



PLANNING COMMISSION AGENDA July 28, 2022

**PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER IS NOW OPEN TO THE PUBLIC.**

How Can Members of the Public Observe the Meeting?

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

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

For Public Communications, members of the public may provide comments in the Lobby and/or Council Chamber. For in person comments, please fill out a Speaker Card located in the Chamber Lobby. *The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.*

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

Additional Information:

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

DATE: Thursday, July 28, 2022

TIME: 5:30 p.m.

PLACE: City Council Chamber, City Hall
350 Main Street, El Segundo, CA 90245

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

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

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

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

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

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting may 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 items on the agenda only—5 minutes per person; 30 minutes total). Individuals who received value of \$50 or more to communicate to the Planning Commission on another’s behalf, and employees speaking on their employer’s behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to discuss, deliberate, or take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.
- E. **Written Communications** (other than what is included in agenda packets)
- F. **Consent Calendar**
All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next agenda heading.
 - 1. **Approval of Planning Commission Meeting Minutes:**
 - June 23, 2022
 - June 27, 2019
 - June 13, 2019
 - May 23, 2019
 - April 25, 2019

RECOMMENDED ACTION: Approve the Minutes.

- G. **Continued Business – Public Hearing**
None.
- H. **New Public Hearings**
 - 2. **Environmental Assessment No. EA-1292 for a Tier 1 Community Benefits Plan No. CBP 20-01 in the Smoky Hollow Specific Plan Area. (BM)**
Applicant: Srour & Associates, representing 141 Eucalyptus, LLC
Property Owner: 141 Eucalyptus, LLC
Project Address: 141 Eucalyptus Drive, El Segundo

Project Description: Exceed the 0.75 floor area ratio (FAR) established by the Smoky Hollow Specific Plan through a Community Benefits Plan (CBP) to allow 1.4 floor area ratio (FAR). The CBP will facilitate demolition of the existing building and construction of a new mixed-use 8,882 square foot building measuring 35-feet in height as measured from grade plane to top of roof, consisting of 6,287 square feet of office space, 721 square feet of food take-out tenant space, and 13 on-site parking spaces.

Environmental Determination: The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA Section 15303) as a Class 3 categorical exemption, new construction.

RECOMMENDED ACTION: Adopt Resolution No. 2923, approving Environmental Assessment No. 1292 and associated Community Benefit Plan allowing a 1.4 FAR at 141 Eucalyptus Drive.

- I. **New Business:**
None.
- J. **Report from Community Development Director or designee**
- K. **Report from the City Attorney's office**
- L. **Planning Commissioners' Comments**
- M. **Adjournment**—next regular scheduled meeting for August 11, 2022, at 5:30 p.m.

POSTED: *Eduardo Schönborn* 07/21/2022 @ 2:51pm
(Signature) (Date and time)



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

June 23, 2022

A. Call to Order

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

B. Pledge of Allegiance

Commissioner Maggay led the pledge.

C. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Hoeschler
Present: Commissioner Maggay

D. Public Communications

None.

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

None.

F. Consent Calendar

1. Approval of the Planning Commission Meeting Minutes:

- June 9, 2022
- March 28, 2019

MOTION: Approve the minutes.

Moved by Commissioner Keldorf, second by Commissioner Hoeschler.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Hoeschler, Maggay.

G. Call items from Consent Calendar

None.

H. Continued Business—Public Hearing

None.

I. New Public Hearings

2. Environmental Assessment No. EA-1314 and Zone Text Amendment No. 21-04. A Zone Text Amendment to Add Chapter 15-35 (Density Bonus) to the El Segundo Municipal Code. (PS)

Principal Planner Paul Samaras presented a staff report in which he reviewed the proposed amendment to the El Segundo Municipal Code to add Chapter 15-35 (Density Bonus) to Title 15 (Zoning Regulations) of the El Segundo Municipal Code to establish density bonus application procedures in compliance with state Density Bonus Law. Mr. Samaras explained that the proposed zone text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA Section 15061), because it consists only of minor revisions to existing zoning regulations and related procedures and does not have the potential for causing a significant effect on the environment.

- Chair Baldino inquired if they can add conditions to the Density Bonus such as offering priority for low and very low-income housing to those individuals who live or work in El Segundo. City Attorney, Joaquin Vazquez, advised that conditions could be added to the Density Bonus depending on how they are tailored. Mr. Vazquez shared that in the cases he has studied, it has been more effective when tailored through a discrete development project/agreement and has not seen it in the context of a Density Bonus. He believes a condition like this will less likely be challenged if the condition is less restrictive. The Planning Commission was advised to craft this request as an additional recommended component to be considered by Council. Chair Baldino asked for consensuses from the Planning Commission and all five Planning Commission members gave consensuses.
- Development Services Director, Michael Allen, informed the Commission that amending the code has no actual environmental impacts as it is not considered a development project. Chair Baldino suggested a modification to section five of the Resolution, “consist of only minor revisions to existing zoning regulations and related procedures and it does not have a significant effect on the environment because the code is only being amended.” Chair Baldino asked for consensuses from the Planning Commission and all five Planning Commission members gave consensuses. Staff will make changes to section five as requested.
- Mr. Samaras reminded the Commission that developments will qualify for a Density Bonus if a minimum of 5% affordable units of the total number of units are provided. However, if the development is within ½ mile from a major transit stop there is no cap on density. Currently there are no residential zones within a ½ mile from a major transit stop but this can change in the future.

Chair Baldino opened the public hearing.

None.

Chair Baldino closed the public hearing.

MOTION: Adopt Environmental Assessment No. EA-1314 and Zone Text

Amendment No. 21-04 to amend chapter 15-35 with a minor revision to section 5 of the Resolution that was previously discussed and the additional recommendation that staff and city council will consider making a local preference priority for those who work and live in town to the extent permitted by law.

Moved by Chair Baldino, second by Commissioner Maggay.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Hoeschler, Maggay.

3. Environmental Assessment No. EA-1316 and Zone Text Amendment No. 21-06. Zone Text Amendment to Permit Transitional and Supportive Housing in Residential Zones (PS)

Principal Planner Paul Samaras summarized the proposed amendment to Chapter 4 in Title 15 (Zoning Regulations) of the El Segundo Municipal Code to permit transitional and supportive housing as allowed uses in the City's residential zones. Mr. Samaras informed the Commissioners that the proposed zone text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA Section 15061), because it consists only of minor revisions to existing zoning regulations and related procedures and does not have the potential for causing a significant effect on the environment.

Chair Baldino opened the public hearing.

None.

Chair Baldino closed the public hearing.

MOTION: Adopt Resolution No. 2922, recommending the City Council approve amending Title 15 of the El Segundo Municipal Code to permit transitional and supportive housing as allowed uses in the City's residential zones with a minor revision to section 5 of the Resolution that was previously discussed.

Moved by Commissioner Hoeschler, second by Vice Chair Newman.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Hoeschler, Maggay.

J. New Business

4. Follow-up discussion regarding micro-units and provide direction to staff on preparing a micro-unit ordinance.

Mr. Samaras provided a power point presentation in which he covered micro unit regulations, benefits, barriers, appropriate locations, and other considerations. Highlights include:

- Micro-units do qualify for RHNA credit regardless of the size but are subject to an affordability covenant.

- It is possible to obtain low income housing tax credit, but it may be difficult for a micro-unit project to qualify because of the lengthy criteria requirements.
- Micro-units have reduced parking ratios as they typically require less parking.
- Although they are efficient to build, sustainable and affordable they are harder to finance as financial institutions are less familiar with them.
- Although this is not a State ordinance, the City needs to address the topic as it is something the City committed to withing the Housing Element for a couple years.

Staff is seeking guidance from the Planning Commission as to what ground rules they would like to see in the code.

- Chari Baldino shared his concerns with the impacts micro-units will bring to the residential areas.
- Commissioner Keldorf inquired on whether addressing micro-units would affect the City in a negative way. Mr. Samaras explained that currently there is no negative effect, but it is best to be proactive and have ground rules set to avoid future negotiations and it would be beneficial.
- Chair Baldino suggested for the ordinance to not only lay out the parameters of micro-units but also require developers who want to pursue this path to obtain a development agreement that would come to the Commission for review.
- Mr. Allen asked the Commission to view this topic from a legislative perspective that would allow them to set restrictions. As an example, he asked if the Commission would have a problem if the developer did a 100% micro-unit project with affordable housing and obtained an 80% density bonus. If so, this is the mechanism to develop standards to provide limitations and barriers of what the developer could do.
- The Planning Commission provided consensus to require each micro-unit to have a small kitchenet (sink, oven, and fridge) and a bathroom inside each unit. They would like to limit developments from providing more than 20-25% micro-units and if the developers are looking to divert from that they would need to present their proposal to the Planning Commission.
- Mr. Allen advised the Commission that they could set parking requirements, require a certain amount of common space, and other different mechanism can be imposed so that they can prohibit property owners to make an easy flip. He informed the Commission that although The City may not be able to limit the number of individuals living in a micro-unit; affordable housing units have thresholds for household incomes that would create limitations.
- Commissioner Keldorf and Commissioner Hoeschler have volunteered to run a subcommittee to research micro-units and aid staff.

- Chair Baldino thanked Staff for the information and stated that he changed his perspective on the subject.

K. Report from Development Services Director or designee

Mr. Allen reminded the commission of an email the Planning Manager, Eduardo Schonborn, sent out that includes the calendar projection and a link to the up and coming VMT calculator. Ultimately the VMT calculator will assist in projecting how future developments anywhere in the City would impact CEQA. The link that was sent out is a draft to the VMT calculator and Mr. Allen is recommending the Commission to play with it and advise staff if they have any recommendations to improve it. Mr. Allen informed the Commission that the budget was adopted Tuesday night for the next fiscal year and the development impact fees schedule was adopted and there is a 100 cost recovery as there is a significant increase that will be applied in phases throughout three years. Lastly, he added that the departments name will be changed to Community Development.

Mr. Schonborn informed the Commission that Staff is still working with the consultant to address HCD comments the City received regarding the Housing Element. Secondly, per the bylaws electing the new chair and vice chair should take place in December. He asked the Commission if they wanted to have the election at the next meeting or wait until December of this year. The planning Commission provided consensus to wait until December to have the election. Mr. Schonborn reminded the viewing audience of the Downtown Specific Plan Community Workshop scheduled for June 28th.

L. Report from City Attorney's Office

None.

M. Planning Commissioners' Comments

Chair Baldino asked Mr. Vazquez if he could explain what occurred at the last Council meeting when he presented a low-income housing workshop as a 2-2-1 meeting was proposed. Mr. Allen advised that certain Council members were conflicted out from commenting on certain topics as they either rent, own or lease within a proximately of the areas the topics address. The intention of a 2-2-1 meeting is to be able to have a workshop with Council for Staff to receive direction on the low-income housing topic without addressing the areas they are refrained from discussing.

N. Adjournment—the meeting adjourned at 6:45 pm.

The next meeting is scheduled for July 14, 2022 at 5:30 pm.

Michael Allen, Director of Development Services

Ryan Baldino, Planning Commission Chair



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

June 27, 2019

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Present: Commissioner Hoeschler
Present: Commissioner Wingate

C. Pledge of Allegiance

Chair Baldino led the pledge. – Automatically defaulted this to Chair Baldino as the YouTube video has no audio for the first few minutes.

D. Public Communications

- Vice President of Public Information for the American Planning Association, Mark Eber informed the Planning Commission of an upcoming three-day Commissioner training conference that will be held in Santa Barbara.
- Chair Baldino proposed a motion to address Agenda item J next.

MOTION: Address Agenda item J (Report from Planning and Building Safety Director or designee) next, followed by Consent Calendar.

Moved by Chair Baldino, second by Commissioner Wingate.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Wingate and Hoeschler.

E. Report from Planning and Building Safety Director or designee.

Melissa McCollum who represents the Arts and Cultural Advisory Committee informed the Commission of a new development fund program that will be presented to Council at the next meeting. The Cultural Development Program is intended to increase public art and programming in El Segundo. McCollum advised that the collected fees would go to a general fund and be used to enhance already budgeted capital improvement projects throughout the City.

F. Consent Calendar

None.

G. Call items from Consent Calendar

None.

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

The Dias has received all written communication regarding EA-1180.

I. New Business—Public Hearing

1. EA-1180 and Zone Text Amendment No. ZTA 17-01: Approval of a Zone Text Amendment to allow and regulate Short Term Rentals.

Principal Planner Eduardo Schonborn presented a PowerPoint presentation in which he addressed the proposed El Segundo Municipal Code amendments to allow Short-Term Rentals of single-family residential units, accessory dwelling units, residential condominiums, or one apartment unit through a Short-Term Rental Unit Permit process in the City's Residential zones. Mr. Schonborn summarized the proposed permit process, reviewed the new definitions, and advised that the Short-Term Rental Permit process would be launched as a Pilot Program.

