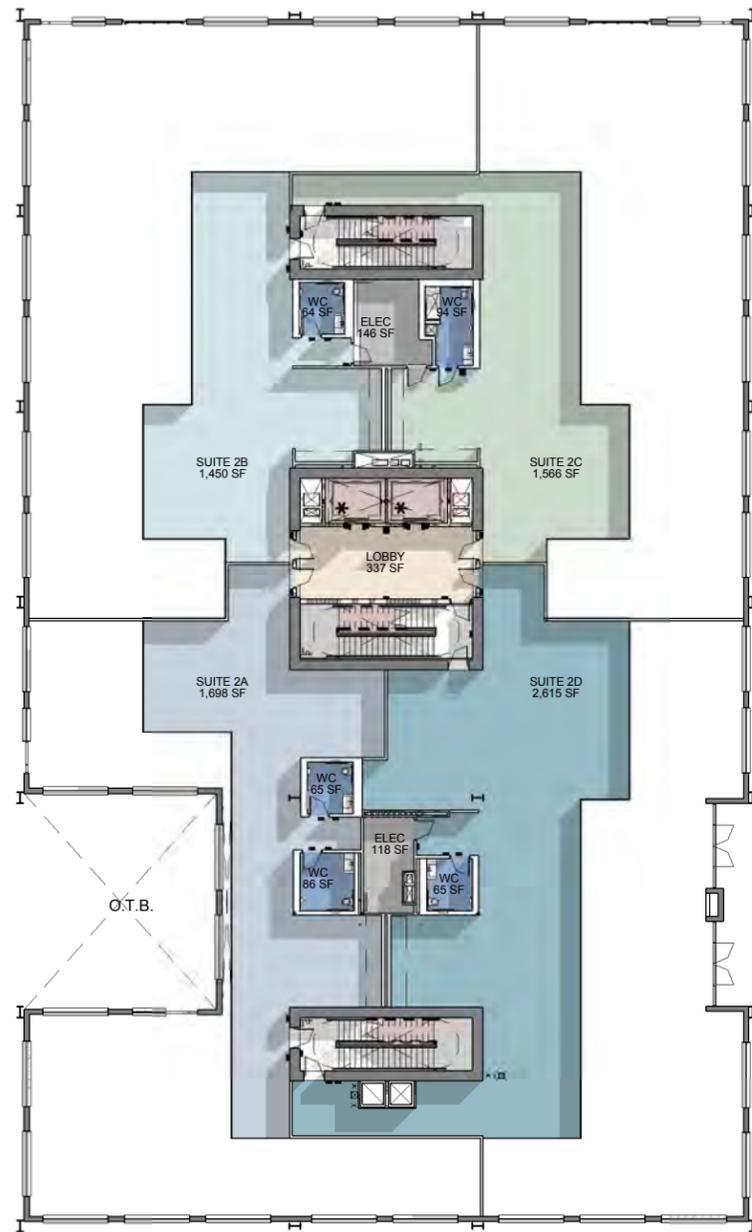
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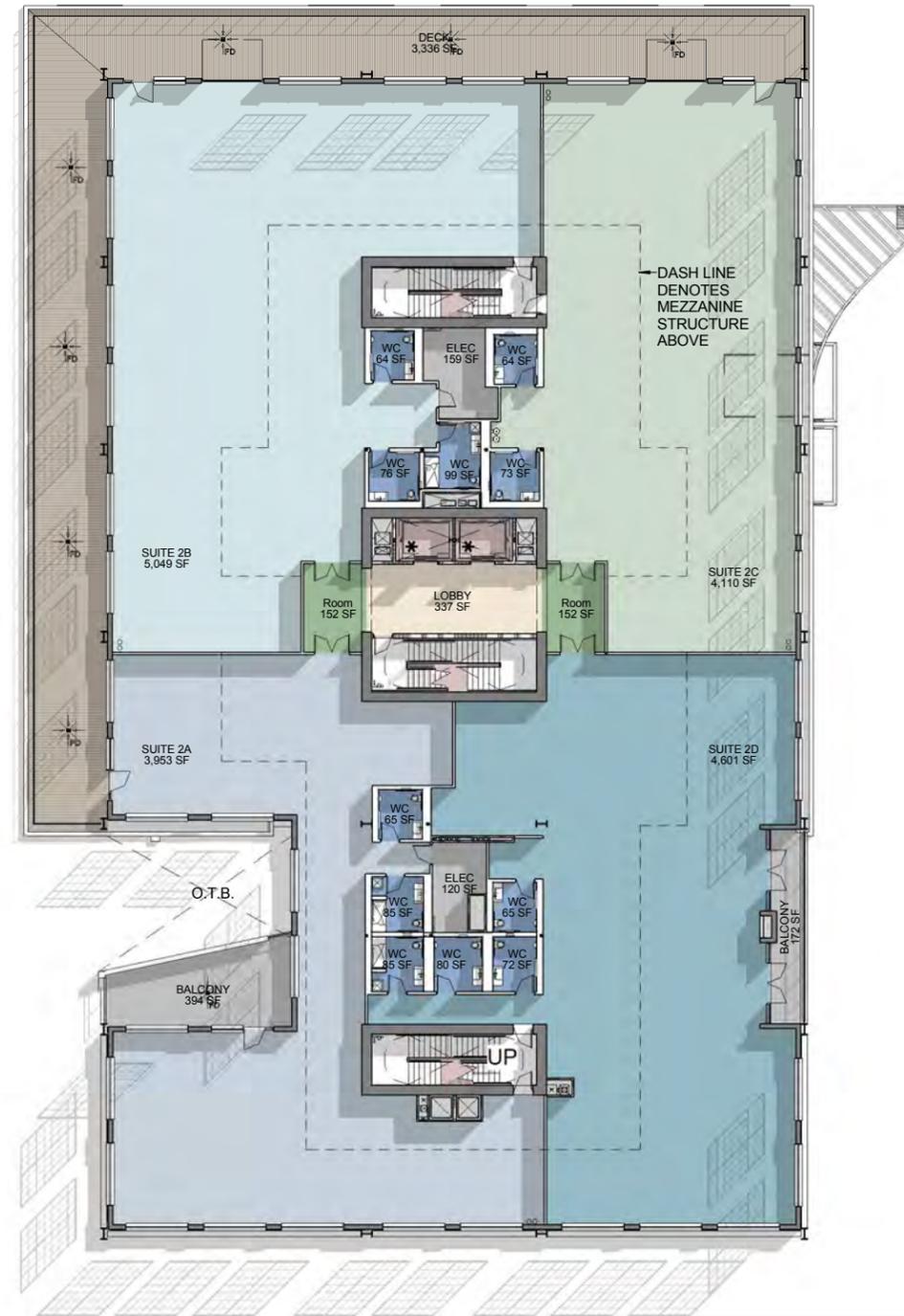
FLOOR PLAN  
LEVEL 01

15  
138



NOTE: THE DIMISING WALLS BETWEEN TENANT SPACES ARE FOR DIAGRAMMATIC PURPOSES ONLY

2 LEVEL 02 MEZZ  
1" = 30'-0"



NOTE: THE DIMISING WALLS BETWEEN TENANT SPACES ARE FOR DIAGRAMMATIC PURPOSES ONLY

1 LEVEL 02  
1" = 30'-0"



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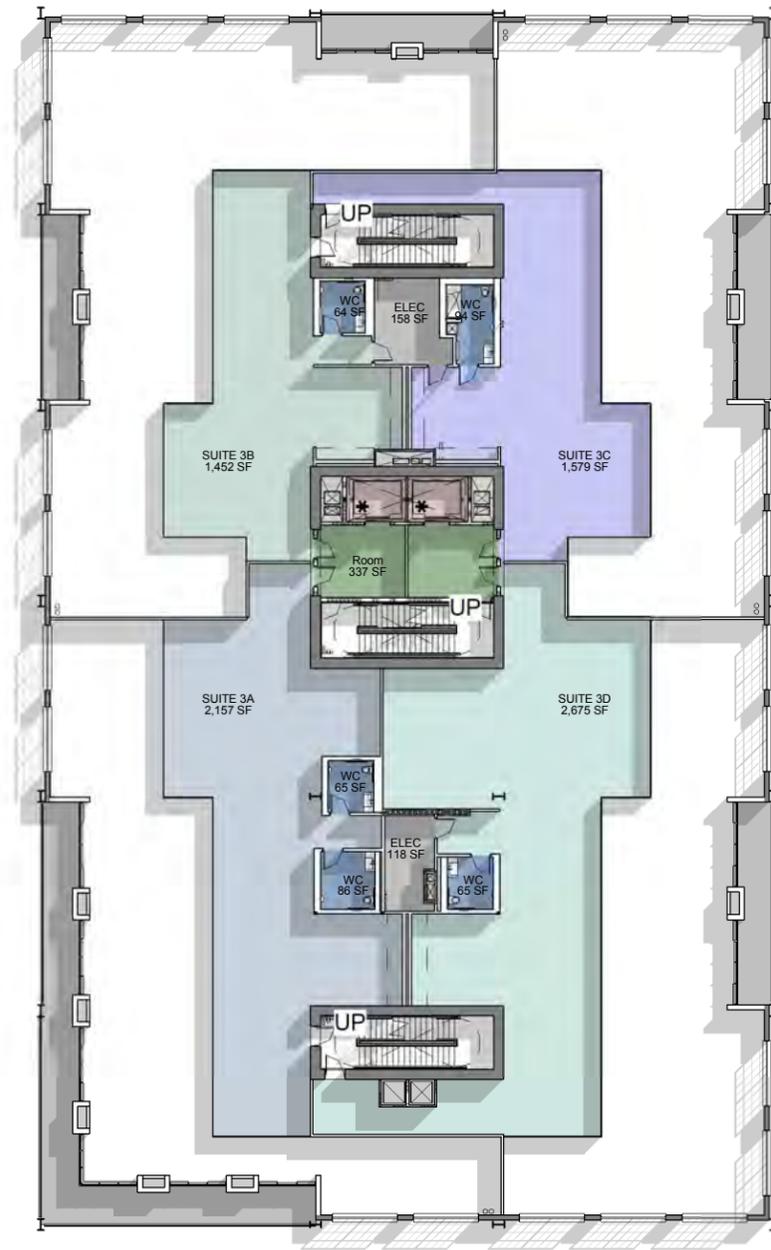
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OCTOBER 30, 2019 1" = 30'-0"  
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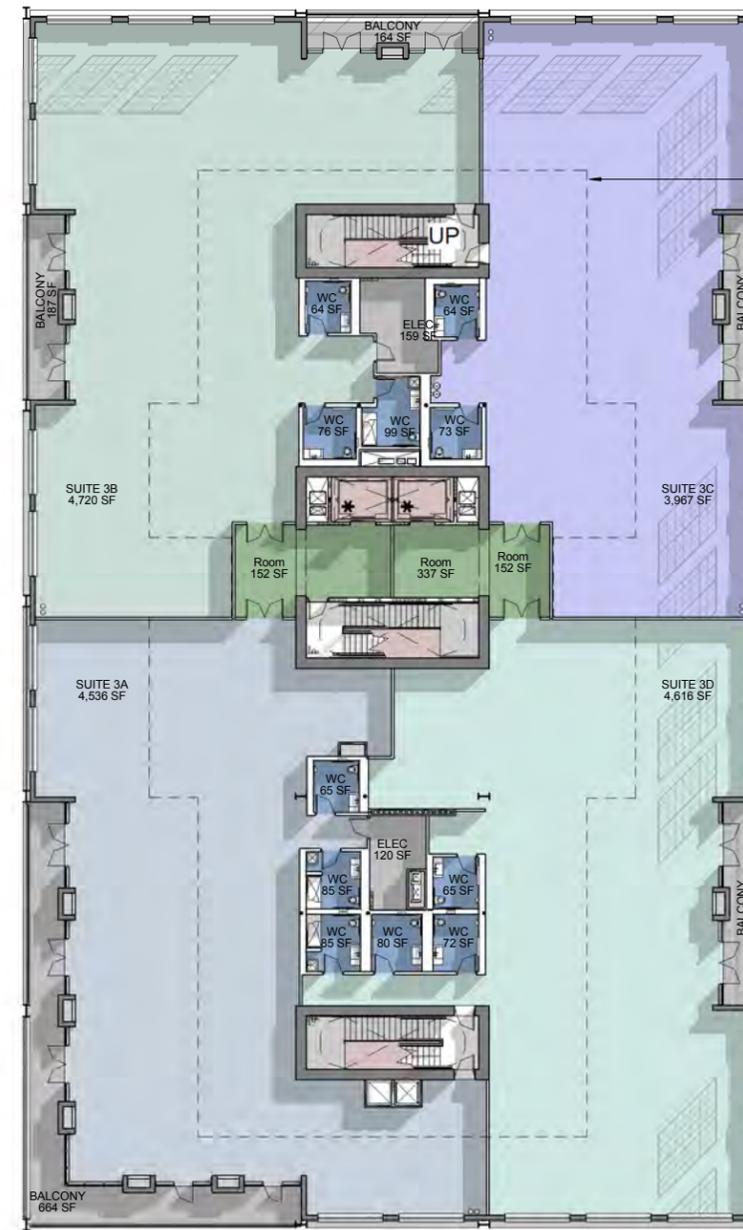
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FLOOR PLANS  
LEVELS 02 &  
MEZZANINE