- Chair Baldino inquired if parking would be required for Short-Term Rental Units. Mr. Schonborn advised that one parking space needs to be made available for each bedroom that will be rented through the Pilot Program.
- Commissioner Wingate questioned how the City would monitor and enforce the permitting program. Mr. Schonborn explained that Council will determine if they want to hire a third party to monitor and enforce the program or if it would be handled by Staff internally.
- Vice Chair Newman asked if the homeowner must reside in the property to participate in the Pilot Program and if there would be limitations of how many times a unit can be rented. Mr. Schonborn explained that a homeowner who resides in the primary residence half of the year or more can participate in the program as there is no distinction in the proposed definitions between home sharing and short-term rentals. The proposed Zone Text Amendment does not limit the times a unit can be rented but the Commission can suggest limiting the number of short-term rental transactions.
- Airbnb is responsible for collecting the all applicable TOT fees.

Chair Baldino opened the public communication.

- El Segundo Residents in favor of the ordinance shared their success and Airbnb host stories. They explained how they contribute to the Community, by having binders of to do things, or places to visit locally for the guest who check-in. The foot traffic they are catering to are families traveling to visit loved ones, students in town scouting schools, workforce individuals on business trips and individuals who are in town for medical procedures.
- A few residents shared that financial hardships have led them to become hosts as they need supplemental income to keep their families afloat. A handful of residents informed the Commission that guests are partaking more in short term rentals and parking has not been an issue as guests do not have

cars. Residents in favor of the ordinance are content with how Staff has found a way to make short term rentals work. The Pilot program is an educational way for the City to identify if any modifications need to be made to the ordinance after the trial period is over.

- The hosts explained that prior to accepting a booking they review the customers profiles to ensure they have good reviews as visitors and verify that no violations have occurred in prior bookings. Within their rental units they have regulations (house rules) such as lights out by 10pm, no noise past 10pm, etc. Unfortunately, the issues that come with short-term rentals can also occur with long-term rentals.
- A handful of residents had the below questions:
 - When would the TOT taxes be collected?
 - Will certain zones allow Airbnb's, or will all zones allow it?
 - Can permits be revoked?
 - Will there be a limit to issued permits?
- El Segundo Residents against the ordinance expressed their concerns of short-term rentals being used as party homes. They believe that by limiting the reservations per unit the foot traffic will be less and the neighbors will not feel as distressed not knowing who the next-door guests are. They strongly recommend for homeowners to live in the premises to monitor and act when issues arise. Not having someone on site can create problems, as issues would not be addressed in a timely manner.
- Residents shared their concerns with Staff not defying short-term rentals and home sharing. They expressed how current party homes are not contributing to the City's goal and are slowly making the neighborhood feel like a strange place.
- A handful of residents had the below questions:
 - How would the Pilot Program benefit the community?
 - What would the City do with the collected tax income?
 - How would permitting be regulated?
 - How to communicate complaints?
 - Is trash going to be regulated?
 - Will hosts have to pay higher taxes as they are operating as a commercial business?

Chair Baldino closed the public communication.

- Police Officer Dan Kim explained how the Police Department enforces the new nuisance ordinance. He urged residents to always call the Police Department when any issues arise so they can send someone out to the property and investigate the matter. The new Loud and Unruly Gathering Ordinance came into effect roughly two years ago. Since the City has adopted the ordinance, the Police Department can now enforce rules on all properties who disrupt the community with loud and unruly gatherings. If residents do not call the police to document the complaints, the Staff cannot build a case and be successful in getting rid of the party houses.
- Chair Baldino shared public records he requested regarding the problem rental house known as the party house on Virginia St. The public records identify that the City has an active lawsuit against the party house homeowners because they have violated multiple ordinances. He voiced how

the process is tedious since it takes time to build a case, but Staff will try all efforts to find a solution.

- Chair Baldino addressed the party house. He explained that although the process is long, there now is an ordinance the City can enforce, and it is being enforced. Chair Baldino reminded residents that short-term rentals and home sharing are happening right now and there is no way to enforce it. That is why staff is seeking to regulate this by putting this ordinance together. Currently there is no permitting process and there is no past data they can review. The goal with the permitting system is to identify who the hosts/guests are, issuing permits and regulating the registered and non-registered hosts.
- Chair Baldino related the Publics questions to Staff. Mr. Schonborn provided the below answers:
 - There will be no limits on how many permits the City can issue during the Pilot Program.
 - TOT tax will be collected for short-term rentals (rentals that are 30 days or less). The TOT tax is 12% (same as Hotels). This would be collected via Airbnb.
 - If a host receive two strikes for violating any conditions or having unruly gatherings the permit will be revoked. The Pilot program durance is set for one year If the hosts received violations during that year the permit will not be renewed if the program is extended.
 - Enforcement will be complaint driven and violations will lead to citations. The City will issue administrative citations, hosts can be taken to court and possibly be punished criminally via a criminal complaint and or a civil action. During work Business hours, complaints can be reported to the Code Enforcement department and complaints during non-business hours can be reported to the Police Department.
 - Hosts are responsible for trash upkeeping on the property.
- Planning Commission discussion:
 - Ensure the collected permit fees and TOT can be used to cover the third-party service costs (if hired).
 - For safety purposes, the registry log should not be posted on the City's website.
 - There should be no limitation on how many transactions a property can have.
 - Limiting the number of occupants per unit would have a positive impact on the community and the surrounding neighbors.
 - Adding the permit number on the Airbnb listing should be required. This will allow the Community and Staff identify if the hosts have a permit and verify the permit is active.
 - The rental units should have detailed house rules posted inside.
 - Suggested amendments include:
 - Posting the permit number in the advertisement.
 - Short-Term Rentals to not be used not for storage of personal property.
 - To not include the permit registry (contact information for homeowners who have pulled a permit) on the City's website. The registry should be an internal document. A copy of the registry can be provided to the public upon request.
 - Maximum occupancy be included in the advertisement.

- Limit occupancy per room (2 adults per room), (6 per residence).
- Recommendation to Council to hire a third-party company to monitor the program.
- Prohibit the rental of cars, tents, RV's through the Pilot Program. Only a residential space can be rented.
- Remove the application deadline to obtain a permit.

MOTION: Approval of a Zone Text Amendment to allow and regulate Short Term Rentals EA-1180 and Zone Text Amendment No. ZTA 17-01 as amended.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Keldorf, Wingate and Hoeschler.

J. Continued Business—Public Hearing.

None.

K. Planning Commissioners' Comments

- Urged the residents to let the state know what their concerns are and be informed of what the state is passing
- Hoeschler implement bike lanes thanks to public works

L. Adjournment—the meeting adjourned at 8:12 PM. The next meeting scheduled for July 11, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 27th DAY OF JUNE 2019.

Sam Lee, Director of Planning and Building Safety

Ryan Baldino, Planning Commission Chair



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

June 13, 2019

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Keldorf
Absent: Commissioner Hoeschler
Absent: Commissioner Wingate

C. Pledge of Allegiance

Vice Chair Newman led the pledge.

D. Public Communications

None.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

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

The Dais has received all written communication regarding EA 1250 – 3-Unit condominium subdivision.

H. New Business—Public Hearing

1. EA-1250 – Three-Unit condominium subdivision.

Assistant planner Brenna Callero summarized the staff report in which she informed the Commission of the proposed project to construct three residential condominium units with one garage and a semi-subterranean parking level. In addition, the project includes an Adjustment to allow two semi-subterranean two-car garages to have an interior width of 19'6" rather than the required 20'0"; and to allow the driveway to have a width of 11'3" rather than the required 12'0".

- Commissioner Keldorf inquired if there have been similar adjustments granted. Brenna Callero informed the Commission that there have been five residential properties in the City that were granted similar adjustments and subdivisions since 2017.

Chair Baldino opened the public communication.

- Applicant Craig Maples assured the Commission that his team does their best to minimize and contain the impact the projects may have on the neighborhood.
- Next door neighbors who reside at 331 Penn St. shared their concerns with parking shortage, construction noise, construction dust and the reduced space in the block.

Chair Baldino closed the public communication.

- The Planning Commissioners shared their comments with the public stating that the proposed project is following the development standards for the zone the property resides in. During construction, the public can reach out to Staff and the Commission if they need to report any complaints. The Commissioners restated that the developer's team has worked in the City for a long time and they know how to handle the construction process adequately and will work with the neighborhood to reduce impacts.

MOTION: Adopt Resolution No. 2862 to approve EA-1250, ADJ 19-01 for two semi-subterranean two-car garages to have an interior width of 19'6," to allow the driveway to have a width of 11'3", Subdivision 19-01 for vesting tentative parcel map number 8273 to allow construction of a three-unit multifamily residential building and to subdivide a property into condominium units whiting the multifamily R-3 zone.

**Moved by Vice Chair Newman, second by Chair Baldino.
Motion carried, 3-0, by the following vote:
Ayes: Baldino, Newman, and Keldorf.**

I. Continued Business—Public Hearing.

None.

J. Report from Planning and Building Safety Director or designee.

Building and Safety Director Sam Lee highlighted the topics discussed at the strategic planning session held by Council. Staff was informed that the City wants to start studying/looking for areas of opportunities to add more housing and attract Senior housing.

Planning Manager Gregg McClain stated that within the next two months Staff will be presenting on short-term Airbnb rentals to the Planning Commission.

K. Planning Commissioners' Comments

None.

L. Adjournment—the meeting adjourned at 6:27 PM. The next meeting scheduled for June 27, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 13th DAY OF JUNE 2019.

Sam Lee, Director of Planning and Building Safety

Ryan Baldino, Planning Commission Chair



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

May 23, 2019

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Hoeschler
Present: Commissioner Wingate
Present: Commissioner Keldorf

C. Pledge of Allegiance

Vice Chair Newman led the pledge.

D. Public Communications

None.

E. Consent Calendar

None.

F. Call items from Consent Calendar

None.

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

The Dais has received all written communication regarding EA 1201 – Beach Cities Media Campus.

H. New Business—Public Hearing

1. EA 1201 – Beach Cities Media Campus Environmental Impact Report draft review.

Chair Baldino called for a ten-minute recess to review the written communication response prepared by Staff.

EcoTierra Consulting representative provided a power point presentation summarizing the Beach Cities Media Center Project (BCMC) proposed development. The project includes a five-story, 240,000 square foot office building, a one-story, 66,000 square foot studio and production facilities building, and 7,000 square feet of

retail uses located within two, one-story structures. The request includes a General Plan amendment to amend the Land Use designation; a Zone Change to change the zoning from Commercial Center to Mixed Use South, a 10-year Development Agreement and an Environmental Impact Report.

The applicant Rosecrans Sepulveda Partners 4, LLC (RSP4) reviewed the proposed project alternatives with the Commission.

Chair Baldino opened the public communication.

None.

Chair Baldino closed the public communication.

- Vice Chair Newman addressed the letter that was received by the Law Firm and stated that the only reasonable consideration the letter addresses is to have more than one electronic vehicle charging station as all other considerations were mitigated.
- Chair Baldino shared that the Law Firm represents, Supporters Alliance for Environmental Responsibility, and discovered that the group was formed in January 22, 2019 by an attorney who represents unions and multi-employer pensions funds per the Secretary of State website. He added that the President and CFO of the group work for the Labor International Union of North America representing Local 300 in Los Angeles; which have a lawsuit filed against for greenmail. In addition, the Consultant Lisa, advised that the Law Firm contacted her prior to Staff receiving the letter informing her that they represent a Union and not a non-profit environmental organization.
- Chair Baldino inquired with the City Attorney, David King, if the Planning Commission can make a recommendation to the City and Council to file a misdemeanor or reporting the Law Firm to the State Bar as the Law Firm has misrepresented who they represent in trying strong-arm an applicant. City Attorney, David King, advised that he recommends the Planning Commission to not take a formal action as it is informal for appointed officials to give direction to the City's prosecution office. He added that the City's prosecutor office is aware and will dictate if the City's direction in this matter.
- Vice Chair Newman expressed her concerns regarding traffic and the allowed prohibited land uses. The applicant representatives advised the Commission that they are not looking to add additional uses that are not already established.

MOTION: Approval of EA 1201 and recommend that the City Council amend the General Plan and Zoning of this site and adopt Resolution No. 2861 as amended by staff.

Moved by Commissioner Wingate, second by Vice Chair Newman.

Motion carried, 5-0, by the following vote:

Ayes: Baldino, Newman, Wingate, Hoeschler and Keldorf.

I. Continued Business—Public Hearing.

None.

J. Report from Planning and Building Safety Director or designee.

Principal Planner Paul Samaras lead a study session regarding the possible increase in residential density in the R-3 zone near the Pacific Coast Highway neighborhood. He proceeded to acknowledge and thank Commissioners Wingate and Keldorf for assisting Staff with research. Principal Planner Paul reviewed the benefits and impacts a higher density scenario would bring to the community. The studied area has a lot of residential needs such as banks, restaurants, hotels, markets, jobs, and schools all withing walking distance. Staff recommends the City to conduct market and fiscal research through an actual stud. If the City chooses to move forward with increasing density in the area, we will need to amend the General Plan to possibly create a new zone or Specific Plan for the area and that would come with an Environmental Assessment.