NOTE: THE DIMISING WALLS BETWEEN TENANT SPACES ARE FOR DIAGRAMMATIC PURPOSES ONLY

2 LEVEL 03 - MEZZ  
1" = 30'-0"



DASH LINE DENOTES MEZZANINE STRUCTURE ABOVE

NOTE: THE DIMISING WALLS BETWEEN TENANT SPACES ARE FOR DIAGRAMMATIC PURPOSES ONLY

1 LEVEL 03  
1" = 30'-0"



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140  
OREGON

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OCTOBER 30, 2019 1" = 30'-0"  
PROJECT # 17.019

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FLOOR PLANS  
LEVELS 03 &  
MEZZANINE

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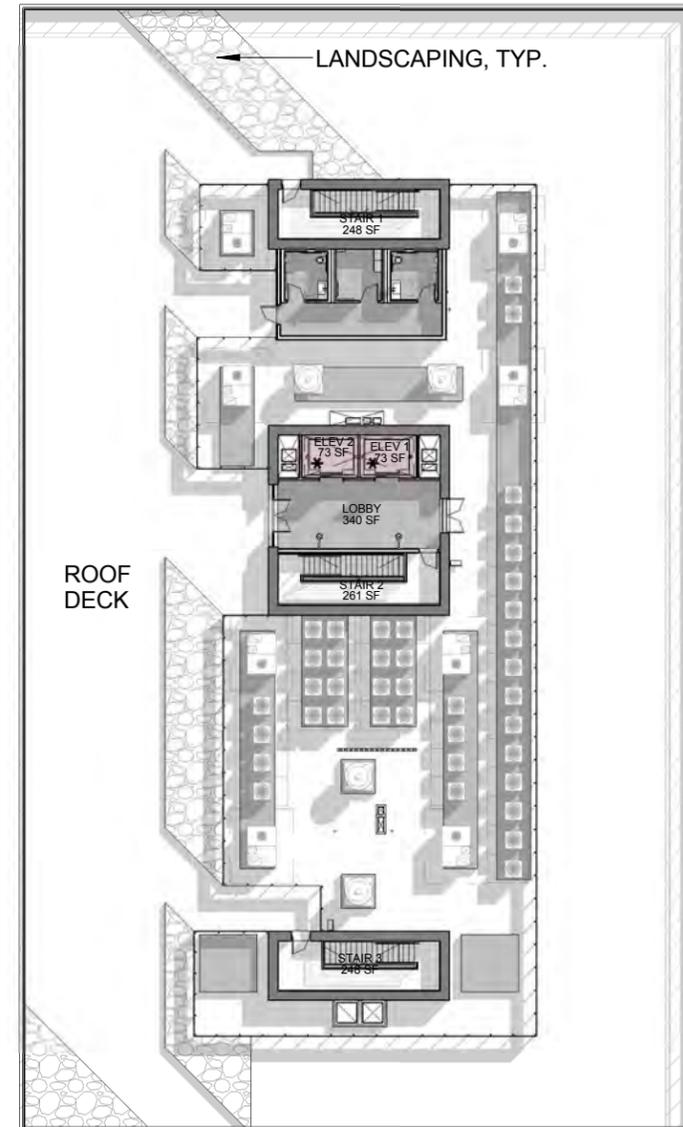
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OCTOBER 30, 2019 1/32" = 1'-0"  
PROJECT # 17.019

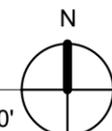
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## ROOF FLOOR PLAN



1 ROOF  
1/32" = 1'-0"

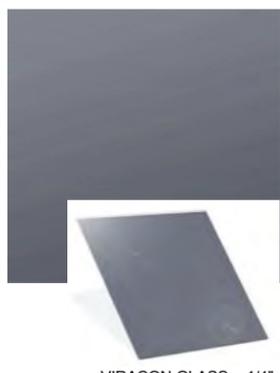
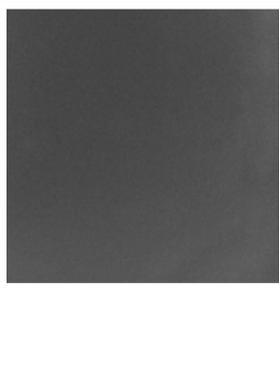
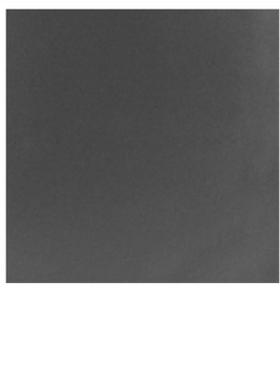
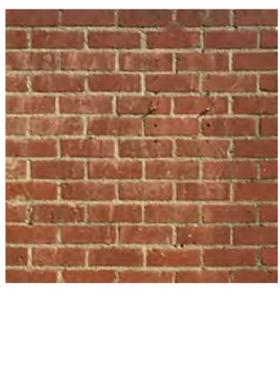
0' 15' 30' 60'



- T.O.P. (HIGH)  
214' - 8"
- TOP (LOW)  
200' - 8"
- ROOF  
186' - 8"
- LEVEL 03 MEZZ  
176' - 6"
- LEVEL 03  
166' - 4"
- LEVEL 02 MEZZ  
156' - 2"
- LEVEL 02  
146' - 0"
- DATUM  
131' - 9"
- LEVEL 01  
131' - 6"



1 WEST ELEVATION (OREGON STREET ELEVATION)  
1" = 20'-0"

|  |   |   |  |   |   |   |   |   |
|--|---|---|--|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |
| AC-1<br>ARCHITECTURAL<br>CONCRETE  | GL-1<br>CLEAR VISION<br>GLAZING   | GL-2<br>DARK GRAY<br>SPANDREL   | MT-1<br>POWDER COAT<br>FINISH  | AC-2<br>BOARD FORMED<br>CONCRETE  | MT-2<br>TNEMEC COATING  | WD-1<br>WOOD PLANKS   | CMU-1<br>CMU BLOCK  | BM-1<br>(E) BRICK   |

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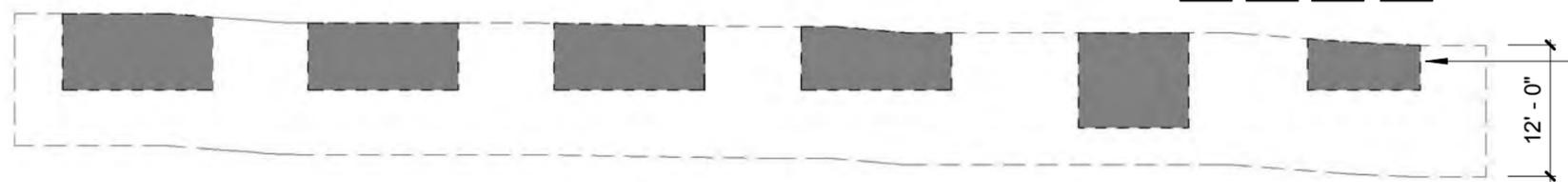
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PROJECT # 17.019

## ELEVATION - WEST (OREGON STREET)

FL-1 WD-1 GL-1 MT-2 CMU-1 MT-2



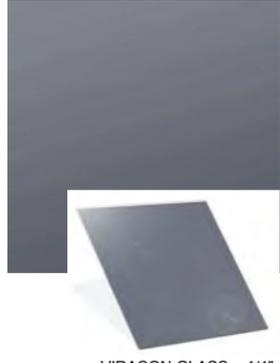
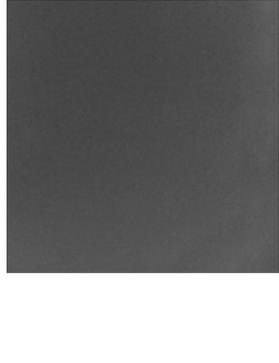
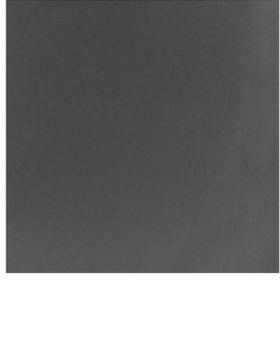
FL-1 BM-1 GL-1 MT-2



466 SF / 1,622 SF = 28% > 15% = OK!  
(THE TRANSPARENCY IS NEARLY DOUBLE THE MINIMUM REQUIRED PER SHSP)

FRANKLIN AVENUE TRANSPARENCY DIAGRAM

1 NORTH ELEVATION (FRANKLIN AVENUE)  
1/16" = 1'-0"

|  |   |   |  |   |   |   |   |   |
|--|---|---|--|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |
| AC-1<br>ARCHITECTURAL<br>CONCRETE  | GL-1<br>CLEAR VISION<br>GLAZING   | GL-2<br>DARK GRAY<br>SPANDREL   | MT-1<br>POWDER COAT<br>FINISH  | AC-2<br>BOARD FORMED<br>CONCRETE  | MT-2<br>TNEMEC COATING  | WD-1<br>WOOD PLANKS   | CMU-1<br>CMU BLOCK  | BM-1<br>(E) BRICK   |

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ELEVATION -  
NORTH  
(FRANKLIN  
AVE.)



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PROJECT # 17.019

ELEVATION -  
SOUTH



1 SOUTH ELEVATION  
1/16" = 1'-0"

|                                   |                                 |                               |                               |                                  |                        |                     |                    |                   |
|-----------------------------------|---------------------------------|-------------------------------|-------------------------------|----------------------------------|------------------------|---------------------|--------------------|-------------------|
|                                   |                                 |                               |                               |                                  |                        |                     |                    |                   |
| AC-1<br>ARCHITECTURAL<br>CONCRETE | GL-1<br>CLEAR VISION<br>GLAZING | GL-2<br>DARK GRAY<br>SPANDREL | MT-1<br>POWDER COAT<br>FINISH | AC-2<br>BOARD FORMED<br>CONCRETE | MT-2<br>TNEMEC COATING | WD-1<br>WOOD PLANKS | CMU-1<br>CMU BLOCK | BM-1<br>(E) BRICK |



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OCTOBER 30, 2019As indicated  
PROJECT # 17.019

ELEVATION -  
EAST



1 EAST ELEVATION  
1" = 20'-0"

|                                   |                                 |                               |                               |                                  |                        |                     |                    |                   |
|-----------------------------------|---------------------------------|-------------------------------|-------------------------------|----------------------------------|------------------------|---------------------|--------------------|-------------------|
|                                   |                                 |                               |                               |                                  |                        |                     |                    |                   |
| AC-1<br>ARCHITECTURAL<br>CONCRETE | GL-1<br>CLEAR VISION<br>GLAZING | GL-2<br>DARK GRAY<br>SPANDREL | MT-1<br>POWDER COAT<br>FINISH | AC-2<br>BOARD FORMED<br>CONCRETE | MT-2<br>TNEMEC COATING | WD-1<br>WOOD PLANKS | CMU-1<br>CMU BLOCK | BM-1<br>(E) BRICK |



# SMOKY HOLLOW SPECIFIC PLAN (SECTION 4)

## PROPOSED COMMUNITY BENEFIT AMENITIES

(BEYOND THE BASE STANDARDS THAT DO NOT PRINCIPALLY BENEFIT THE PROJECT)

- A. **PUBLIC ART** - LARGE SCALE PUBLIC ART ALONG THE ENVISIONED RE-IMAGINED FRANKLIN AVENUE INSPIRED BY JOHN D. ROCKEFELLER (FORMER PROPERTY OWNER).
- B. **TRANSFORMATIVE PROJECT** - SIGNIFICANT INVESTMENT FOR AN ARCHITECTURALLY EXPRESSIVE DESIGN THAT REHABILITATES THE ORIGINAL 1950S MID-CENTURY FAÇADE RATHER THAN DEMOLISHING. THE UNIQUE STRIKING DESIGN WILL BECOME A LANDMARK FOR THE NEIGHBORHOOD AND POSSIBLY THE CITY. THE COST FOR STRIKING ARCHITECTURAL ELEMENTS SUCH AS EXPOSED STRUCTURAL STEEL, LARGE SCALE BALCONIES AND EXTERIOR DECKS, MASSIVE MID-CENTURY LIKE STEEL WINDOWS AND OTHER PERIOD MATERIALS WILL BUILD UPON THE CHARACTER OF THE SMOKY HOLLOW NEIGHBORHOOD AND INSPIRE EQUALLY STRIKING DESIGNS BY OTHER DEVELOPERS.
- C. **PUBLIC SEATING** - ARCHITECTURAL SEATING ALONG THE RIGHT-OF-WAY.
- D. **PUBLIC ART** - LARGE SCALE MOTIVATIONAL PUBLIC ART VISIBLE FROM PCH ON THE EAST FACE OF THE GARAGE MEANT TO ENCOURAGE LEADERSHIP AND BUSINESS IN THE AREA AND EMBRACE THE CITY AND THE NEIGHBORHOOD.
- E. **PRESERVATION AND REHABILITATION** - PRESERVATION AND REHABILITATION OF THE EXISTING BRICK FACADE AND STRUCTURE.
- F. **STREETSPACE IMPROVEMENTS** - NEW PORTION OF NEW SIDEWALK CONNECTING AND CONTINUING THE PUBLIC SIDEWALK ALONG OREGON STREET WHERE THERE IS NO SIDEWALK CURRENTLY.
- G. **MID-BLOCK PEDESTRIAN PASSAGEWAY** - INTERESTING OVERALL MASSING WITH A PEDESTRIAN AND VEHICULAR MID-BLOCK PASSAGEWAY THROUGH THE BUILDING CREATING A FREE AND OPEN MID-BLOCK ACCESS THROUGH THE SITE TO THE POCKET PARK BEYOND.
- H. **SIDEWALK WIDENING AND UTILITY IMPROVEMENTS** - REMOVAL OF 2 EXISTING POWER POLES AND ASSOCIATED GUY-WIRES AT THE SIDEWALK AT OREGON STREET WHICH REMOVE BARRIERS ALONG THE SIDEWALKS FOR INCREASED ACCESSIBLE ACCESS. ADDITIONALLY, SEVERAL ASSOCIATED LOW VOLTAGE AND HIGH VOLTAGE OVERHEAD LINES ON OREGON STREET AND E. FRANKLIN AVENUE WILL ALSO BE REMOVED, BEAUTIFYING THE STREETScape AND IMPROVING UTILITIES ALONG THE STREETS. NEW UNDERGROUND POWER AND LOW VOLTAGE WILL BE PROVIDED.

(CONSISTENT WITH THE BASE STANDARDS)

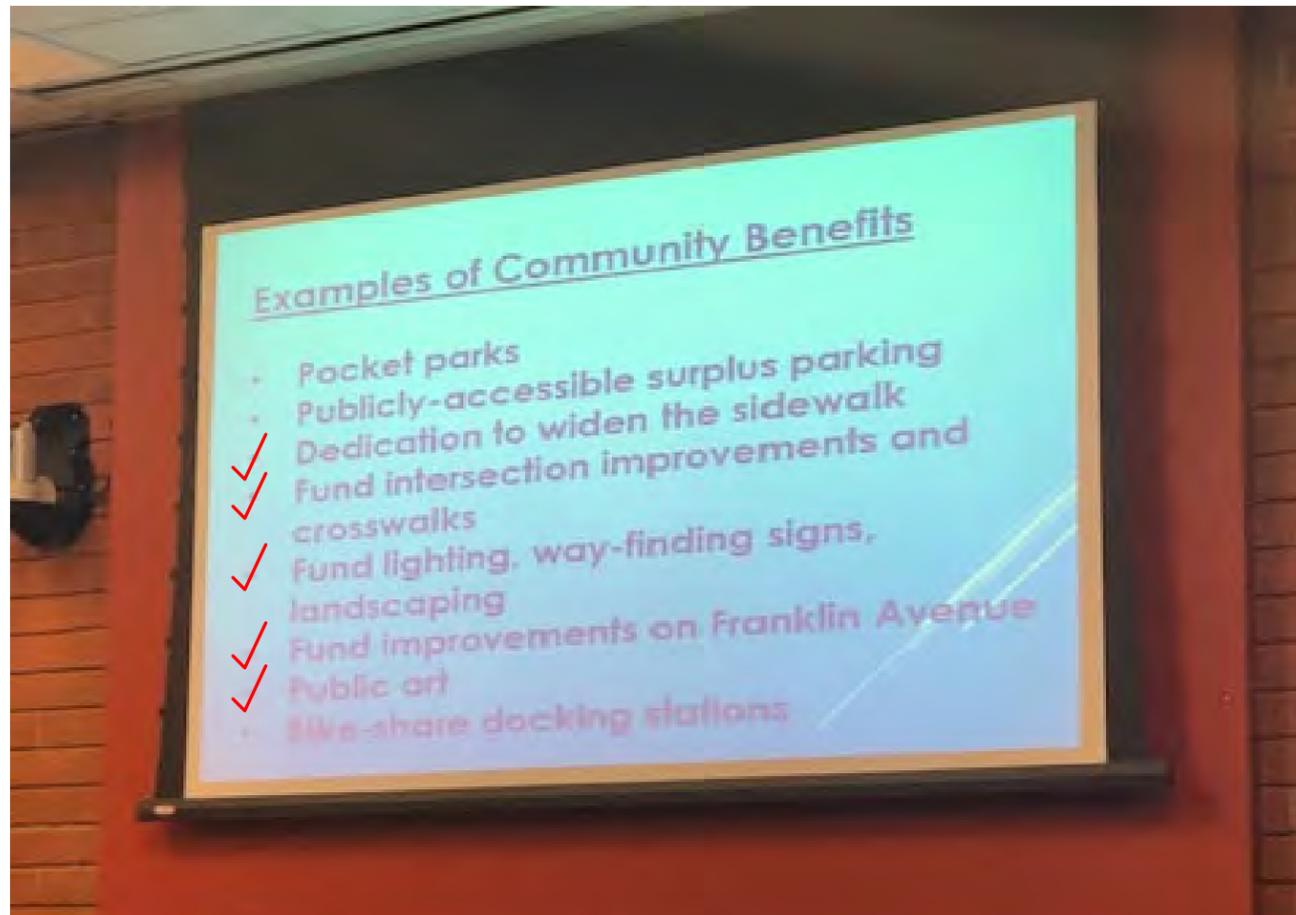
1. REMOVAL OF A CURB CUT ALONG OREGON STREET.
2. REMOVAL OF A CURB CUT ALONG E. FRANKLIN AVENUE.
3. PROMINENT CORNER CAFE WITH MAXIMUM 8 EXTERIOR SEATING.
4. ROOFTOP AMENITIES WHICH WILL ADD VIBRANCY TO THE STREETScape BY SHOWCASING EVENTS AND ACTIVITY.
5. ENHANCED STREETScape LANDSCAPING
6. 30-40 FEET TALL VERTICAL LANDSCAPING AT THE NORTH AND SOUTH FACING GARAGE SHEER WALLS WILL INCLUDE LARGE SCALE PUBLICLY VISIBLE GREENERY FROM EL SEGUNDO BOULEVARD, FRANKLIN AVENUE AND OREGON AND KANSAS STREETS.
7. MASSING THAT STEPS BACK ALONG E. FRANKLIN AND OREGON STREETS ABOVE THE FIRST LEVEL
8. CLEARLY IDENTIFIABLE ENTRIES
9. PARKING DEMAND PROVIDED ENTIRELY ON-SITE.

\* ITEMS ABOVE CORRESPOND TO COMMUNITY BENEFITS DIAGRAMS ON SHEET 25.

## TRANSFORMATIVE PROJECT

- CREATIVE IDEAS AND FURTHER SUPPORT THE SPECIFIC VISION OF SMOKY HOLLOW.
- CATALYZE FUTURE CHANGE
- ADDRESS KEY ISSUES SUCH AS PARKING AND MOBILITY WITH A COMPREHENSIVE SOLUTION TO PARKING.
- FACILITATE DEVELOPMENT OF CREATIVE OFFICE AND FLEXIBLE RESEARCH SPACE
- PROMOTE ARTISTIC INDUSTRIAL VIBE WITH A RELAXED BEACH COMMUNITY FEEL
- CREATE AN INTERESTING DESTINATION
- NEW INFRASTRUCTURE FOR FIBER OPTIC NETWORK THAT MAINTAINS THE DESIRABILITY OF THE AREA TO CREATIVE AND TECH-BASED BUSINESSES

**THE PROPOSED PROJECT MEETS EVERY ONE OF THE CHARACTERISTICS OF A "TRANSFORMATIVE PROJECT" AND EXCEED THESE BASE STANDARDS BY RAISING THE BAR FOR EACH CHARACTERISTIC WITH THE PROPOSED VERY EXPRESSIVE ARCHITECTURAL DESIGN.**



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OCTOBER 30, 2019 12" = 1'-0"  
PROJECT # 17.019

COMMUNITY  
BENEFITS

24  
147

# COMMUNITY BENEFITS DIAGRAM

**A** PUBLIC ART ON E. FRANKLIN



**B** STRIKING ARCHITECTURE



**C** PUBLIC SEATING



**D** LARGE SCALE INSPIRATIONAL PUBLIC ART



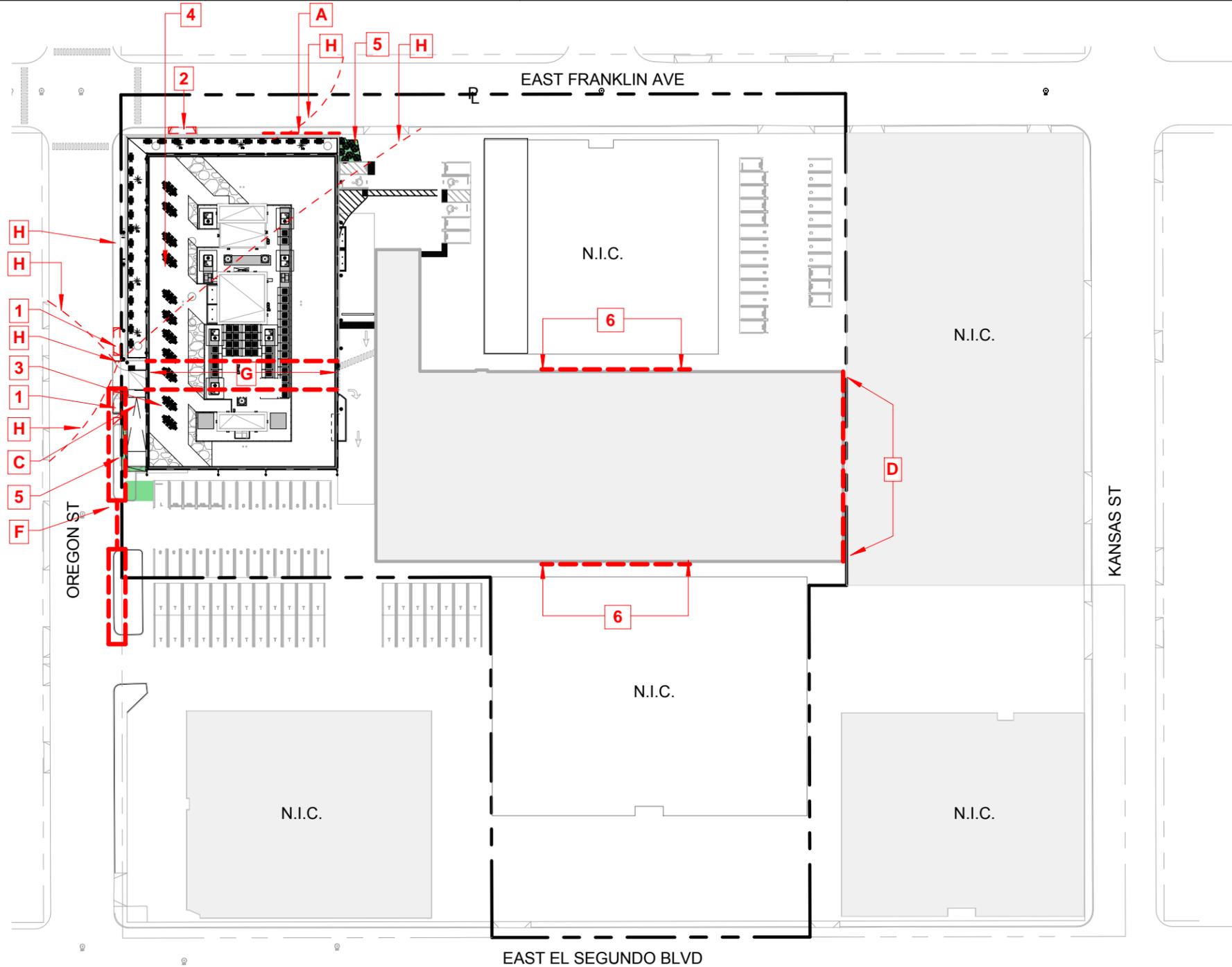
**E** PRESERVATION OF EXISTING 1950s FACADES