K. Planning Commissioners' Comments

None.

L. Adjournment—the meeting adjourned at 7:31 PM. The next meeting scheduled for June 13, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 23rd DAY OF MAY 2019.

Sam Lee, Director of Planning and Building Safety

Ryan Baldino, Planning Commission Chair



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

April 25, 2019

A. Call to Order

The meeting was called to order at 5:41 p.m.

B. Roll Call

Present: Chair Baldino
Present: Vice Chair Newman
Present: Commissioner Hoeschler
Present: Commissioner Wingate
Absent: Commissioner Keldorf

C. Pledge of Allegiance

Vice Chair Newman led the pledge.

D. Public Communications

None.

E. Consent Calendar

1. Approval of the Planning Commission Meeting Minutes:
 - April 11, 2019
 - December 13, 2018
2. EA 1241 - Director's Approval of an Administrative Use Permit to allow Type 41 Alcohol Service at the expansion of an existing restaurant.

MOTION: Approve the minutes.

Moved by Vice Chair Newman, second by Commissioner Wingate.

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

Ayes: Baldino, Newman, Wingate, Hoeschler.

F. Call items from Consent Calendar

3. **EA 1241 - Director's Approval of an Administrative Use Permit to allow Type 41 Alcohol Service at the expansion of an existing restaurant.**

Assistant Planner Brenna Callero informed the Commission that the existing restaurant, Brewport Tap house, will be expanding 2,922 square feet. The applicant

Kristian Krieger was present to answer questions from the Commission about the request.

MOTION: Approve the recommendation to receive and file the Director of Planning and Building Safety’s approval of Environmental Assessment No. EA-1241.

**Moved by Vice Chair Newman, second by Commissioner Wingate.
Motion carried, 4-0, by the following vote:
Ayes: Baldino, Newman, Wingate, Hoeschler.**

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

None.

H. New Business—Public Hearing

None.

I. Continued Business—Public Hearing.

None.

J. Report from Planning and Building Safety Director or designee.

None.

K. Planning Commissioners’ Comments

- Commissioner Hoeschler inquired if outdoor dining for the downtown and Smoky Hollow area will be easier to acquire. Planning manager, Greg McClain, informed the Commission that Staff is considering this topic.
- Chair Baldino had a question regarding street sweeping and trash collection and asked who he could contact. Greg McClain informed him that he can contact Jazmin Allen in Public Works.
- Commissioner Hoeschler expressed his concern for affordable housing in the for-sale model and is curious to see how this will affect the DR Horton project.

L. Adjournment—the meeting adjourned at 6:15 PM. The next meeting scheduled for May 9, 2019 at 5:30 pm.

PASSED AND APPROVED ON THIS 25th DAY OF APRIL 2019.

Sam Lee, Director of Planning and Building Safety

Ryan Baldino, Planning Commission Chair



Planning Commission Agenda Statement

Meeting Date: July 28, 2022

Agenda Heading: Public Hearing

Item Number: H.2

TITLE:

Tier I Community Benefits Plans for the Construction of a New 8,882 Square Foot Mixed Use Building at 141 Eucalyptus Drive

RECOMMENDATION:

Adopt Resolution No. 2923, approving Environmental Assessment (EA) No. 1292 and Community Benefit Plan (CBP) No. 20-01 for a new 8,882 square foot mixed use building at 141 Eucalyptus Drive.

BACKGROUND

In October of 2018, the Smoky Hollow Specific Plan (SHSP) was updated intended to transform the post war, industrial buildings and uses within the 120-acre area bounded by El Segundo Boulevard on the south, and Grand Avenue to the north. SHSP establishes a framework and long-term strategy to guide public and private investment in the plan area and created four different zoning districts to regulate new construction to be sensitive to the many different characteristics of the built environment.

On December 17, 2021, the applicant applied for a Tier I Community Benefit Plan, to redevelop the subject property with a new mixed-use building. After working with the applicant, the project was deemed complete on May 18, 2022, for processing and is now before the Planning Commission for consideration.

DISCUSSION

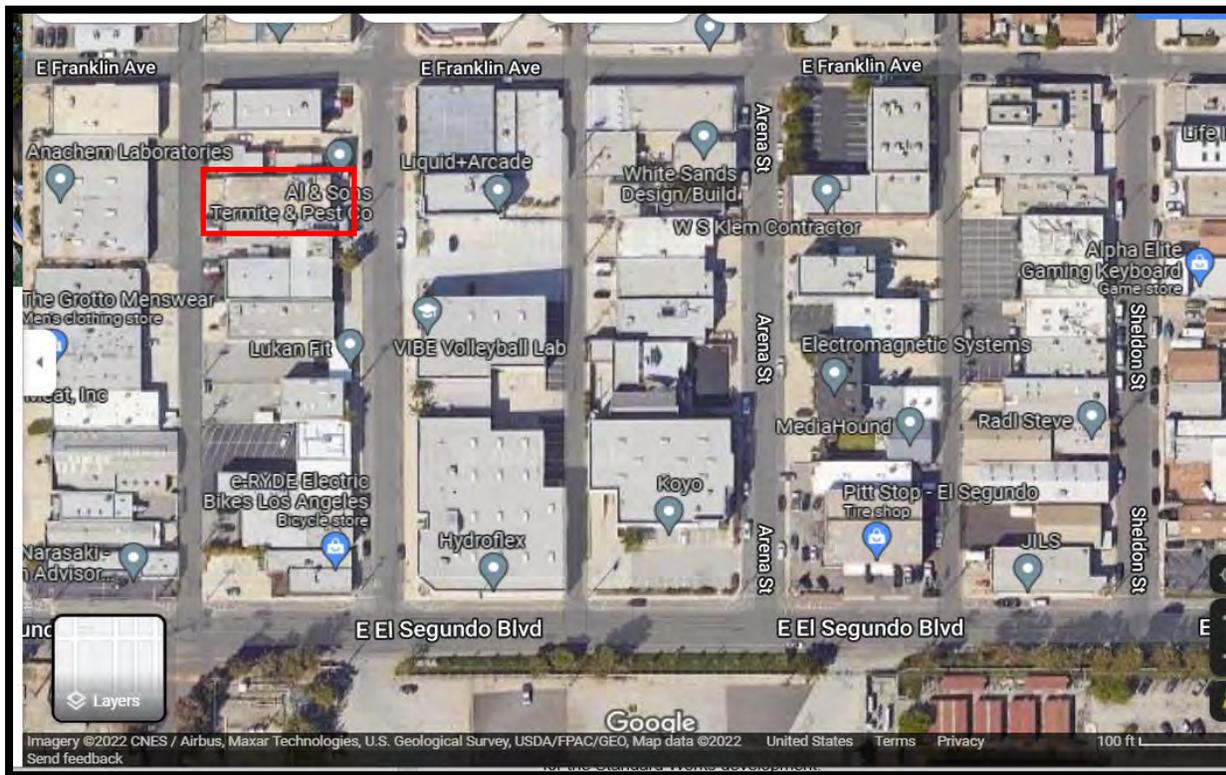
Site Description

The subject property is located within the Smoky Hollow Specific Plan area, specifically the Smoky Hollow West (SH-W) Zoning District. SH-W encourages a range of small business and incubator industrial uses, including light industrial activities and research, creative office, and technology uses. The subject site is a 6,298 square foot parcel measuring 45.01 in width by 139.93 in depth and is currently developed with a one-story building utilized for a small pest control business and two additional structures.

The Chevron Oil Refinery is located south of the site, Los Angeles International Airport (LAX) is approximately one mile north, and the southern portion of Downtown El Segundo

is located to the west. Figure 1 illustrates the project site within the Smoky Hollow Specific Plan area.

Figure No. 1 – Project Site



The adjacent properties along Eucalyptus Drive are developed with a variety of low-scale, one- and two-story buildings with minimal front elevation design features. Several buildings have non-descript front elevations and were likely previously used as storage or industrial buildings and are now being re-purposed for new businesses in the area. The proposed building represents a change and transformation from past design and uses.

Project Description

The proposed Project involves demolishing the existing on-site structures and redeveloping the site with a new 4-story, mixed-use building measuring 35-feet high, compliant with the SHSP, as measured from the grade plane (ESMC 15-1-6) to top of the structure, as illustrated in Figure 2 below. Further, as illustrated in Figure 3 below, the building's main entrance and a 721 square foot publicly accessible food use occupies the first floor, which is highlighted by a 215 square foot outdoor seating area at street level. Directly above the entry level is a parking level accessible from the rear alley. Above the parking level are two additional levels measuring 6,287 square feet total, dedicated to a single office tenant.

Figure No. 2 – South Elevation

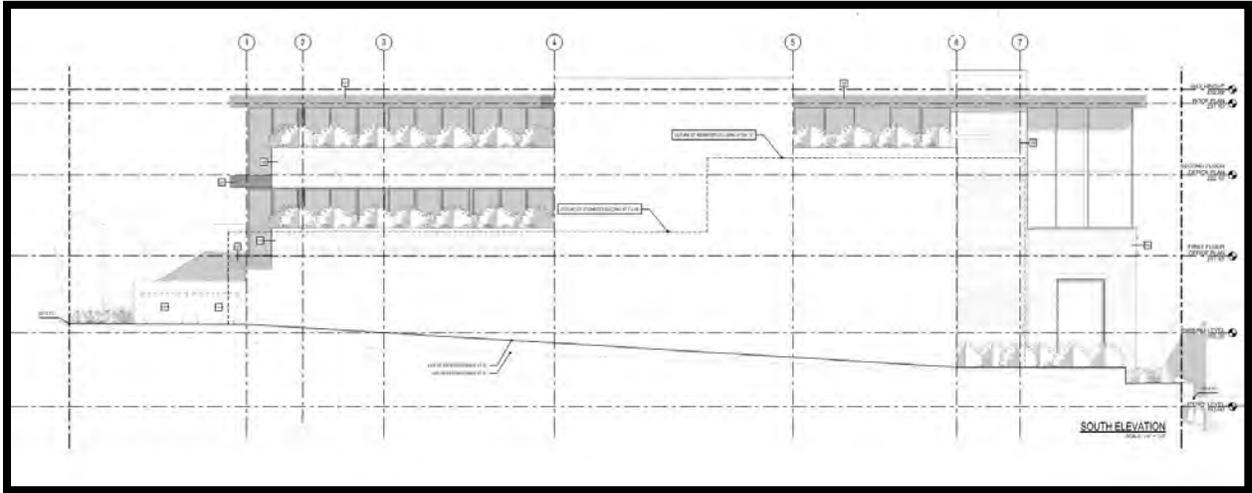


Figure No. 3 – Floor Plan Layouts

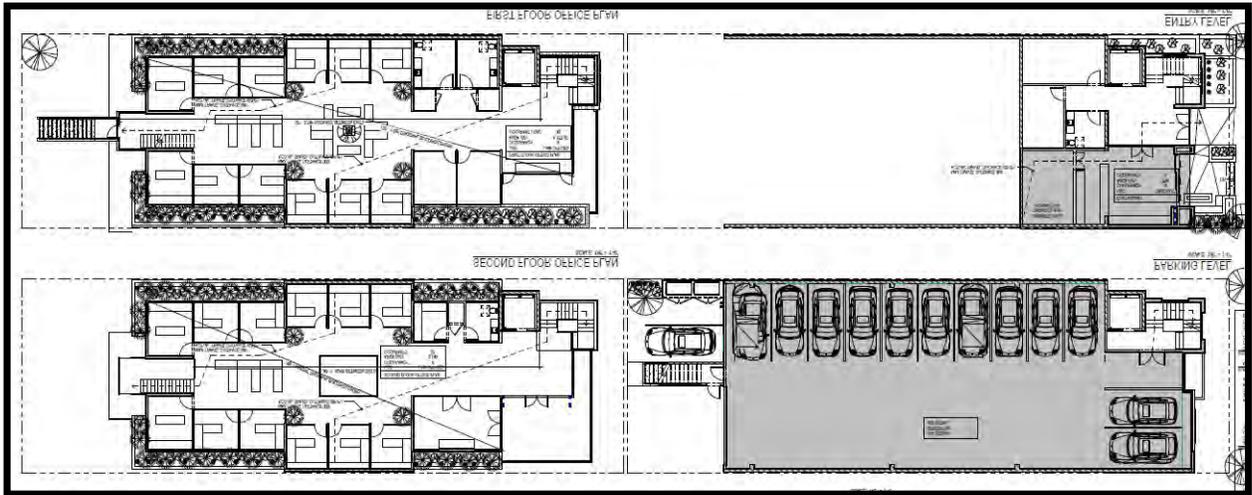


Figure No. 4 – Eucalyptus Elevation



The proposed building (Figure 5 below) is designed with significant urban design and pedestrian oriented features including a ground level food use accessible directly from the street level, juxtaposition of window openings that create an open and inviting space, change of materials, roof overhangs, and covered outdoor areas facing the street away from the office levels.