**F** NEW SIDEWALK



**G** MID-BLOCK PASSAGEWAY



**1** SITE PLAN - PROPOSED LIGHTING PLAN  
1" = 80'-0"

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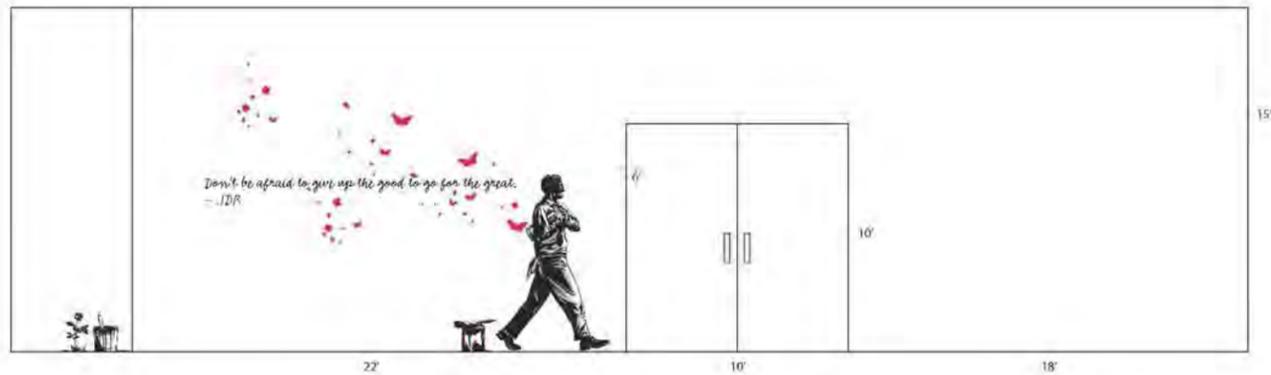
COMMUNITY  
BENEFITS  
DIAGRAM

25  
148

**PUBLIC ART CONCEPT:**  
**JOHN D. ROCKEFELLER'S STANDARD OIL WAS THE PREVIOUS OWNER OF THIS PROPERTY, TO HARNESS THIS HISTORY AND PROVIDE PUBLIC ART, WE PROPOSE A MURAL WITH ONE OF JDR'S QUOTES:**  
**"DON'T BE AFRAID TO GIVE UP THE GOOD TO GO FOR THE GREAT."**

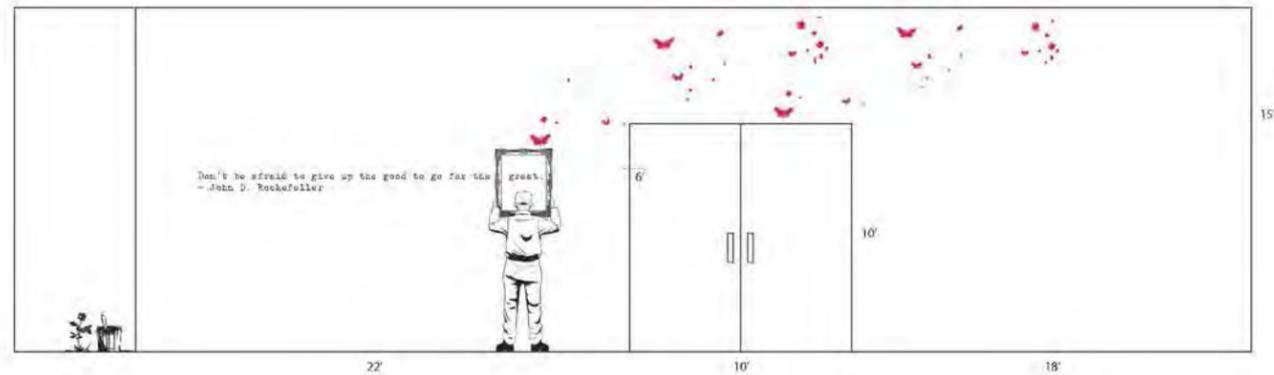
**CONCEPT 1:**

THEME: Transformation, Courage  
 TITLE: Never too late  
 An elderly man optimistically heading to an interview after the day shift.



**CONCEPT 2:**

Illustration **not finished**  
 THEME: Expertise  
 Title: Curator  
 A man who believed in himself and left the security of a painting job and become an art curator.



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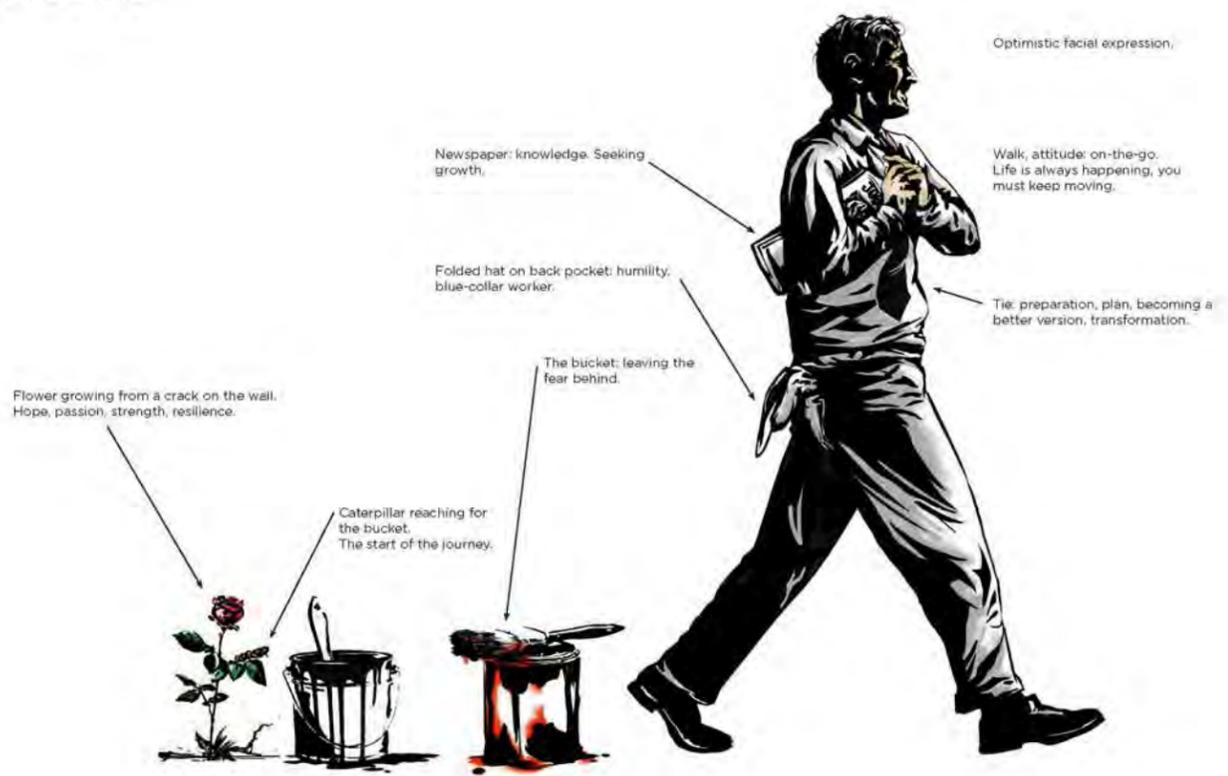
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PUBLIC ART  
 CONCEPTS

**ART DETAIL:**

*Don't be afraid to give up the good to go for the great.*  
 - JDR



**ART DETAIL:**

NOT FINISHED



FONTS:  
In order of appearance:  
 1. I think we should consider simply putting only the initials © JDR that was it becomes a conversation starter.

*Don't be afraid to give up the good to go for the great.*  
 - JDR

*Don't be afraid to give up the good to go for the great.*  
 - JDR

*Don't be afraid to give up the good to go for the great.*  
 - JDR

*Don't be afraid to give up the good to go for the great.*  
 - JDR

*Don't be afraid to give up the good to go for the great.*  
 - JDR

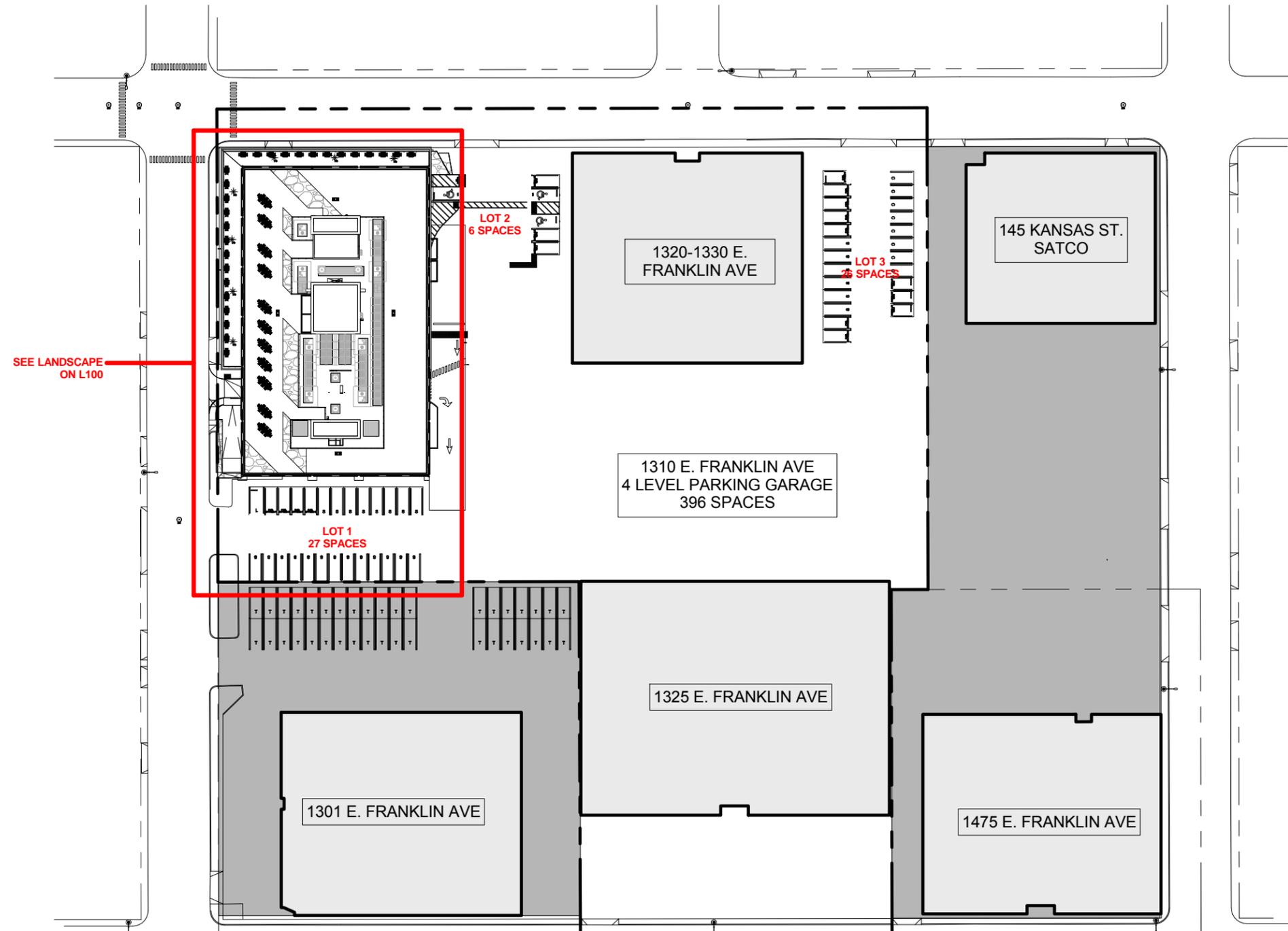
# SMOKY HOLLOW SPECIFIC PLAN (SECTION 2)