Figure No. 5 – Proposed Renderings (141 Eucalyptus Drive)



Requested Entitlements

The proposed four-story building measures 8,882 square feet, resulting in a floor area ratio of 1.41 (an additional 4,158 square feet), which is above the 0.75 FAR baseline allowance within the SH-W Zoning District of the SHSP. In accordance with the Specific Plan, the applicant is seeking approval of a Tier 1 Community Benefits Plan, which allows up to 1.5 FAR.

A proposed Community Benefits Plan (CBP) shall outline the request for flexibility from strict interpretation of the development standards and regulations of the Smoky Hollow Specific Plan, as well as the proposed public amenities, features, and improvements prioritized in the Specific Plan that would be provided. 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 the Specific Plan

The SHSP contains 32 design guidelines in five categories: Building Character, Open Space, Landscaping, Connectivity, Signage and Public Art and Public Realm. When reviewing a proposed CBP, the city must consider the project's compliance with these design guidelines. Although compliance with all 32 design guidelines is not required, compliance with at least 17 of the guidelines is required to be considered an exemplary project. The proposed Project incorporates 22 of the 32 design guidelines, exceeding the minimum threshold for exemplary projects.

In exchange for greater FAR allowed by Tier I CBP, the applicant proposes the following community benefits and improvements, at the applicant's expense, pursuant to Smoky Hollow Specific Plan Section 4.5.2.

- **Public Seating.** Architectural seating along the front of the property facing Eucalyptus Drive that is publicly accessible.
- **Food use.** A 761-square foot public food take-out use along with associated outdoor dining area immediately adjacent to Eucalyptus Drive to activate the street and provide a convenient break location for local neighbors.
- **Architecture that enhances building character.** (See Group "A" below)
- **Two new street trees along Eucalyptus Drive.**
- **Monetary contribution to public infrastructure of \$5,000.**
- **Open space that facilitates gathering.** (See Group "B" below)
- **Landscaping and environmental design.** (See Group "C" below)

The Development Project proposes the additional following specific community benefits as summarized from the CBP Tier I application scoring sheets:

Group A – Enhance Building Character

A1. Incorporate small, medium, and large scales: Project includes several design elements of different scales for visual interest including large to small windows and roof overhangs to break up the building facade into different sized elements.

A2. Enhance design at the pedestrian level: Project will have landscaping along all street frontage with pedestrian scale seating.

A3. Specify 360° architecture: Project will have enhanced architecture on all four sides of the building.

A4. Enhance entry expression: Project has new landscaping and an easily identified front entrance from Eucalyptus Drive.

A5. Orient secondary entries to alleys: A secondary access point is oriented toward the rear alley.

A6. Incorporate different materials, colors, and textures: Project includes a variety of materials, colors, and textures, including wood, stucco, and metal material with a cool color palette including medium grey block, black façade treatments, and dark metal window framing and glass.

Group B – Facilitate Gathering

B1. Form an active street wall: Project has a street level entrance along with landscaping along street frontages and outdoor seating.

B3. Develop outdoor gathering spaces: Project will have an outdoor seating area of 215 square feet adjacent to a take-out restaurant use.

B5. Provide ease of access: The Project will have separate pedestrian and vehicular access points and ground floor tenants will have direct access to adjacent streets.

B6. Enhance surface parking: Project will have covered parking on the parking level accessible from the alley.

B8. Provide street furniture: Project will provide street furniture for seating at the frontage of the building within the outdoor seating area.

B9. Use exterior lighting to accentuate safety and design: Project will provide period lighting on all sides of buildings for pedestrian safety.

Group C – Incorporate Landscaping and Environmental Design

C1. Design layered and lush landscaping: Project will have layered and lush landscaping per landscaping plan.

C2. *Select drought-tolerant and native plants:* Project landscape plan has drought-tolerant and native plants throughout.

C3. *Utilize planters and pots to provide greenery:* Project has planters and pots on Level 2 and 3 decks and balconies.

C4. *Improve landscaping in parking areas:* Parking areas include landscaping on at adjacent to the one surface level space at the rear of the building.

C5. *Use fences and walls as an extension of the architecture:* Project includes long horizontal wall masses along the side of the building that enhances the architecture and creates a continuation of the architectural theme.

C6. *Use natural light:* Project has large, transparent windows to allow natural light in all interior spaces.

Group D – Encourage Connectivity

D1. *Install bike facilities:* A bike rack is in the rear parking area on-site.

Group E – Signage, Way Finding, and Public Art

E1. *Design signs as an integral component:* Project includes integrated tenant signage.

E2. *Incorporate wayfinding through integral design:* Project has architecturally integrated signage for both pedestrians and vehicles.

Public Realm

PR1. *Street trees:* Two new street trees will be planted within the public right of way adjacent to the front of the building along Eucalyptus Drive.

Analysis

In considering the proposed project, the Planning Commission reviews components of each requested application and considers the merits of the project to decide. This includes deciding that the project is consistent with the findings associated with the CBP. The following are the findings (in **boldface**) the Planning Commission must consider, followed by staff's analysis in normal type.

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 consistent with the standards as set forth in the Smoky Hollow West Zoning District and is consistent with the vision for Smoky Hollow to allow for creative and exemplary office space with high quality architecture.

The project is in a developed area that 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 to ensure compliance with all applicable Building and Fire safety codes.

As evidenced by the proposed community benefits, the CBP provides open space and public gathering areas, a publicly accessible food use with outdoor seating, and enhanced architecture to Smoky Hollow. These community benefits will make a positive impact on Smoky Hollow by attracting high-quality businesses and tenants, providing landscaping and open space that will serve the public nearby and provides an example of the high-quality design desired by the Smoky Hollow Specific Plan. Therefore, staff believes the project will not be detrimental to the public health, safety, or welfare, and this finding can be made.

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. 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 22 of the 32 guidelines, incorporating elements that are consistent with the vision of the Smoky Hollow Specific Plan. Specifically, the design of the building incorporates architectural elements for a 360-degree design with appropriately scaled pedestrian orientation, including an easily identifiable front entrance, transparent window openings to utilize natural light, and a juxtaposition of building wall planes and materials. The upper floors incorporate large windows, roof overhangs, outdoor space, and a variety of building materials that face Eucalyptus Drive, including the use of exterior lighting to accentuate safety and promote good design. With these design considerations, the project, and its Community Benefit Plan are an exemplary project.

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

Part of the proposed community benefit consists of complying 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. Preserve Smoky Hollow's existing character through the use of compatible architectural features, materials, and details.

As discussed in Finding B, 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. The design of the building incorporates architectural elements for a 360-degree design with appropriately scaled pedestrian orientation, utilization of natural light, and juxtaposition of building wall planes and materials. The building height is compliant with the standards set forth in the Smoky Hollow West zoning district. As such, staff believes the project implements this design objective.

- b. 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; Encourage active and passive design strategies that conserve natural resources.

The project incorporates sidewalk-oriented entry to the building from Eucalyptus Drive, as well as pedestrian-oriented scale and design features such as lighting, windows, and signage. The proposed project maintains a 761 square foot public food take-out use on the first floor, with outdoor dining immediately adjacent to Eucalyptus Drive. Staff believes the addition of take-out and outdoor seating are features that can activate Eucalyptus Drive and provides a convenient location for local neighbors to visit and congregate. Further the SHSP requires a minimum 3-percent open space be provided on lots located within the SH-W zoning district. The proposed project provides the necessary open space and landscaping on the entry, in the front and at the office space levels. The proposed landscaping makes use of drought tolerant plant species in the landscaped areas, which reduces the use of water for landscaping.

- c. Develop more accessible and street-side open space. Buildings fronting public sidewalks, and specifically buildings fronting along Franklin Avenue, shall provide sidewalk-oriented entries and small-scale gathering opportunities.

The proposed project includes entries directly accessible from the public sidewalk and serves to activate the Eucalyptus Drive street frontage, thereby creating a vibrant atmosphere. The addition of a take-out food use as well as outdoor seating will provide a diverse use in relation to the surrounding buildings and uses, providing additional draw to an otherwise homogenous area of Smoky Hollow. In addition, the project makes use of the existing alley by providing 13 dedicated parking spaces on-site. The proposed building is required to have a total of 22 on-site parking spaces, and there is a shortage of 9 spaces. The applicant has elected to pay the parking in-lieu fee (PILF) as permitted by ESMC 15-15-6D. The current fee is approximately \$29,000 per space. The total PILF for the 9 missing spaces would be \$ 261,000.

- d. Project designs, orientation, and spaces should anticipate and facilitate emerging sidewalk and pedestrian activity, reuse of alleys, and access to all transit modes.

The proposed community benefit plan implements the goals and objectives of Specific Plan Chapter 3 regarding publicly owned rights-of-way and publicly accessible open spaces. Proposed parking will take access from the rear alleyway, providing access to 13 on-site parking spaces. The proposed community benefits plan includes public improvements to utilities in the public right-of-way, landscaping adjacent to the street, and open space, which will in turn help integrate cyclists, pedestrians, and transit users for businesses to flourish. As such, staff believes the project implements this design objective.

This information was provided in support of Finding B in Tier I that requires the evaluation of these values. The proposed benefits are deemed by Staff to be adequate as the benefits provided are not exclusively for the benefit of the applicant and future tenants. The proposed architectural upgrades to the structure will implement the vision of the SHSP. The Project will also have district-wide benefits to the public through provision of a publicly accessible food use and outdoor seating, open space and right of way improvements along Eucalyptus Drive, and therefore staff believes this finding can be made.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15303-New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. For this project, the project is subject to Class 3 (c) which involves:

A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Because the proposed building is less than 10,000 square feet and will be used for both office and food use purposes, there will be no significant amounts of hazardous substances. Furthermore, the site is currently served by all necessary public services and facilities, and the surrounding area is built in an urban form and therefore is not environmentally sensitive.

Additional Environmental Information

In October 2018, a Final Environmental Impact Report was certified by the City for the 2018 Smoky Hollow Specific Plan Update. Although the EIR was prepared as a Program EIR, pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, project specific impacts can also be evaluated to determine whether there are any new or unforeseen impacts on the environment consistent with CEQA Guidelines 15168(c), which is intended to evaluate later development activity from the program level EIR.

Based on the traffic impact analysis for the proposed project, no traffic impacts greater than those identified in the TIA conducted for the SHSP EIR will occur. In compliance with SHSP EIR Mitigation Measure 18-1, a Traffic Impact Analysis Memo is being prepared to analyze the projects impacts to the local street network based on LOS standards per the General Plan to calculate the project's fair share contribution towards the preliminary cost estimate for the identified improvements.

- PCH/Grand Avenue for a new right-turn overlap signal phase on all approaches. The total cost estimate for the improvement is \$80,788.00, in which the project is conditioned to provide a fair share contribution.
- PCH/EI Segundo Boulevard for a Second eastbound left-turn lane, and new right-turn overlap signal phase at the northbound approach. The total cost estimate for improvements is \$2,553,500.00, in which the project is conditioned to provide a fair share contribution.

The City has the responsibility of ensuring that the improvements will be constructed at the time the City determines that such improvements are needed to maintain desired service levels. With implementation of the traffic improvements identified as Mitigation Measure 18-1 in the SHSP EIR, traffic impacts of the Project will remain at less than significant based on the General Plan requirements. Conditions of approval have been added requiring the applicant pay its fair share contribution towards the improvements identified above prior to issuance of any Building Permit.

RECOMMENDATION

Indicated throughout this report, the project complies with the development standards set forth in the SHSP. Further, as indicated in the analysis above, staff believes that all the necessary findings can be made to grant approval of the requested Tier 1 Community Benefits Plan. Lastly, the Project is categorically exempt under the provisions of the California Environmental Quality Act under Section 15303 and will not result in any new impacts not already identified in the Smoky Hollow EIR. Therefore, staff recommends that the Planning Commission adopt Resolution 2923 approving Environmental Assessment 1292 and Community Benefits Plan 21-01 for the development of an 8,882 square foot mixed-use building at 141 Eucalyptus Drive.

ORIGINATED BY: Bradley J. Misner, AICP, Contract Planner

REVIEWED BY: Eduardo Schonborn, AICP, Planning Manager

APPROVED BY: Michael Allen, AICP, Community Development Director

JJM FOR BM
ES
MA

ATTACHED SUPPORTING DOCUMENTS:

1. Planning Commission Resolution No. 2923
 - a. Exhibit A Conditions of Approval
 - b. Exhibit B Community Benefits Plan
2. Development Plans/Exhibits dated July 19, 2022

RESOLUTION NO. 2923

A RESOLUTION OF THE EL SEGUNDO PLANNING COMMISSION APPROVING COMMUNITY BENEFIT PLAN (CBP) NO. 20-01 AND ENVIRONMENTAL ASSESSMENT EA-1292 FOR A NEW, 8,882 SQUARE-FOOT MIXED-USE BUILDING LOCATED AT 141 EUCALYPTUS DRIVE.

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

SECTION 1: Recitals.

- A. On February 22, 2021, Brandon Straus, of Srour & Associates, LLC filed an application for Community Benefit Plan (CBP) No. 20-01, and Environmental Assessment (EA) No. 1292 for a Tier I Community Benefits Plan for a new, 8,882 square-foot mixed-use building located at 141 Eucalyptus Drive;
- B. Approval of the proposed Project is a subsequent discretionary action in furtherance of the Smoky Hollow Specific Plan (SHSP);
- C. The application was reviewed by the City's Community Development Department for, in part, consistency with the General Plan, and conformity with the El Segundo Municipal Code ("ESMC") and the SHSP;
- D. On July 28, 2022, the Commission held a duly noticed public hearing to receive public testimony and other evidence regarding the application including, without limitation, information set forth in the staff report and information provided by the applicant and the public; and
- E. The Commission considered all of the evidence presented at the July 28, 2022, public hearing, together with all other information in the administrative record. This Resolution, and its findings, are made based upon the totality of the evidence in the administrative record before the Commission at its July 28, 2022 public hearing.

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

- A. The proposed project would develop a 6,298 square-foot parcel located at 141 Eucalyptus Drive with a new, 8,882 square-foot mixed-use building, resulting in a total floor area ratio of 1.41. The base allowable floor area ratio for the Smoky Hollow West Zoning District is 0.75, however, a Tier 1 CBP is being sought in order to allow a floor area ratio up to a maximum of 1.5. The new three- to four-story building would have a maximum height of 35 feet from the average grade to the top of the building.
- B. The project site is located within the Smoky Hollow West Zoning District of the Smoky Hollow Specific Plan. The proposed building, with a total of 8,882 square feet, will be compliant with the CBP Tier I floor area ratio, will be consistent with the Smoky Hollow Specific Plan design guidelines, open space and landscape

requirements, and will meet parking requirements by way of payment of in-lieu fees. The proposed building will be designed with significant urban design and pedestrian-oriented features including a ground-level take-out restaurant use accessible from Eucalyptus Drive. The structure will be 3-4 stories tall due to the grading of the site, appearing 4 stories in height from Eucalyptus Drive. Parking is provided on the 2nd floor and accessible from the rear alley. Landscaping and open space are compliant with the provisions of the ESMC and SHSP design guidelines, provided along the street frontages of the building.

SECTION 3: Environmental Assessment. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15303 as a Class 3 categorical exemption for new construction or conversion of small structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. More specifically, Class 3 includes, without limitation, a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Because the proposed building is less than 10,000 square feet and will be used for both office and food use purposes, there will be no significant amounts of hazardous substances. Furthermore, the site is currently served by all necessary public services and facilities, and the surrounding area is built in an urban form and therefore is not environmentally sensitive.

SECTION 4: Community Benefits Plan Findings. Based upon the findings of fact set forth above, and on the evidence in the administrative record as a whole, 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 because** the project is located in a developed area with similar sized structures and will encourage development within this area consistent with the vision for Smoky Hollow. The project proposes a number of community benefits, including the provision of open space, a public gathering area, improved building façade and enhanced architecture, and introduction of a mixed-use land use to the block. Further, the building height for the project is consistent with the standards as set forth in the Smoky Hollow West Zoning District and is consistent with the vision for Smoky Hollow to allow for creative and exemplary office space with high quality architecture. The project is located in a developed area that contains all utilities and public infrastructure and before the City issues building permits for the project the applicant will submit detailed plans to the City for review to ensure compliance with all applicable Building and Fire Safety Codes. The

proposed community benefits will provide a positive impact on Smoky Hollow by attracting high-quality businesses and tenants and improving the physical landscape of the area through high-quality design. For these reasons, the proposed additional floor area ratio will not be detrimental to the public health, safety, or welfare, nor will it be materially injurious to properties or improvements in the vicinity.

B. The proposed community benefit provides exemplary project and/or streetscape design because the project incorporates elements that are consistent with the vision of the Smoky Hollow Specific Plan. Specifically, the project incorporates architectural elements that are unique to the area and incorporates a 360-degree design with appropriately scaled pedestrian orientation, identifiable front entrance, large and transparent window openings to incorporate natural light, and a juxtaposition of building wall planes and materials. The upper floors incorporate large windows, roof overhangs, outdoor space, and a variety of building materials that face Eucalyptus Drive, including the use of exterior lighting to accentuate safety and promote good design. Provision of a street-level takeout food use and outdoor seating will engage passersby and draw them in to the development, a feature presently lacking from Smoky Hollow's history as warehouses and light industrial uses. With these design considerations, the proposed community benefit provides exemplary project and/or streetscape design, and this finding can be made.

C. The proposed community benefits directly implements objectives of the Specific Plan because the proposed benefits preserve Smoky Hollow's existing character through the use of compatible architectural features, materials, and details, specifically through incorporating materials and colors that are consistent with existing buildings in the area and with the neighborhoods industrial character. The building incorporates architectural elements for a 360-degree design with appropriately scaled pedestrian orientation, utilization of natural light, and juxtaposition of building wall planes and materials. Further, the project insists upon streetscape and landscaping 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. The project will provide a 761 square foot public food take-out use on the first floor, with outdoor dining immediately adjacent to Eucalyptus Drive. The addition of this use and the outdoor seating area will activate Eucalyptus Drive and provide a destination for neighboring tenants, passersby, and occupants of the building. The design encourages active and passive design strategies to conserve natural resources by providing 1,039 square feet of open space, landscaped with drought tolerant plant species. In addition, the project works towards developing more accessible and street-site open space by providing entries that are directly accessible from the public sidewalk, in addition to providing the new outdoor gathering space and public food use. The project makes use of the existing alley, which will provide access to 13 dedicated parking spaces on-site. For these reasons, the proposed community benefits directly implement the objectives of the Specific Plan, and this finding can be made.

SECTION 5: Action. Subject to the conditions listed on Exhibit A of this Resolution, the Planning Commission approves EA No. 1292 and Community Benefit Plan (CBP) No. 20-01 (attached hereto as Exhibit B) for the development at 141 Eucalyptus Drive.

SECTION 6: 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 7: This Resolution will remain effective unless superseded by a subsequent resolution.

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to Brandon Straus, of Srour & Associates, LLC, and to any other person requesting a copy.

PASSED, APPROVED AND ADOPTED this 28th DAY of JULY, 2022.

Ryan Baldino, Chair
City of El Segundo Planning Commission

ATTEST:

Michael Allen, Secretary

Baldino -
Newman -
Hoeschler -
Keldorf -
Maggay -

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

By: _____
Joaquin Vazquez, Deputy City Attorney

PLANNING COMMISSION RESOLUTION NO. 2923

Exhibit A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”) and all provisions of the Smoky Hollow Specific Plan, 141 Eucalyptus, LLC (the “Owner”) agrees to comply with, and be bound by, the following provisions as conditions for the City of El Segundo’s approval of Community Benefit Plan CBP 20-01, and Environmental Assessment (EA) No. 1292 for a Tier I Community Benefits Plan for the project at 141 Eucalyptus Drive. (“Project Conditions”):

Zoning Conditions

1. This approval is for the project as shown on the plans presented to and reviewed by the Planning Commission on July 28, 2022, and on file with the Community Development Department.
2. Prior to issuance of any permit for the project, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Community Development Department. The Community Development Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Any subsequent modification must be referred to the Community Development Director for a determination regarding the need for Planning Commission and/or City Council review and approval of the proposed modification.
3. This approval allows for construction of a new office facility at 141 Eucalyptus Drive. Specifically, the approved construction includes a new 8,882 square foot mixed use building, which is comprised of 1,744 square feet on the entry level (including the 721 square feet take-out restaurant space), 183 square feet of circulation area on the parking level, 3,753 square feet of office space on the third level, and 3,202 square feet of office space on the fourth level, resulting in a total floor area ratio of 1.41. The new three to four story building would have a maximum height of 35 feet from the average grade to the top of the building.

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

4. Before any building permits are issued, the applicant is required to pay fair-share contribution to the City of El Segundo in compliance with Smoky Hollow Specific Plan EIR Mitigation Measure 18-1. The fair share contribution shall be a percentage of the cost estimates for the following intersection improvements:

- a. PCH/El Segundo Boulevard: a second eastbound left-turn lane, and new right-turn overlap signal phase at the northbound approach. The total cost estimate for improvements is \$2,553,500.00.
- b. PCH/Grand Avenue: a new right-turn overlap signal phase on all approaches. The total cost estimate for the improvement is \$80,788.00.

The fair share percentage is the ratio of the increase in traffic generation resulting from this project, versus the overall traffic increase from the SHSP buildout affecting the above intersections. The fair share percentage shall be calculated by a licensed traffic engineer and shall be reviewed and approved by the CD/PW Director.

5. All rooftop mechanical equipment shall be architecturally screened in accordance with ESMC Section 15-2-8(C). Prior to permit final, the equipment shall be adequately screened to the satisfaction of the Community Development Director.
6. All new Fire Department and Water lines shall be sufficiently screen from public view by landscaping to the satisfaction of the Community Development Director and Fire Chief, prior to issuance of certificate of occupancy.
7. All building and drainage gutters, down spouts, vents and other protrusions shall be concealed from view within the exterior walls. Ladders for roof access shall be mounted on the inside of the building.
8. Mandatory solid waste disposal services shall be provided by a City approved waste hauler to all parcels/lots or uses affected by approval of this project.
9. The Applicant shall provide receptacles (bins) for the collection of refuse and recyclable materials, as well as a hose bib for washing collection areas. Prior to the issuance of building permits, the applicant shall provide documentation from a City approved waste hauler stating that the number and size of bins provided for the collection of refuse and recyclable materials generated by the project is adequate.
10. Prior to the issuance of building permits, the Applicant shall provide documentation from a City approved waste hauler stating that the dimensions of the refuse storage enclosure are of adequate size to accommodate containers consistent with the current methods of collection, are designed with a walk-in access component, and located and designed to facilitate trash truck access and pickup.
11. Trash enclosures on the property shall be either fully enclosed within the building or must be adequately screened by a trash enclosure per the ESMC. Further, the gates shall include architectural paneling or finishing that is consistent with the paneling or finishing of the building. Lastly, trash enclosure areas for the project shall have a non-combustible decorative cover that matches the building's architecture.

12. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.
13. The applicant shall submit a Landscape Plan in accordance with ESMC Section 15-15A.
14. At the applicant's expense, the open spaces approved within the project shall be maintained in accordance with the approved Landscape Plan.

Community Benefits Plan

15. The applicant 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 Community Development 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.
16. 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 within the public right-of-way.

CEQA

17. Applicant must comply with all applicable mitigation measures identified in the Final Environmental Impact Report prepared for the SHSP. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.
18. Prior to issuance of any demolition, grading or building permit or as otherwise appropriate, a matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with:
 - The SHSP 2018 EIR (EA-1101) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on October 2, 2018.
 - All project conditions of approval.
19. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the MMRP for the SHSP EIR and project COA. A final mitigation and COA monitoring matrix/spreadsheet shall be submitted to the City.
20. All mitigation measures listed in Mitigation Monitoring and Reporting Program adopted as part of the SHSP 2018 EIR (EA-1101) Mitigation Monitoring and Reporting Program (MMRP) as adopted by the City Council on October 2, 2018,

shall be complied with. This shall include:

Biological Resources

21. **BIO MM 7-1** 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, mitigation measure 7-2 shall apply.
22. **BIO MM 7-2** 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.

Cultural Resources

23. **CUL MM 8-2** 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.
24. **CUL MM 8-3** 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 for the resources.

Greenhouse Gas Emissions

25. **EECAP 4.1** Encourage or Require Energy Efficiency Standards Exceeding Title 24. This measure will develop City staff to be resources in encouraging and implementing energy efficiency beyond that required by current Title 24 Standards.
26. **EECAP 5.2** Promote Water Efficiency Standards Exceeding SB X7-7. In addition to SB X7-7, more actions are being studied or have been taken to exceed water efficiency standards. These efforts include education and outreach practices that could be combined with residential and commercial EECAP actions that emphasize the reuse of recycled/gray water and promote harvesting rainwater.