## (SHSP TABLE 2-4) F1 & F2. LANDSCAPING

| REQUIRED            | REQUIRED                 | PROVIDED                           |                  |
|---------------------|--------------------------|------------------------------------|------------------|
| MIN 10% OF LOT AREA | 191,896 SF x .1 = 19,186 | 1. HORIZONTAL LANDSCAPING AT GRADE | 5,883 SF         |
|                     |                          | 2. VERTICAL LANDSCAPING            | 5,032 SF         |
|                     |                          | 3. ROOFTOP OPEN SPACE AREA         | 6,800 SF         |
|                     |                          | 4. ROOFTOP LANDSCAPING AREA        | 1,618 SF         |
|                     |                          |                                    | <b>19,333 SF</b> |

## (SHSP TABLE 2-4) F3. TREES

| REQUIRED  | PROVIDED                 |
|---|--------------------------|
| 1:4 ON GRADE PARKING,<br>27 ON GRADE PARKING /<br>4 = 15 REQUIRED | LOT 1 = 27               |
|   | LOT 1 = 6                |
|   | LOT 1 = 28               |
|   | <b>TOTAL 27 ON GRADE</b> |
|   | 15 TREES PROVIDED        |



1 LANDSCAPING AREA PLAN  
1" = 80'-0"

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**140 OREGON**

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OCTOBER 30, 2019As indicated  
PROJECT # 17.019

**OPEN SPACE/  
LANDSCAPING**



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PERSPECTIVE



# MATERIALS



Driveable Grass, pocket park paving



Petroliana



# FURNITURE



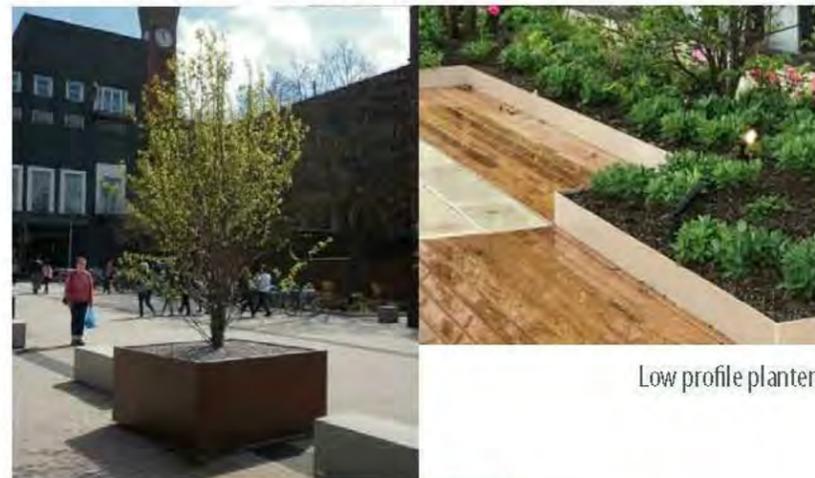
Colorful metal and wood commercial pieces to complement custom items



# BIKE AMENITIES



# OVER STRUCTURE PLANTING



Low profile planters

Tree planters



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LANDSCAPE ARCHITECTURE  
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LANDSCAPE MATERIALS

L200 161

# PLANT PALETTE – TREES



*Washingtonia robusta*  
Mexican Fan Palm  
Evergreen to 100'H x 10'W



*Ginkgo biloba 'Autumn Gold'*  
Autumn Gold Maidenhair Tree  
Deciduous 40'H x 30'W  
golden fall color



*Agonis flexuosa* Peppermint Willow  
Evergreen 25' - 35'H x 15' - 30'W



*Cotinus coggygria* Smoke Tree  
Deciduous 10'-15'H x 10'-18' W

# GRASS AND GRASS-LIKE



*Bouteloua gracilis 'Blond Ambition'*  
Blond Ambition Grama Grass  
Evergreen / 1'-2'H x W  
red bloom spring - summer



*Lomandra longifolia 'Breeze'*  
Dwarf Mat Rush  
Evergreen / 2'-3'H x 2'-4' W  
red bloom spring - summer



*Muhlenbergia capillaris 'Lendca'*  
Regal Mist Pink Mully Grass  
Evergreen / 4'H x 3'W  
pink flowers late summer - fall



*Nassella tenuissima*  
Mexican Feather Grass  
Evergreen / 1'-2' H x W  
golden summer - fall

# SHRUBS



*Pittosporum 'Silver Sheen'*  
Silver Sheen Kohuhu  
Evergreen / 12'H x 6' W



*Coprosma repens 'Pacific Sunset'*  
Pacific Sunset Mirror Plant  
Evergreen / 5'H x 3'W  
red foliage



*Rhaphiolepis umbellata 'Minor'*  
Dwarf Yeddo Hawthorn  
Evergreen / 4'-6'H x 2'-3' W  
white flowers spring



*Hesperaloe 'Brakelights'*  
Brakelights Red Yucca  
Evergreen / 2'-3' H x W  
red bloom spring - summer



*Asclepias curassavica 'Silky Deep Red'*  
Red Butterflyweed  
Evergreen / 3'-4' H x 2'-3'W  
red-orange flowers Summer - attracts butterflies

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LANDSCAPE MATERIALS

L220 162

# PLANT PALETTE - VINES

SOUTH FACING / SUNNY



*Wisteria sinensis*, CHINESE WISTERIA  
Deciduous, Climbing



*Distictus buccinatoria*, BLOOD RED TRUMPET VINE  
Evergreen, 20-30 ft



*Akebia quinata*, CHOCOLATE VINE  
Semi-Evergreen, 15-30 ft

NORTH FACING / SHADY



*Stephanotis floribunda*, MADAGASCAR JASMINE  
Evergreen, 15-30 ft.



*Lonicera hildebrandiana*, GIANT BURMESE HONEYSUCKLE  
Evergreen, 30ft



*Akebia quinata*, CHOCOLATE VINE  
Semi-Evergreen, 15-30 ft

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MATERIALS

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L230 163

## CITY OF EL SEGUNDO

### Community Benefits Analysis 140 Oregon St.



**Prepared By:**

**Kosmont Companies**  
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Manhattan Beach, CA 90266  
[www.kosmont.com](http://www.kosmont.com)

**Oct. 31, 2019**

## Background and Methodology

Kosmont & Associates, Inc. doing business as Kosmont Companies (“Consultant” or “Kosmont”), operating under the master consulting agreement with the City of El Segundo (“City”) for Smoky Hollow Community Benefit Analysis is pleased to submit this draft report on the comprehensive community benefits as required by the Tier 1 and Tier 2 application process for the proposed redevelopment application at 140 Oregon St. in El Segundo (“Site”)

Kosmont was asked to review the Site development application site plan, floor plan and building design and preliminary community benefit proposal. The proposed project is a 91,000 square foot office building that retains the historic integrity of the existing brick building (“Project”).

Kosmont reviewed the City’s Smoky Hollow Specific Plan (“Specific Plan”) to identify planned district wide public improvements and met with City staff to understand:

1. the City’s perspective on how the Project design components address those improvements,
2. what other improvements that the City considered community benefits, as opposed to standard development requirements.

The Project has 91,000 gross new building area and remains within the 1.5 FAR limit. However, the design exceeds the Specific Plan height limits by approximately 5 feet, due in part to the decision to retain the historic integrity of the existing brick building.

### Project Value Add Analysis

Kosmont gathered construction cost data from the Project Applicant and its architect. Kosmont performed high level market research to estimate current land value and baseline rent for “as is” use, future market rent for the proposed new tenant spaces, and building valuation assumptions. This will inform a financial pro forma model that Kosmont developed to analyze the incremental development profit above the estimated profit from the “by right” permitted development. For example, an increase in gross building area would require an analysis of the marginal increase in operating income and stabilized investment value. Marginal costs of construction would be deducted to derive the incremental profit.

### Community Benefits Analysis

Kosmont reviewed proposed Project components with City staff to confirm project elements that are eligible as a community benefit. The community benefits are based on information provided by the Applicant. The value indicated is based on cost estimates derived from information provided by Applicant and the architect, and was reviewed for reasonableness by Kosmont. It is important to recognize that the Applicant will realize some financial benefits from many of these

items. Kosmont makes no determination that the community benefits are sufficient to balance the increased development profit from the requested variances.

### **Fiscal/Economic Benefits Analysis**

Kosmont also analyzed the proposed Project to estimate construction period jobs, as well as stabilized operation jobs, and incremental City General Fund tax revenues (i.e. increase in property tax, sales tax, business taxes) above current use. In order to estimate the value of economic benefits for comparison to the development profit added, Kosmont used a financial cash flow approach assuming a 25-year life.

The attached report analyzes the increased financial benefits received from exceeding the Specific Plan limits, compared against the estimated the value of proposed community benefits, as well as fiscal/economic benefits. We are available to answer any questions regarding our methodology and conclusions.

### **Disclaimer**

*This Analysis is confidential and client privileged and is not to be used for any purpose other than for negotiating an acceptable Community Benefit Agreement. This Analysis is based on estimated values and Kosmont's professional opinion, using available market and development cost information.*

# Executive Summary

The City Planning Division received an application to allow the construction of a 70,000 square-foot addition on the Site. The Applicant is requesting to exceed the maximum height of 35 feet up to 50 feet through the Specific Plan Community Benefit process. The Applicant is also requesting a variance for 5 additional feet to build mezzanine levels within the 2<sup>nd</sup> and 3<sup>rd</sup> building levels to help attract creative office tenants.

As shown in the following report, the Project is expected to generate significant economic and community benefits in excess of the Project value added accruing to the Applicant resulting from the requested height variance. Per the City’s request Kosmont has illustrated the fiscal and economic benefits from the incremental development, as well as for the entire Project as proposed.

### Summary of Value Add / City Benefits

| <b>Project Value Added</b> | <b>Proposed Community Benefits</b> | <b>Fiscal Benefits</b> | <b>Economic Benefits</b> |
|----------------------------|------------------------------------|------------------------|--------------------------|
| \$2,750,000                | \$5,400,000                        | \$919,000              | 190+220 jobs             |
| Incremental above          | 35 foot height limit               | \$328,000              | 70+75 jobs               |

Source: Kosmont Companies

### Project Value Add

Kosmont has prepared an illustrative development pro forma to show the stabilized value under three scenarios:

1. As Is Building (25,400 Sq. Ft.)
2. As Proposed (91,000 Sq. Ft. – 63,600 Sq. Ft. rentable)
3. As Permitted by Specific Plan (58,700 Sq. Ft. – 37,900 Sq. Ft. rentable)

**Based on the estimated land value and development costs, the proforma analysis indicates a Project value add of approximately \$2.75 million over a similar building within the allowable 35-foot height.**

### Community Benefits

Kosmont estimated the marginal cost associated with the following community benefit items to be \$5.4 million, with the vast majority coming from the transformative architecture treatments, as summarized below:



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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- Bike Share Docking Station along sidewalk (\$16,000)
- Large Scale Public Art piece inspired by John D. Rockefeller (\$60,000)
- Transformative architectural treatments (\$3,800,000)
- Preservation of the existing brick façade (\$8,200)
- Public seating on Franklin and Oregon St. (\$14,000)
- New sidewalk along Oregon St. (\$18,000)
- Mid-block pedestrian passageway through the building (\$640,000)
- Sidewalk widening and utility relocation (\$110,000)
- Public use of rooftop parking deck (\$490,000)
- Small Food to-go café (\$200,000)

It is important to note that many of these items also provide value to the project by making the building more attractive to new tenants.

### **Fiscal Benefits**

The existing 140 Oregon St. office/industrial building has a current assessed value of \$1,180,000 and houses three different tenants with approximately 20 employees. Following redevelopment, Kosmont estimates the assessed value will increase by \$20 million based on the construction budget, yielding \$12,000 per year to the City General Fund. The incremental assessed value from building above the 35 foot would be \$7 million, yielding \$4,000 in annual taxes.

The new building is expected to house 225 professional office/design employees, for a net increase of 205 employees. These employees are estimated to generate approximately \$1,000,000 in annual retail sales at City establishments. In addition to retail sales taxes, the Project will generate additional business license taxes from the office tenancy, estimated at almost \$33,000 per year for a total annual surplus of \$55,000.

Over a 25-year period with 3% inflation, the Project will generate an estimated \$1,950,000 in City tax revenue, with a net present value of approximately \$919,000. The *incremental* fiscal benefit generated by building above 35-foot height limit is estimated to be \$680,000 over the 25-year period with an NPV of approximately \$328,000.

### **Economic Benefits**

Development of the new creative office/commercial building will generate an estimated 190 full time equivalent (“FTE”) jobs during construction period, generating \$16 million in labor income. At stabilized occupancy, the Project tenants are expected to employ 225 full time positions.

The *incremental* economic benefit generated by building above 35 foot height limit is estimated to be 70 FTE jobs during construction period, providing \$6 million in labor income.



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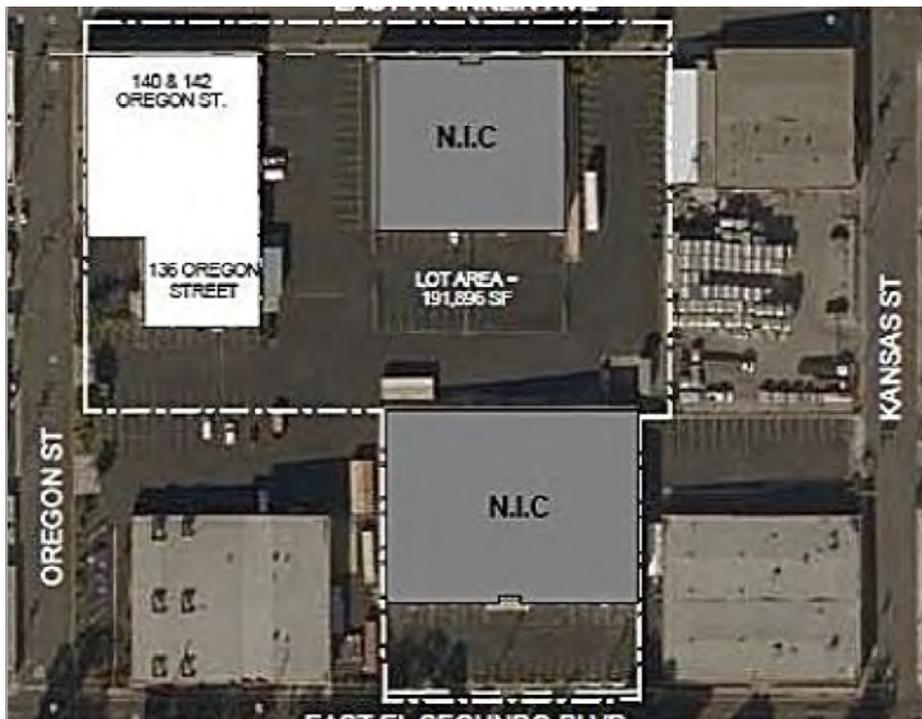
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# Project Description

The City Planning Division received an application for Environmental Assessment No. EA-1233 and Variance No. 18-01 to allow the construction of a 70,000 square-foot addition to exceed the maximum permitted building height of 50 feet by 5 feet. The Site is located at 140 Oregon Street, in the Smoky Hollow East (SHE) zone within the Specific Plan.

The 191,000 square foot (4.4 acres) Site contains three mid-century Industrial brick buildings. The current building uses at the Site are light industrial with warehouse, general office, and research and development. The existing combined total gross building floor area on the lot is 76,353 square feet. The Site was purchased by the current owner in 2015.

**Exhibit 1 – Site Plan**



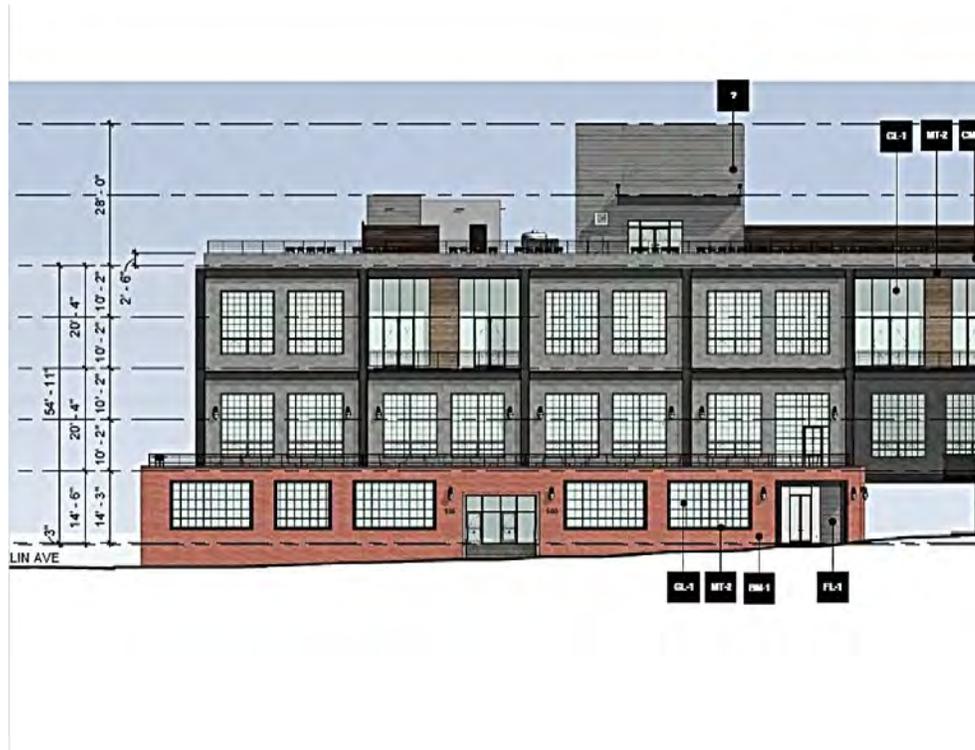
## Off-Street Parking

Vehicular access to a new five-story parking structure currently under construction is provided from a 28-foot wide driveway facing Franklin Avenue. The Specific Plan requires one parking space for every 400 square feet of gross floor area. The completed Project will contain 59 surface parking spaces and 398 spaces in a new parking structure. A total of 457 parking spaces are proposed and complies with the minimum number of parking spaces and dimensions required in the ESMC. The new building requires 208 spaces in the structure, with an allocated cost of \$3.8 million.

## Variance Request

The Applicant is requesting a Variance to exceed the maximum height of 50 feet in the Specific Plan. The Applicant is requesting 5 additional feet in order to build mezzanine levels within the 2<sup>nd</sup> and 3<sup>rd</sup> building levels. The Project will not exceed the FAR of 1.5. Projects proposed at a building height of 50 feet must in return provide a Community Benefits Plan which is reviewed through a Development Agreement process. It is important to note that the reason for the height variance is due to the decision to retain the brick façade on the corner of Franklin and Oregon. As shown in Exhibit 2, the floor slab of the existing building is four feet above street level. If Applicant demolished the building, they may have been able to construct the entire 91,000 square feet within a 50-foot height.

**Exhibit 2**  
**North Elevation**



## Environmental Review

A Historic Resource Evaluation Report was prepared by a qualified professional to assess the building located at 140 Oregon Street, since the existing one-story industrial brick building was constructed in the 1950's and is greater than 50 years of age. None of the three buildings on the property are listed under the national historic, state or local landmark programs. City Staff concluded that none of the buildings appear eligible for individual listing in any Historic Register or eligible for local designation as a cultural resource.

## Floor Plan

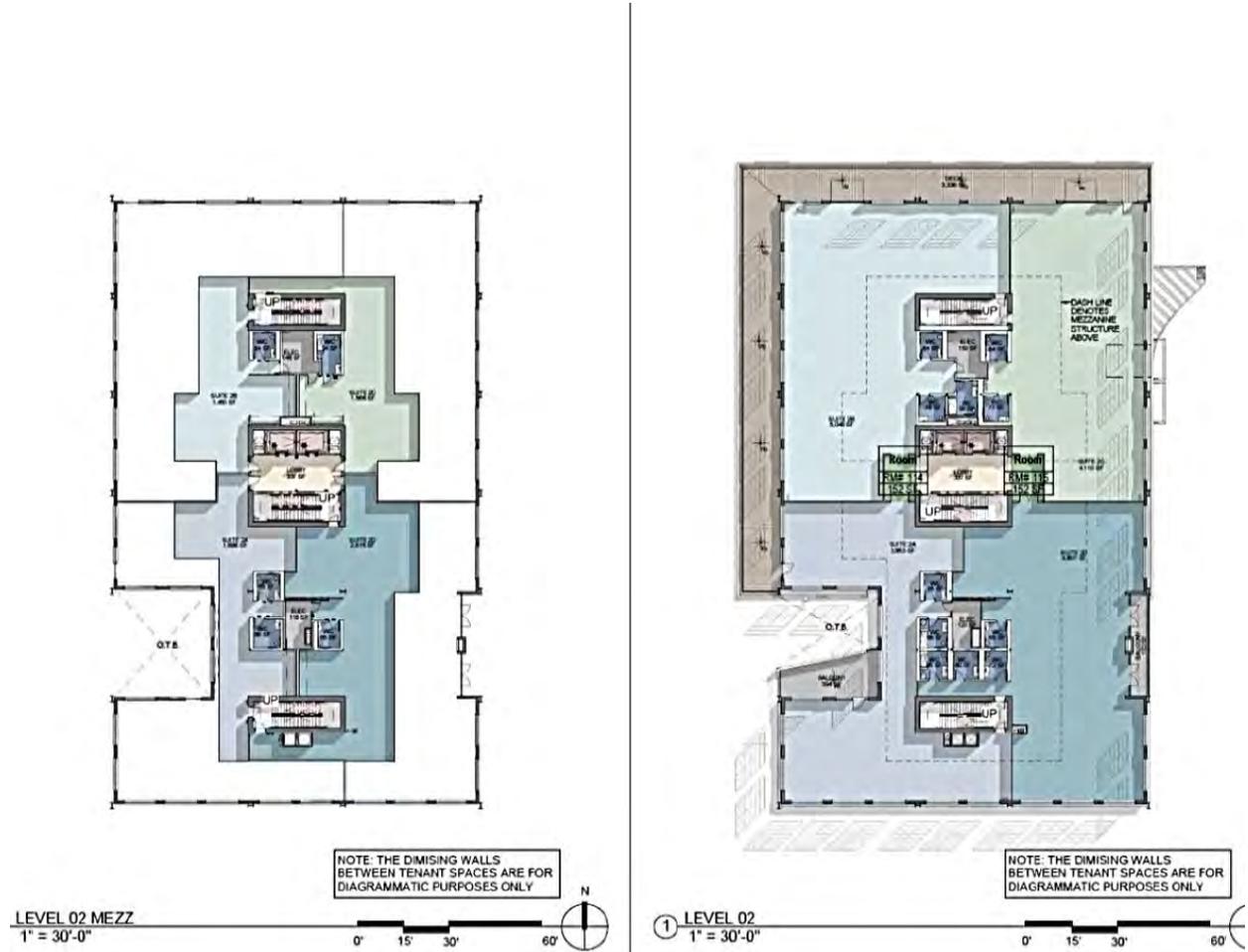
The proposed addition to the building is 70,000 square feet for a gross building area of 91,000 square feet. The additional floor area is for creative office uses that engage in research, with some accessory retail, and a café containing a small outdoor seating area on the ground floor facing Oregon Street. See ground floor plan and pedestrian walkway in Exhibit 3. Level 2 floor plan and mezzanine level are illustrated in Exhibit 4 on the following page.

### Exhibit 3 Ground Floor Plan



The City rules for mezzanine space limits total area to less than 50% of the 22,600 square foot main floor area, or 10,000 square feet. However, due to the extensive vertical penetration for stairways, elevators and restrooms the net rentable area is only 7,600 square feet.