General Conditions

27. The project is subject to the Public Art or In-Lieu Fee Requirement (Cultural Development Program) established by City Council Ordinance 1594, which requires placement of public art on-site or payment of in-lieu fees to the Cultural Development Fund. Prior to issuance of a building permit, the applicant shall submit an application to the Community Services Department and shall either: a) enter into an agreement with the City of El Segundo to provide public art onsite; or, b) in-lieu of commissioning public art onsite, pay a fee equal to 1% of the project cost to the City's Cultural Development Fund.
28. A positive balance shall be maintained in all project Reimbursement Accounts. If the balance of the Reimbursement Account(s) associated with the project becomes negative at any time, all work on the project shall be suspended, including the issuance of permits and project inspections, until such time as the sufficient funds are deposited to return the account(s) to a positive balance.
29. A weatherproof notice/sign to report dust, noise, or other construction-related impacts shall be posted and prominently displayed on the construction fencing clearly visible to the public from along the abutting street(s). The notice/sign shall set forth the name of the person(s) responsible for the construction site and a phone number(s) to be called in the event that a construction-related impact occurs.
30. Reclaimed water must be utilized for all landscaped areas.
31. Prior to issuance of any permit, landscaping plans must be submitted to the

Community Development Department that conform to the City's Water Conservation in Landscaping requirements as set forth in ESMC Chapter 15.

32. All utilities lines installed to serve the new construction shall be placed underground.
33. The developer shall be responsible for the relocation of any existing utility necessary as a result of the development.
34. Pedestrian walkways within the project must include admixture colored concrete and/or design that enhance and complement the project.
35. The project site shall be fenced and screened during construction.
36. All areas within the project site shall be maintained free of trash and debris.
37. Prior to issuance of any permit, an erosion control plan shall be reviewed and approved by the Building Official and the Public Works Director.
38. Water spraying or other approved methods shall be used during grading operations to control fugitive dust. Recycled water shall be used for grading operations whenever available.
39. During the grading phase and as needed during the remainder of the construction phase, the owner or contractor must conduct daily street sweeping along the streets abutting the project site(s).
40. In the event that a Planning, Building, Public Works, Fire Department or Police Department requirement are in conflict, the stricter standard shall apply.

Impact Fee Conditions

41. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time library services mitigation fee in the amount required by the City's fee schedule.
42. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time fire services mitigation fee in the amount required by the City's fee schedule.
43. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time police services mitigation fee in the amount required by the City's fee schedule.
44. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time park services mitigation fee in the amount required by the City's fee schedule.

45. Pursuant to ESMC §§ 15-27 A-1, et seq., prior to issuance of a building permit, the applicant must pay a one-time traffic mitigation fee in the amount required by the City's fee schedule.

Building Safety Conditions

46. Building and Safety Division will require separate permit application for demolition of each existing building.
47. Building and Safety Division will require separate permit application for electrical, plumbing, mechanical and Grading work.
48. City of El Segundo Fire Department requires separate permits for Sprinkler and fire alarm systems.
49. Plans for plan review can be submitted as hardcopy or digital.
50. A copy of Soils/Geo Engineering report shall be provided with the submitted construction plans.
51. The site plan should clearly show all the existing underground utilities.
52. The Plan review time will be a minimum of 25 City working days and can be extended up to 30 working days.
53. 30-Day Notice of Excavation to the adjacent neighbor is required for any excavation close to the common property lines.
54. Compliance with Chapter 11A & 11 B of the California Building Code will be required.
55. The construction plan submitted for plan review should include a comprehensive code analysis showing:
 - Type of Construction
 - Allowable area
 - Allowable height
 - Rating of stairway enclosures for a 4-story building
 - Common path of travel
 - Number of the required exits
 - Fire Distance of the proposed building to the property lines
 - Protection of exterior openings, etc.
56. The project shall comply with LA County LID requirements.
57. Comply with the current California Codes with the City of El Segundo Amendments.

58. Accessible EVCS are not counted as accessible parking spaces. 11B.208.1

Fire Department Conditions

59. Per ESMC 13-9-2, an automatic fire sprinkler system shall be provided throughout the structure.
60. A fire sprinkler monitoring system shall be provided in accordance with CFC 907 and the currently adopted edition of NFPA 72. Per ESMC 13-9-2, the monitoring system shall be placarded by either Underwriters Laboratory or Factory Mutual.
61. Per ESMC 13-9-2, the minimum required fire flow for the building shall be 1,500 gpm at 20 psi.
62. The existing public fire hydrant north of the property is adequate. No other hydrants are required.
63. The building height exceeds 30 feet above the lowest level of fire access. Eucalyptus Drive can be used as a ladder truck access road. A minimum width of 26 feet must be maintained for the street frontage. Existing street parking may have to be evaluated to verify this width will be available.
64. The fire resistance of exterior walls facing lot lines shall comply with CBC Table 602.
65. Protection of openings and percentage of openings allowed facing lot lines shall comply with CBC Table 705.8.
66. A knox box shall be provided at an approved location.

Public Works Conditions

General

67. 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.
68. 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.
69. 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.

70. 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.
71. All construction-related parking shall be accommodated on-site or on other private property. No construction related parking shall be permitted off-site in the public right-of-way.
72. 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.
73. 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.
74. All record drawings (PDF and CAD format) and supporting documentation shall be submitted to the Public Works Engineering Division prior to scheduling the project's final inspection.
75. Haul trucks are to use PCH north to Imperial Highway and PCH south to El Segundo Boulevard. All three of these streets are currently designated as truck routes in the City.

Street Improvements & Traffic Control

76. 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. New sidewalk to be a minimum of 5' wide.
77. 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.
78. Any obstruction located within existing curb ramps shall be relocated.
79. All unused driveways shall be removed and replaced with full-height curb, gutter and sidewalk per SPPWC standards and City standards.
80. The applicant shall provide a minimum 4' sidewalk clearance around any obstruction in the sidewalk i.e. posts, power poles, etc.
81. PG-64-10 tack coat and hot mix asphalt shall be used for all slot paving required

next to new concrete installations. Slot paving shall be 3 feet wide and 1 foot deep, consisting of 6 inches of asphalt over 6 inches of base.

82. The applicant shall coldmill 2" Asphalt Concrete (AC) pavement surface and overlay with 2" AC PG-64-10 the curb-to-centerline half street width of Eucalyptus Drive along the property frontage. AC mix specification shall conform to Standard Specifications for Public Works Construction (SSPWC) "Greenbook", section 203-1.
83. The applicant shall provide street signing and striping plans for the new development. All striping in the public ROW shall consist of thermoplastic paint per the latest CA Manual on Uniform Traffic Control Devices (MUTCD).
84. The applicant shall provide traffic control plans for all work requiring a lane closure.
85. The work scheduled in the public right-of-way on major arterial streets shall be Monday through Friday from 9am to 3pm, except holidays. Work scheduled on all other street classifications shall be Monday through Friday from 7am to 4pm. Contractor shall obtain prior approval from the City Engineer for performing weekend work, night work, or work on a holiday.
86. 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.
87. Once the ROW improvements are accepted by the City Engineer, they are not to be used for staging building construction activities, including but not limited to, storage of construction materials and equipment. The street and sidewalks shall be kept free of construction debris, mud and other obstacles and shall remain open to traffic at all times. The applicant shall bear the entire cost of replacement or repair to any damage to improvements caused by its use, or its Contractors' and Subcontractors' use, of the improvements after acceptance by the City Engineer.
88. The applicant shall submit any new traffic signal plans to the City Public Works Department and LA County Department of Public Works (LACDPW) for review and approval. The applicant will coordinate all inspections with the LACDPW inspector for acceptance of the traffic signal poles and related equipment. The applicant will inform the City of any updates during this process.

Water

89. 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.

90. The applicant must submit plans for water system upgrades to the City of El Segundo Public Works Department for review and approval.
91. 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

92. 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.
93. 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

94. Provide a Low Impact Development Study (LID) signed and stamped by a registered Civil Engineer. Make sure to comply with the project design requirements to retain on site (infiltrate or store for use) volume of runoff from $\frac{3}{4}$ inch storm or the 85th percentile 24-hour storm, whichever is greater (SWQDv).
95. 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.
96. 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

97. Irrigation plans shall be submitted to the Public Works Department for review and approval. All irrigation meters and mechanical equipment shall meet the City Water Division standards.
98. All public landscape improvements shall be designed to City standards and approved by the Parks & Recreation Department.
99. The property owner shall maintain all landscaping and irrigation in the public ROW fronting the property.

100. The applicant shall coordinate any tree removals in the public right-of-way with the Parks & Recreation Department prior to the start of construction.

Miscellaneous Conditions

101. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the ESMC shall apply.

102. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project by the Planning Commission, or City Council, pursuant to the provisions of the ESMC.

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

104. The applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively “Claims”) arising out of or in any way relating this project, any discretionary approvals granted by the City related to the development of the project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney’s fees, shall be paid for by the applicant. 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.

AFFIDAVIT OF ACCEPTANCE OF CONDITIONS OF APPROVAL

Lisa Collinson warrants that she is duly authorized to sign this Affidavit of Acceptance and to bind 141 Eucalyptus, LLC to the same. By signing this document, Lisa Collinson, on behalf of 141 Eucalyptus, LLC, certifies that she has read, understood, and agrees to the project conditions listed in this document.

Lisa Collinson, Member
141 Eucalyptus, LLC

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

PLANNING COMMISSION RESOLUTION NO. 2923

Exhibit B

Community Benefits Plan 141 Eucalyptus Drive

Project description:

The development project at 141 Eucalyptus Drive is subject to the following applications: Community Benefits Plan No. CBP 20-01 and Environmental Assessment No. EA 1292.

The proposed Project involves the demolition of the existing on-site structures and the construction of a new 4 story, mixed-use building. The overall height of the building would be 35 feet from the grade plane, with allowable projections up to 40 feet. From Eucalyptus Street, the building will appear 4 stories with an entry level that will have 721 square feet, publicly accessible food use, the front entrance to the building, and a 215 square feet outdoor seating in front of the food use. Directly above the entry level is a parking level that is accessed from the rear alley, and then above the parking level on floors 3 and 4 are two levels (6,287 square feet total) dedicated to a single office tenant.

The development project deviates from the following Smoky Hollow Specific Plan (Specific Plan) development standards in Section 2.3:

1. Allowable gross floor area ratio (FAR).

The permitted FAR is 0.75. The proposed FAR is up to 1.41.

Community benefits:

In exchange for the above deviations, the applicant offers the following community benefits and improvements, at the applicant's expense, as stated in pursuant to Smoky Hollow Specific Plan Section 4.5.2:

Community Benefits Plan

The design of the proposed building proposed exceeds the current base standard for allowable Gross Floor Area Ratio (FAR). Projects within the SHSP area can request deviations from current development standards with the approval of a Tier I or Tier II Community Benefits Plan. Pursuant to the SHSP for projects in the Smoky Hollow West zoning district, the proposed project is seeking a deviation from the 0.75 FAR base standard to allow a FAR of 1.41. Accordingly, the applicant is seeking approval of a Tier 1 Community Benefits Plan. As such, the Project requests the following deviation:

- 1. Additional Building FAR.** Proposed 1.41 floor area ratio (FAR) (an additional 4,158 square feet) exceeds the SHSP Base Standard FAR of 0.75 for the Smoky Hollow West Zoning District.

In exchange for the above deviations allowed by Tier I CBP, the applicant is proposing the following community benefits and improvements, at the applicant's expense, pursuant to Smoky Hollow Specific Plan Section 4.5.2. The following Community Benefits are based on objectives and suggestions directly identified as development standards in the SHSP with the objective of benefiting the Smoky Hollow Specific Plan area. Additionally, the Specific Plan contains 32 design guidelines in five categories: building character, open space, landscaping, connectivity, signage and public art and Public Realm. Compliance with at least 17 of the guidelines is required to be considered as an exemplary project; the proposed Project incorporates 22 of the 32 design guidelines, exceeding the minimum threshold for exemplary projects. A summary of the main community benefits that are proposed for the Project include the following:

1. **Public Seating.** Proposed architectural seating will be provided along the front area of the property facing Eucalyptus Drive and would be publicly accessible.
2. **Food use.** The proposed a 761-square foot public food take-out use along with associated outdoor dining area immediately adjacent to Eucalyptus Drive in order to activate the street and provide a convenient break location for local neighbors.
3. **Architecture that enhances building character. See below under "Group A"**
4. **New street trees (2) along Eucalyptus Drive.**
5. **Monetary contribution to public infrastructure of \$5,000.**
6. **Open space that facilitates gathering. See below under "Group B"**
7. **Landscaping and environmental design. See below under "Group C"**

In addition, the Development Project will provide the following specific community benefits as summarized from the CBP Tier I application scoring sheets:

Group A – Enhance Building Character

A1. Incorporate small, medium, and large scales: Project includes several design elements of different scales for visual interest including large to small windows and roof overhangs to break up the building facade into different sized elements.

A2. Enhance design at the pedestrian level: Project will have landscaping along all street frontage with pedestrian scale seating.

A3. Specify 360° architecture: Project will have enhanced architecture on all four sides of the building.

A4. Enhance entry expression: Project has new landscaping and an easily identified front entrance from Eucalyptus Drive.

A5. Orient secondary entries to alleys: A secondary access points is oriented toward the rear alley.

A6. Incorporate different materials, colors, and textures: Project includes a variety of materials, colors, and textures, including wood, stucco, and metal material with a cool color palette including medium grey block, black façade treatments, and dark metal window framing and glass.