### Exhibit 4 2nd Floor & Mezzanine



# Project Value Add

Capital investment in real estate development is a high-risk private sector venture. In order to obtain financing commitments, developers must be able to demonstrate sufficient financial returns to offset the risks related to construction cost overruns and changes in the local economy during the construction period that could affect market rents and occupancy following construction. The key development cost components include land, site development, building construction, permits and fees, design and other soft costs, and financing costs. The Net Operating Income (NOI) calculation accounts for gross rents, vacancy factor, and all operating expenses.

To estimate the Project value added, as a result of the Specific Plan variance requested, Kosmont developed a financial feasibility simulation model in Excel for this Analysis to provide a reasonable estimate of expected development costs and annual net operating income a project would earn. It also shows the value at completion, which after deducting the total development costs, yields the developer profit.

Kosmont's analysis shows the stabilized value under three scenarios:

- As Is Building (25,400 Sq. Ft.)
- As Proposed (91,000 Sq. Ft. – 63,600 Sq. Ft. rentable)
- As Permitted by Specific Plan (58,700 Sq. Ft. – 37,900 Sq. Ft. rentable)

## Key Assumptions

### *Rental Income*

Kosmont surveyed local real estate brokers to estimate market rents for the new creative office space planned. Unimproved mezzanine levels are primarily used as amenity space:

- Monthly rent of \$2.50 psf triple net are most likely for high quality office space
- Monthly rent for mezzanine space would be \$0.80 to \$0.90 psf triple net
- Structured parking rent of \$100 per month

To determine potential rental income, we calculated the net rentable area for each level from the detailed floor plans as summarized below:

- Ground floor - 12,828 sq. ft. (excludes 4,000 sq. ft. fitness space)
- Level 2 – 17,713 sq.ft. (plus Mezzanine 7,330 sq.ft.)
- Level 3 – 17,839 sq.ft. (plus Mezzanine 7,863 sq.ft.)

### *Development Costs*

Kosmont reviewed development cost estimates provided by Applicant and architect. Construction costs for the new building are estimated at \$19.1 million, plus \$3.8 million for the 200 allocated parking structure spaces.

### *Capitalization Rates*

Capitalization rate is an economic measure of the average annual return on total costs expected by investors. It varies by type of property and geographic location. In order to estimate value of the new Project at completion, the estimated stabilized net operating income is divided by the capitalization rate. For this analysis the capitalization rate was estimated at 5%.

### **Development Value**

As shown in the pro forma in Exhibit 5 on the following page, the As Is value for existing building is estimated at \$6.0 million. This establishes the opportunity cost of land for the redevelopment analysis.

The Project “as proposed” has an estimated value of \$35.3 million at stabilized occupancy. Reducing that value by the estimated “as is” land value and the total development costs totaling \$29.2 million, yields an estimated development profit of \$6.47 million, or 22.4% of costs.

A hypothetical project subject to the 35-foot height limit has an estimated value of \$22.1 million, reflecting the loss of 25,600 square feet from the 3<sup>rd</sup> level. The development costs are reduced by \$10.5 million, reflecting the loss of rentable area and a reduction in the community benefits, resulting in an estimated development profit of \$3.72 million, or 20.3% of costs.

### **Project Value Add Conclusion**

Based on the land value and development costs, the proforma analysis indicates the Project has a value add of approximately \$2.75 million over a similar building within the allowable 35-foot height (\$6.47 million - \$3.72 million)

### **Disclaimer**

*This Analysis is confidential and client privileged and is not to be used for any purpose other than for negotiating an acceptable Community Benefit Agreement. This Analysis is based on estimated figures and Kosmont’s professional opinion, using available market and development cost information. Given the economic, market and financial risks associated with such real estate development, there is no assurance that these results will be achieved.*

**Exhibit 5**  
**140 Oregon Street**  
**Pro Forma Comparison**

|                              | As Is       | As Proposed  | Per SP       |
|------------------------------|-------------|--------------|--------------|
| Gross SF                     | 25,400      | 91,000       | 58,700       |
| Industrial SF                | 19,100      | -            | -            |
| Office Rentable SF           | 6,360       | 48,400       | 30,600       |
| Mezzanine Rentable SF        | -           | 15,200       | 7,300        |
| Industrial Rent PSF          | \$1.50      | \$0.00       | \$0.00       |
| Office rent                  | \$2.00      | \$2.50       | \$2.50       |
| Mezzanine Rent               | \$0.00      | \$0.85       | \$0.85       |
| Mthly Parking Income         | \$0         | \$20,000     | \$13,400     |
| Net Operating Income         | \$446,796   | \$1,766,688  | \$1,103,637  |
| Cap Rate                     | 7.5%        | 5.0%         | 5.0%         |
| Stabilized value             | \$5,960,000 | \$35,330,000 | \$22,070,000 |
| Land Value Contribution      | <i>n/a</i>  | \$5,960,000  | \$5,960,000  |
| Parking Structure Pro Rata % | <i>n/a</i>  | \$3,800,000  | \$2,280,000  |
| Soft Cost                    | <i>n/a</i>  | \$3,000,000  | \$1,800,000  |
| Hard Costs                   | <i>n/a</i>  | \$16,100,000 | \$8,308,308  |
| Total Development Costs      | <i>n/a</i>  | \$28,860,000 | \$18,348,308 |
| Development Profit           | <i>n/a</i>  | \$6,470,000  | \$3,721,692  |
| Profit as % of Costs         |             | 22.4%        | 20.3%        |

Source: Kosmont Companies, Applicant

# Community Benefits

The Specific Plan requires new development to provide 3% of the lot as open space and if the lot exceeds 22,400 square feet, a minimum of 10% of the lot. Lots greater than 22,400 square feet must provide a minimum of 1 tree for every 4 at grade surface parking spaces open-to-the-sky and each tree must be a minimum of 24-inch box tree. The proposed front and side yard setbacks contain soft landscaping areas, which complies with the minimum required open space and number of trees.

## List of Benefits

As part of the Applicant's submittal package, they identified numerous physical improvements that were considered eligible Community Benefits. Kosmont met with the Applicant and the architect to gather data to estimate the marginal cost (i.e. value) of each item.

- Bike Share Docking Station along sidewalk
- Large Scale Public Art piece inspired by John D. Rockefeller
- Transformative architectural treatments
- Preservation of the existing brick façade
- Public seating on Franklin and Oregon St.
- New sidewalk along Oregon St.
- Mid-block pedestrian passageway through the building
- Sidewalk widening and utility relocation
- Public use of rooftop parking deck
- Small Food to-go cafe

### *Bike Share Station and Land Dedication*

The cost of a dedicated bike sharing station is estimated at \$500 for concrete pad plus 80 square feet of land valued at \$200 psf or \$16,000.

### *Public Art*

A large mural is planned for the east side of the parking structure at an estimated cost of \$60,000.

### *Transformative Architectural Treatments*

The architectural design incorporates 1950's era materials, large scale steel windows, exterior balconies and exposed steel structural systems. Based on Kosmont's review of the plans and discussions with the architect, Kosmont estimates these features represent 20% of the direct construction costs, or \$3.8 million.

#### *Preservation of Brick Façade*

In order to retain the existing brick façade, temporary underground shoring is required. Offsetting this are cost savings from a replacement facade not required. The net cost is estimated at \$8,200.

#### *Public Seating*

Exterior grade bench seating on concrete pad on both Oregon St. and Franklin Ave, is estimated to cost \$14,000.

#### *New Sidewalk and Streetscape Improvements*

Cost for design, demo and concrete forming of new curb, gutter and handicap access is estimated by developer at \$18,000. (May be required)

#### *Sidewalk Widening / Utility Pole Removal*

Cost to remove the two low voltage wooden poles on Oregon St and replace with underground lines and rebuilding sidewalk is estimated by the Utility Company to cost \$110,000.

#### *Mid-block Pedestrian Passageway*

The architectural design provides a pedestrian walkway alongside the vehicle loading/unloading zone beneath the building. The approximate area of the pedestrian walkway is 1,600 square feet. To value this component, Kosmont assumed the rentable building area could have been increased by 1,600 square feet, yielding \$48,000 in annual income, with a capitalized value add of \$980,000. Offsetting this is the \$320,000 in marginal construction costs to improve the space for tenant use. Thus, the net value lost by adding pedestrian passage is estimated at \$640,000.

#### *Public Use of Parking Structure Rooftop*

In order to utilize the rooftop parking deck for public events, the Applicant made substantial structural improvements to carry the increase live load, as well as enlarging exit staircase. The marginal cost for the improvements is estimated at \$490,000, or \$16 per square foot.

#### *Small Food-to-go Café*

Applicant indicates providing a 630 square foot café with limited outdoor seating to serve the business community. Kosmont estimates that such space will rent for less than half of the market rent for office space, indicating an annual operating subsidy of \$10,000 with a capitalized value of \$200,000.

#### **Total Value of Community Benefits**

Combining the value of each building component listed above, results in a combined marginal cost increase of approximately \$5.4 million. It is important to note that many of the community benefit items also add value to the Project by making the building more attractive to tenants.

# Fiscal Benefits

In addition to the Project-specific Community Benefits, the City has requested an analysis of the incremental fiscal revenues expected from the stabilized operation of the Project. In order to quantify the value of economic benefits for comparison to the development profit added, Kosmont used a discounted financial cash flow approach assuming a 25-year life.

This Analysis is based on information provided by the Applicant, the City, Los Angeles County (“County”) Property Tax Auditor-Controller’s Office, California Department of Finance (“DOF”), California Board of Equalization (“BOE”), U.S. Census, U.S. Bureau of Labor Statistics (“BLS”), and ESRI.

## General Assumptions

Unless otherwise noted, the subsequent analysis maintains the following assumptions.

- Dollar amounts are expressed in 2019 dollars.
- Fiscal impacts are estimated at stabilized occupancy.
- Employment figures are permanent FTE jobs.

## Fiscal Revenue Analysis

### *Property Tax*

Secured property tax revenues are estimated based on the anticipated assessed value of the Project upon full build-out and the applicable property tax rates for the City. Existing value was not included as part of the analysis, as the subject property is already on the tax rolls.

The City general fund receives an approximate 6% share of the annual 1.0% secured property tax general levy placed by the County on the assessed value of the property (\$0.06 of each \$1.00 of secured property tax revenue).

Unsecured property taxes are collected based on the assessed value of real property not affixed to the underlying land, such as business fixtures, and some types of vehicles. The rate of taxation and apportionment is generally the same as for secured property taxes.

The current assessed value of the Site is \$1.18 million. Market value of the property is significantly higher, but until there is a change in ownership no reassessment is likely to occur. The total development cost for the building and the pro rata allocated cost of the parking structure totals approximately \$22 million. Assuming a 90% assessed value taxable factor, there will be a \$20 million increase in assessed value, for which the City would receive approximately \$12,000 in additional annual property taxes. (*Incremental* property taxes from the larger building are estimated at \$4,000 per year).

If at some point in the future, the Site is sold, the estimated market value would be approximately \$50 million in 2019 \$.

#### *Sales Tax (On-Site / Direct)*

None of the new business tenants are expected to generate taxable retail sales, except for the approximate 600 square foot café designed to provide takeout food. Based on annual sales of \$400 psf, Kosmont estimates annual sales of \$240,000, yielding \$2,400 in sales taxes to the City General Fund.

#### *Offsite Sales Tax (Indirect)*

In addition to onsite sales, employees and business owners will generate off-site / indirect sales. Kosmont utilized ICSC surveys of employee spending near places of work to estimate \$5,000 in annual sales per employee. At stabilized occupancy the Project is expected to result in approximately \$1,000,000 in annual offsite taxable sales, which would result in \$10,000 in annual sales tax revenues for the City. (*Incremental* offsite sales taxes from the larger building are estimated at \$3,500 per year).

#### *Business Taxes*

Current business tax rates are assessed based on the number of employees and square footage. The first 10 employees and initial 5,000 SF are charged a flat fee base tax of \$104.40. The business is then charged for each additional employee over 10, at a rate of \$129.35 per employee. Additionally, the employer is charged \$0.25 for each square foot over 5,000 SF. Assuming three different tenants and a total of 225 employees and 65,000 SF of rentable square footage for the proposed office use (less existing 20 employees), Kosmont projects an annual increase in business tax of approximately \$33,000. (*Incremental* offsite sales taxes from the larger building are estimated at \$11,700 per year).