Group B – Facilitate Gathering

B1. Form an active street wall: Project has a street level entrance along with landscaping along street frontages and outdoor seating.

B3. Develop outdoor gathering spaces: Project will have an outdoor seating area of 215 square feet adjacent to a take-out food use.

B5. Provide ease of access: The Project will have separate pedestrian and vehicular access points and ground floor tenants will have direct access to adjacent streets.

B6. Enhance surface parking: Project will have covered parking on the parking level accessible from the alley.

B8. Provide street furniture: Project will provide street furniture for seating at the

B9. Use exterior lighting to accentuate safety and design: Project will provide period lighting on all sides of buildings for pedestrian safety.

Group C – Incorporate Landscaping and Environmental Design

C1. Design layered and lush landscaping: Project will have layered and lush landscaping per landscaping plan.

C2. Select drought-tolerant and native plants: Project landscape plan has drought-tolerant and native plants throughout.

C3. Utilize planters and pots to provide greenery: Project has planters and pots on Level 2 and 3 decks and balconies.

C4. Improve landscaping in parking areas: Parking areas include landscaping on at adjacent to the one surface level space at the rear of the building.

C5. Use fences and walls as an extension of the architecture: Project includes long horizontal wall masses along the side of the building that enhances the architecture and creates a continuation of the architectural theme.

C6. Use natural light: Project has large, transparent windows to allow natural light in all interior spaces.

Group D – Encourage Connectivity

D1. Install bike facilities: A bike rack will be installed on-site.

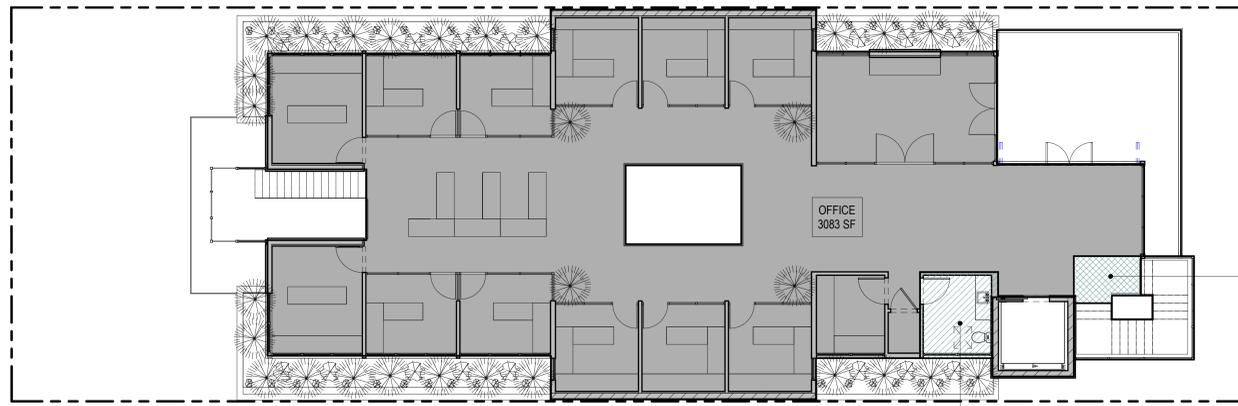
Group E – Signage, Way Finding, and Public Art

E1. Design signs as an integral component: Project includes integrated tenant signage.

E2. Incorporate way-finding through integral design: Project has architecturally integrated signage for both pedestrians and vehicles.

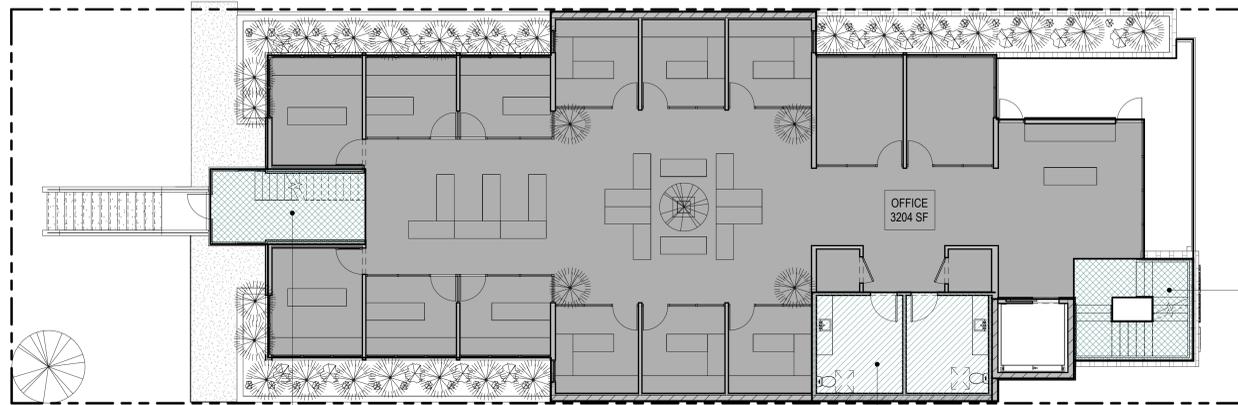
Public Realm

PR1. Street trees: Two new street trees will be planted within the public right of way adjacent to the front of the building along Eucalyptus Drive.



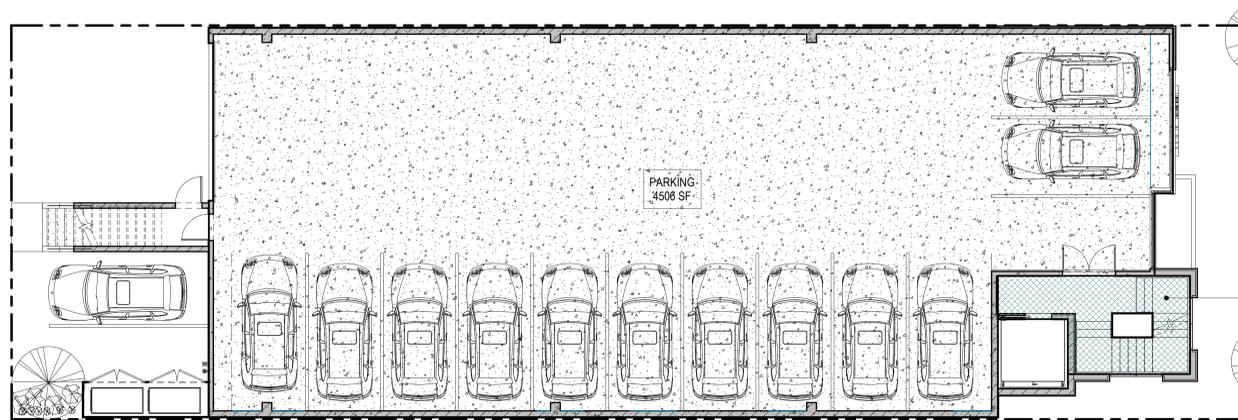
CIRCULATION
38 SF

SECOND FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0"



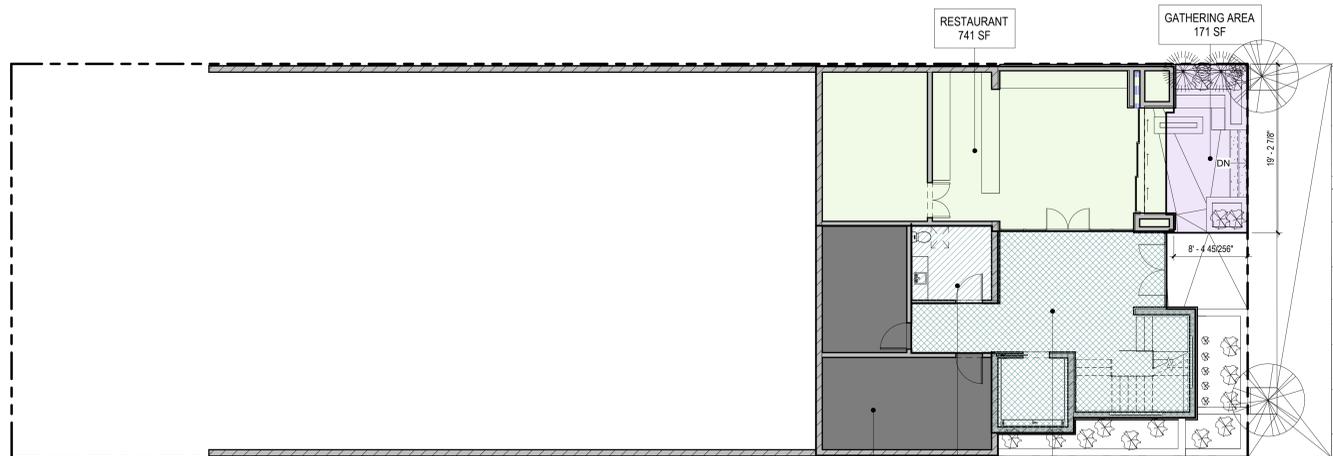
CIRCULATION
145 SF

FIRST FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0"



CIRCULATION
182 SF

PARKING LEVEL
SCALE: 1/8" = 1'-0"



ENTRY LEVEL
SCALE: 1/8" = 1'-0"

Area Calculations		
NAME	AREA	
ENTRY LEVEL		
CIRCULATION	525 SF	
RESTAURANT	741 SF	
MECHANICAL	392 SF	
RESTROOM	86 SF	
GATHERING AREA	171 SF	
PARKING LEVEL		
PARKING	4508 SF	
CIRCULATION	182 SF	
FIRST FLOOR OFFICE PLAN		
OFFICE	3204 SF	
CIRCULATION	145 SF	
RESTROOM	253 SF	
CIRCULATION	151 SF	
SECOND FLOOR OFFICE PLAN		
OFFICE	3083 SF	
CIRCULATION	38 SF	
RESTROOM	82 SF	

AREA LEGEND

- CIRCULATION
- GATHERING AREA
- MECHANICAL
- OFFICE
- PARKING
- RESTAURANT
- RESTROOM
- RETAIL / RESTAURANT



ARCHITECTURE

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DRAWING
AREA CALCULATIONS

SHEET NUMBER

A.00
056

CODE SUMMARY

BUILDING DESCRIPTION
NEW SINGLE STORY RESTAURANT ON GROUND FLOOR WITH PARKING LEVEL ABOVE.
TWO STORY LAW OFFICES ABOVE PARKING LEVEL.

APPLICABLE CODES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CA ENERGY CONSERVATION STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE
CITY OF EL SEGUNDO

USE AND OCCUPANCY CLASSIFICATIONS
OCCUPANCY: B - BUSINESS RESTAURANT (TAKEOUT/ LAW OFFICES)
S-2 - PARKING

SPECIAL DETAILED REQUIREMENTS
PARKING GARAGES - 406.4, 406.5, 406.6
406.4.1 - MIN 7' CLEAR PROVIDED
406.4.6 - SEPERATED FROM OTHER OCCUPANCIES PER 508.1
406.6.2 - MECHANICAL VENTILATION SYSTEM PROVIDED PER CM2 2019
11B-502.5 - PARKING SPACES, ASSESS AISLES AND VEHICULAR ROUTES
SERVING ACCESSIBLE PARKING SPACES SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM.

BUILDING CONSTRUCTION TYPE
CONSTRUCTION CLASSIFICATION TYPE V (602.5)
FIRE RESISTANCE RATING B (TABLE 601)

ALLOWABLE BUILDING HEIGHT
OCCUPANCY: B
SPRINKLERED: YES
CONSTRUCTION TYPE: TYPE V-B

MAXIMUM HEIGHT: 60'
MAXIMUM # OF STORIES: 3 STORIES (ABOVE GRADE)
MAXIMUM ALLOWABLE AREA: 27,000 SF

RATING REQUIREMENTS FOR BUILDING ELEMENTS (601)

ELEMENT	HOURS
STRUCTURAL FRAME	0
BEARING WALLS (EXT)	0
BEARING WALLS (INT)	0
NONBEARING WALLS (EXT)	TABLE 602
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE (602) B AND S-2 OCCUPANCY.