#### *Incremental General Fund Tax Revenues*

In summary the full Project will likely result in a total increase of \$55,000 per year above the existing baseline. The *incremental* benefit by building above 35 foot is estimated to be \$19,200.

Over a 25-year period with 3% inflation, as shown in Exhibit 6, the Project will generate \$1,950,000 in revenue, with a net present value of \$919,000. The *incremental* fiscal benefit generated by building above 35-foot height limit is estimated to be \$700,000 over the 25-year period with an NPV of approximately \$328,000.

**Exhibit 6  
 140 Oregon St.  
 Public Revenue Projection**

| Project Year    | Incremental Assessed | City Share Property Tax | Direct/Indirect Sales Tax | Business Tax       | Total City Revenues | Incremental Revenues /1 |
|-----------------|----------------------|-------------------------|---------------------------|--------------------|---------------------|-------------------------|
| Const 2021      | \$20,000,000         | \$0                     | \$0                       | \$0                | \$0                 | \$0                     |
| 1 2022          |                      | \$12,000                | \$10,000                  | \$33,000           | \$55,000            | \$19,200                |
| 2 2023          |                      | \$12,240                | \$10,300                  | \$33,990           | \$56,530            | \$19,786                |
| 3 2024          |                      | \$12,485                | \$10,609                  | \$35,010           | \$58,104            | \$20,379                |
| 4 2025          |                      | \$12,734                | \$10,927                  | \$36,060           | \$59,722            | \$20,990                |
| 5 2026          |                      | \$12,989                | \$11,255                  | \$37,142           | \$61,386            | \$21,620                |
| 6 2027          |                      | \$13,249                | \$11,593                  | \$38,256           | \$63,098            | \$22,269                |
| 7 2028          |                      | \$13,514                | \$11,941                  | \$39,404           | \$64,858            | \$22,937                |
| 8 2029          |                      | \$13,784                | \$12,299                  | \$40,586           | \$66,669            | \$23,625                |
| 9 2030          |                      | \$14,060                | \$12,668                  | \$41,803           | \$68,531            | \$24,334                |
| 10 2031         |                      | \$14,341                | \$13,048                  | \$43,058           | \$70,446            | \$25,064                |
| 11 2032         |                      | \$14,628                | \$13,439                  | \$44,349           | \$72,416            | \$25,816                |
| 12 2033         |                      | \$14,920                | \$13,842                  | \$45,680           | \$74,443            | \$26,590                |
| 13 2034         |                      | \$15,219                | \$14,258                  | \$47,050           | \$76,527            | \$27,388                |
| 14 2035         |                      | \$15,523                | \$14,685                  | \$48,462           | \$78,670            | \$28,209                |
| 15 2036         |                      | \$15,834                | \$15,126                  | \$49,915           | \$80,875            | \$29,056                |
| 16 2037         |                      | \$16,150                | \$15,580                  | \$51,413           | \$83,143            | \$29,927                |
| 17 2038         |                      | \$16,473                | \$16,047                  | \$52,955           | \$85,476            | \$30,825                |
| 18 2039         |                      | \$16,803                | \$16,528                  | \$54,544           | \$87,875            | \$31,750                |
| 19 2040         |                      | \$17,139                | \$17,024                  | \$56,180           | \$90,344            | \$32,702                |
| 20 2041         |                      | \$17,482                | \$17,535                  | \$57,866           | \$92,882            | \$33,683                |
| 21 2042         |                      | \$17,831                | \$18,061                  | \$59,602           | \$95,494            | \$34,694                |
| 22 2043         |                      | \$18,188                | \$18,603                  | \$61,390           | \$98,181            | \$35,735                |
| 23 2044         |                      | \$18,552                | \$19,161                  | \$63,231           | \$100,944           | \$36,807                |
| 24 2045         |                      | \$18,923                | \$19,736                  | \$65,128           | \$103,787           | \$37,911                |
| 25 2046         |                      | \$19,301                | \$20,328                  | \$67,082           | \$106,711           | \$39,048                |
| <b>Total</b>    |                      | <b>\$384,364</b>        | <b>\$364,593</b>          | <b>\$1,203,156</b> | <b>\$1,952,112</b>  | <b>\$700,345</b>        |
| <b>NPV @ 6%</b> |                      | <b>\$185,322</b>        | <b>\$170,718</b>          | <b>\$563,368</b>   | <b>\$919,408</b>    | <b>\$327,926</b>        |

/1 Incremental revenues above a similar project with 35 foot height limit

Source: Kosmont Companies



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# Economic Benefits

## Construction Budget

The total development costs for the construction of the approximately 90,000 square foot of creative office and the allocated cost for 200 parking spaces within the new parking structure is estimated at \$22 million, including soft and hard costs.

## IMPLAN Modeling

This analysis uses the IMPLAN (IMpact analysis for PLANning) econometric input/output model developed by the IMPLAN Group to quantify the economic impact to the local region from Project construction / renovation and ongoing operations. This proprietary model estimates the economic benefits on the industries in a given geographic area based on known economic inputs, such as construction costs. The model estimates direct, indirect, and induced benefits expressed in terms of increased economic activity, earnings (“labor income”), and job creation.

*Direct Economic Benefits:* Direct benefits refer to the short-term business activity of general contractors involved in Project construction and the ongoing business activities of Project tenants.

*Indirect Economic Benefits:* Indirect benefits will result when local firms directly impacted by the Project purchase materials, supplies or services from other firms.

*Induced Economic Benefits:* Induced benefits relate to the consumption spending of employees of firms that are directly or indirectly affected by the Project. These would include all of the goods and services normally associated with household consumption (e.g. retail purchases, services).

Inputs for the IMPLAN economic benefit analysis include the development budget provided by the Developer and permanent on-site employment information estimated by Kosmont. The permanent full-time employment estimates were derived from similar projects and industry standard per-square-foot employment densities for corresponding land use types.

## Construction Related Economic Benefits

During the construction period, the Project is expected to produce approximately 190 Full Time Equivalent jobs and \$16 million in labor income across Los Angeles County, including direct, indirect and induced impacts.

The *incremental* economic benefit generated by building above 35 foot height limit is estimated to be 70 FTE jobs during construction period, providing \$6 million in labor income

## SMOKY HOLLOW COMMUNITY BENEFITS TABULATION WORKSHEET

Project Name: **140 Oregon**

---

**Group A Enhance Building Character (minimum 4 required)**

| Minimum 4 required in this group | yes | no | n/a | criteria   |
|----------------------------------|-----|----|-----|--|
|                                  | 1   |    |     |  |
| 1                                |     |    |     | Convey a sense of old and new  |
| 1                                |     |    |     | Build upon existing context  |
| 1                                |     |    |     | Conserve and retain the character-defining features                      |
| 1                                |     |    |     | Encourage additions that complement existing character-defining features |
| 1                                |     |    |     | Incorporate small, medium, and large scales                              |
| 1                                |     |    |     | Emphasize design at the pedestrian level                                 |
| 1                                |     |    |     | Specify 360° architecture  |
| 1                                |     |    |     | Enhance entry expression   |
| 1                                |     |    |     | Encourage the use of roll-up doors and sliding walls at street frontages |
|                                  |     |    | 1   | Orient secondary entries to alleys                                       |
| 1                                |     |    |     | Incorporate different materials, colors, and textures                    |

**Group B Facilitate Gathering (minimum 2 required)**

| Minimum 3 required in this group | yes | no | n/a | criteria  |
|----------------------------------|-----|----|-----|---|
|                                  | 1   |    |     |   |
|                                  |     |    | 1   | Provide street corner plazas                          |
|                                  |     | 1  |     | Develop outdoor gathering spaces                      |
|                                  |     |    | 1   | Provide alley-facing gathering spaces                 |
| 1                                |     |    |     | Provide ease of access                                |
|                                  |     | 1  |     | Enhance surface parking                               |
|                                  |     | 1  |     | Use enduring, quality paving materials                |
|                                  |     | 1  |     | Provide street furniture                              |
| 1                                |     |    |     | Use exterior lighting to accentuate safety and design |
|                                  |     | 1  |     | Provide Wi-Fi hotspots                                |

**Group C Incorporate Landscape and Environmental Design (minimum 3 required)**

| Minimum 2 required | yes | no | n/a | criteria   |
|--------------------|-----|----|-----|--|
|                    | 1   |    |     |  |
| 1                  |     |    |     | Select drought-tolerant and native plants                |
| 1                  |     |    |     | Utilize planters and pots to provide greenery            |
| 1                  |     |    |     | Improve landscaping in parking areas                     |
| 1                  |     |    |     | Use fences and walls as an extension of the architecture |
| 1                  |     |    |     | Utilize natural light                                    |

**Group D Encourage Connectivity**

| yes | no | n/a | criteria                |
|-----|----|-----|-------------------------|
|     | 1  |     | Install bike facilities |

If "yes," total bike storage spaces provided: 32 Required: 32

**Group E Design for Signage, Way-Finding, and Public Art**

| yes | no | n/a | criteria  |
|-----|----|-----|---|
|     | 1  |     | Design signs as an integral component           |
|     | 1  |     | Incorporate way-finding through integral design |
| 1   |    |     | Encourage public art                            |

# SMOKY HOLLOW COMMUNITY BENEFITS FINDINGS WORKSHEET

Project Name: **140 Oregon**

**Step 1**

finding: The proposed building height, intensity, or deviation from the development standards would not be detrimental to the public health, safety or

→ If finding is met, proceed to Step 2. If finding cannot be met, stop, the project does not qualify.

**Step 2**

finding: The proposed community benefits provide exemplary project and/or streetscape design

Number of criteria this project incorporates: 21

→ If 17 or more, proceed to Step 3, otherwise stop, the project does not qualify.

**Step 3**

finding: The proposed community benefit directly impliments objectives of the specific plan.

- If none of the proposed community benefits meet this finding, stop, project does not qualify.
- If at least one proposed community benefit meets this finding and project does not qualify for Tier 2, proceed to Planning Commission
- If at least one proposed community benefit meets this finding and project qualifies for Tier 2, proceed to Step 4

Only Tier 2 projects must meet Findings 4 & 5

**Step 4**

finding: The community benefits proposed do not principally benefit the project or occupants of the project, but rather provides a distinct or area-wide

→ If finding is met, proceed to Step 5. If finding cannot be met, stop, the project does not qualify.

**Step 5**

finding: The value of the community benefits bear a relationship to the value generated by the project.

| Sums of developer costs for qualified proposed community benefits by groups:  |                                | Community value of proposed improvements: |  |
|---|--------------------------------|---|--|
| Private realm   | Group A: Architecture          | \$ 3,808,200                              | multiply by (Number of met criteria in Group A > 6 * 8.33%) = \$ 1,586,115                                 |
|   | Group B: Open Space            | \$ 14,000                                 | multiply by (Number of met criteria in Group B > 5 * 10%) = \$ -   |
|   | Group C: Landscaping           | \$ 56,500                                 | multiply by (Number of met criteria in Group C > 3 * 16.67%) = \$ 28,256                                   |
|   | Group D: Connectivity          | \$ -                                      | multiply by (Number of surplus bike spaces * \$1,750) = \$ -   |
|   | Group E: Other                 | \$ 60,000                                 | multiply by (Number of met criteria in Group A * 33.33%) = \$ 19,980                                       |
|   | Cafes and coffee shops         | \$ -                                      | distance to nearest similar? <span style="border: 1px solid black; padding: 2px;">Select one</span> = \$ - |
| Public realm  | Undergrounding utilities       | \$ 328,000                                | multiply by 130% = \$ 426,400  |
|   | Approved public Infrastructure | \$ 33,000                                 | multiply by 110% = \$ 36,300   |
| Projects with more \$2 million or more value added must contribute at least 10% of value added to public infrastructure |                                |   |  |
|   | Other proposed benefits        | \$ -                                      | ← These benefits are not considered for qualifying purposes unless accepted by City Council                |

Total cost for community benefits to developer \$ 4,299,700

Estimated **added project value** \$ 2,700,000

**Community value** of proposed benefits \$ 2,097,051

Community value share of added value 78%

Acceptable

- If CV/AV is <30%, recommend additional community benefits and recalculate.
- If CV/AV is >30%, go to Planning Commission for recommendation to City Council