X < 5' = 1 HR	5 ≤ X < 10' = 1 HR	10 ≤ X < 30' = 0 HR
0	0	0

FIRE SEPERATION DISTANCE FROM PROPERTY LINES

FRONT:	REAR:	SIDES:
36'	32'	0'

REQUIRED SEPERATION OF OCCUPANCIES (HOURS) - 508.4

OCCUPANCY	S-2	B
S-2	N	1
B	1	N

SHEET ENCLOSURES - 713.4
1-HOUR RECD AND PROVIDED

VERTICAL EXIT ENCLOSURES
MIN 1-HOUR FIRE RESISTANCE RATING - 1022.2, 707

AUTOMATIC SPRINKLER SYSTEM
NFPA 13 QUICK RESPONSE SPRINKLER SYSTEMS PROVIDED IN ACCORDANCE WITH SECTION 903.3.1.1

FIRE ALARM AND DETECTION SYSTEM
PROVIDE IN ACCORDANCE WITH CFC 907.2 AND NFPA 72

MEANS OF EGRESS ILLUMINATION
1 FOOT-CANDLE MIN. PROVIDED WITH EMERGENCY BACKUP GENERATOR SYSTEM - 1006, 2702

MEANS OF EGRESS
EXIT ACCESS TRAVEL DISTANCE (B) - MAXIMUM 300'
MIN 2 EXITS @ SECOND FLOOR AND 1 EXIT @ FIRST FLOOR PER TABLE 1003.3(1), 1015.1 AND 1003.2(3)

MIN SPRINKLERED BUILDINGS, EXIT DOORS OR EXIT ACCESS DOORWAYS MAY BE A MINIMUM OF ONE-THIRD THE DIAGONAL DIMENSION OF THE AREA SERVED

MIN EGRESS WIDTH
STAIRWAYS: 36" - SECTIONS 1005.1, 109.3, 1028.6.2
DOORS: 36" - SECTIONS 1005.1, 1008.1.1
CORRIDORS: 44" 36" PER SECTIONS 1005.1, 1018.2, PER SECTION 11B-403.5.1.

EXCEPTION #4: THE CLEAR WIDTH FOR AISLES SHALL BE 36" MIN IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44" MIN IF SERVING ELEMENTS ON BOTH SIDES.

AREA OF REFUGE NOT REQUIRED PER 1007.3 EXCEPTION 3. THE AREA OF REFUGE ARE NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.1

ELEVATORS
MIN. 5'1" X 68" CLEAR - 11B-407.4.1

RESTROOMS
CFC TABLE 422.1 AND SECTION 422.2
EXCEPTION 3: IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

FIRE SEPERATION DISTANCE (SECOND FLOOR OFFICE PLAN)

TOTAL AREA:	1111 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 3' - 5'	116 SF (10%)
OPENINGS @ 5'-10'	259 SF (23%)
OPENINGS @ 15-20'	41 SF (.04%)

FIRE SEPERATION DISTANCE (PARKING LEVEL)

TOTAL AREA:	1054 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 3'-5'	39 SF (04%)

FIRE SEPERATION DISTANCE (FIRST FLOOR OFFICE PLAN)

TOTAL AREA:	1133 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 5'-10'	249 SF (22%)
OPENINGS @ 15-20'	94 SF (08%)

FIRE SEPERATION DISTANCE (PARKING LEVEL)

TOTAL AREA:	552 SF
OPENINGS @ 0'	0 SF

FIRE SEPERATION DISTANCE (FIRST FLOOR OFFICE PLAN)

TOTAL AREA:	1140 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 3'-5'	91 SF (08%)
OPENINGS @ 5'-10'	161 SF (14%)
OPENINGS @ 15-20'	42 SF (04%)

FIRE SEPERATION DISTANCE (PARKING LEVEL)

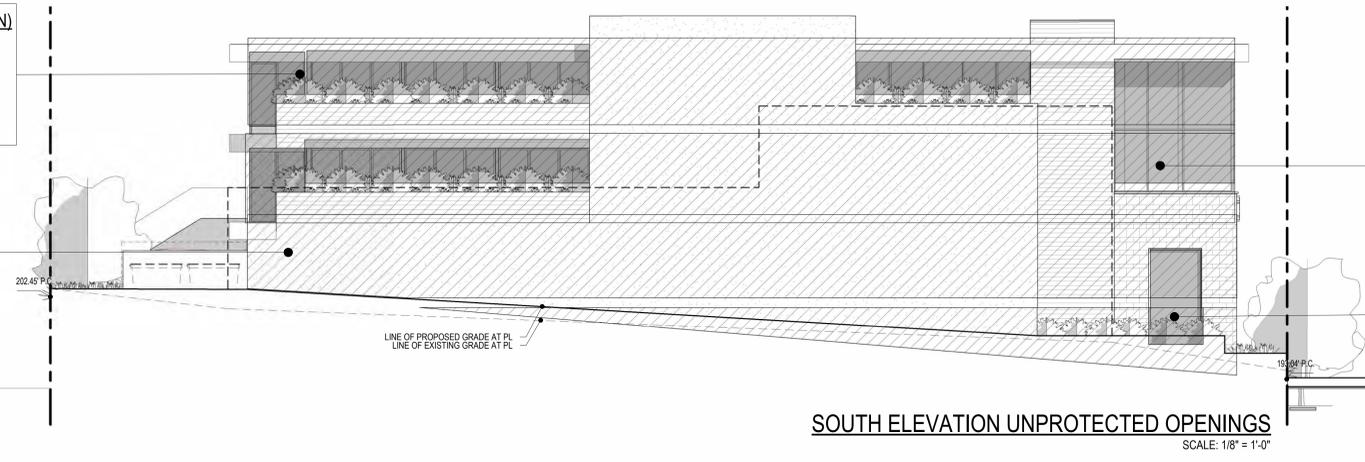
TOTAL AREA:	358 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 3'-5'	26 SF (07%)

FIRE SEPERATION DISTANCE (SECOND FLOOR OFFICE PLAN)

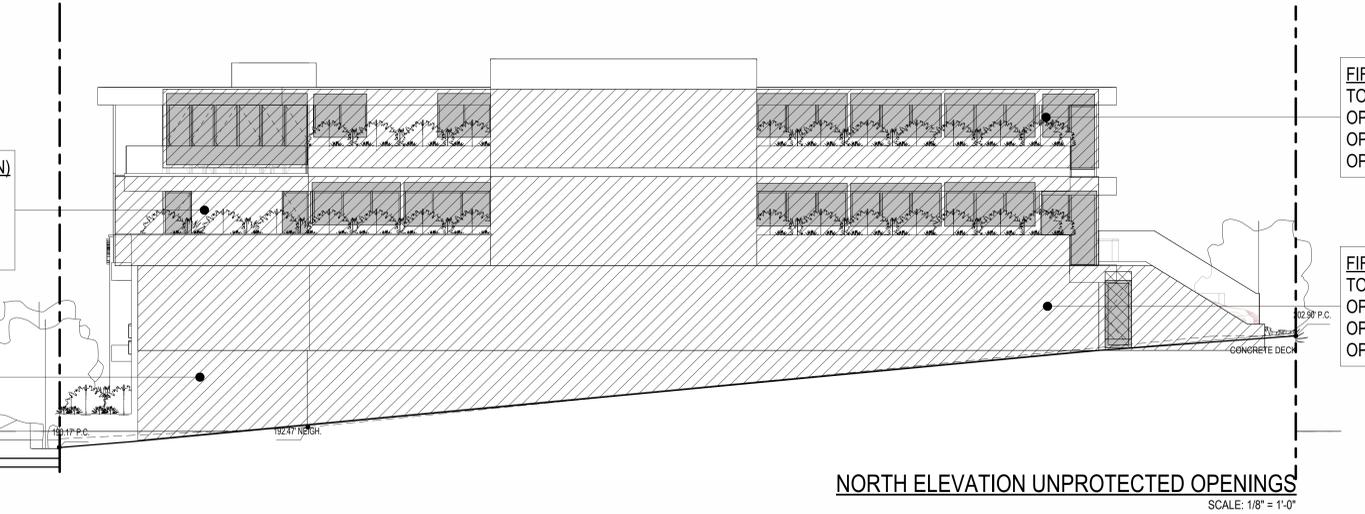
TOTAL AREA:	953 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 5'-10'	213 SF (22%)
OPENINGS @ 15-20'	169 SF (18%)

FIRE SEPERATION DISTANCE (PARKING LEVEL)

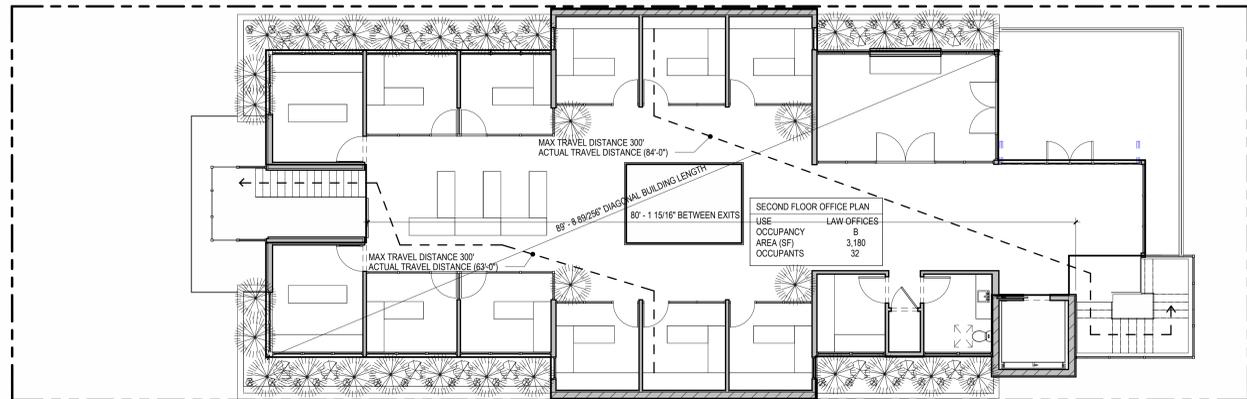
TOTAL AREA:	1186 SF
OPENINGS @ 0'	0 SF
OPENINGS @ 5'-10'	0 SF
OPENINGS @ 15-20'	23 SF (02%)



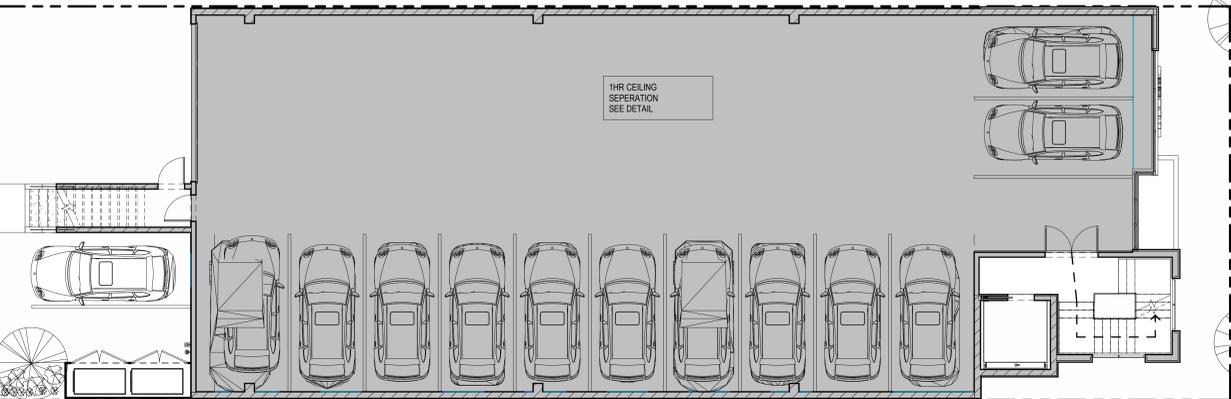
SOUTH ELEVATION UNPROTECTED OPENINGS
SCALE: 1/8" = 1'-0"



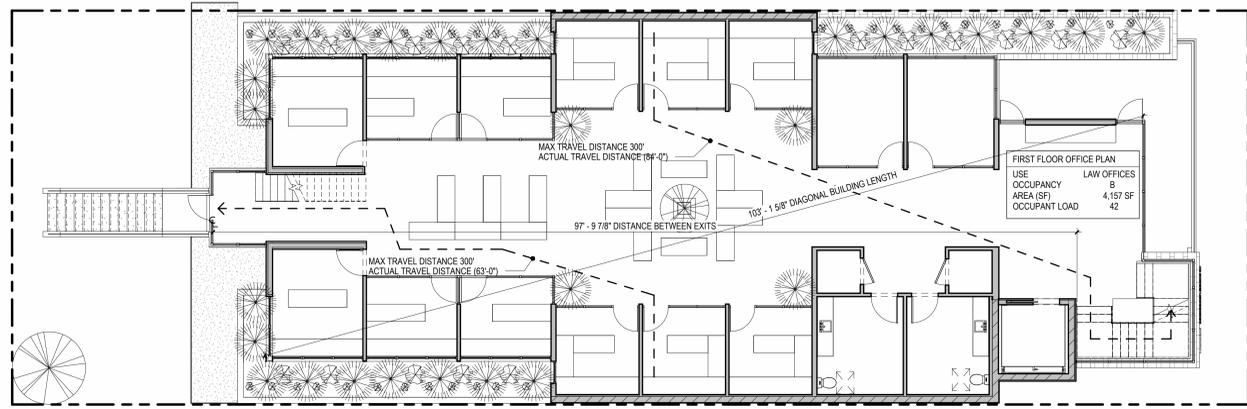
NORTH ELEVATION UNPROTECTED OPENINGS
SCALE: 1/8" = 1'-0"



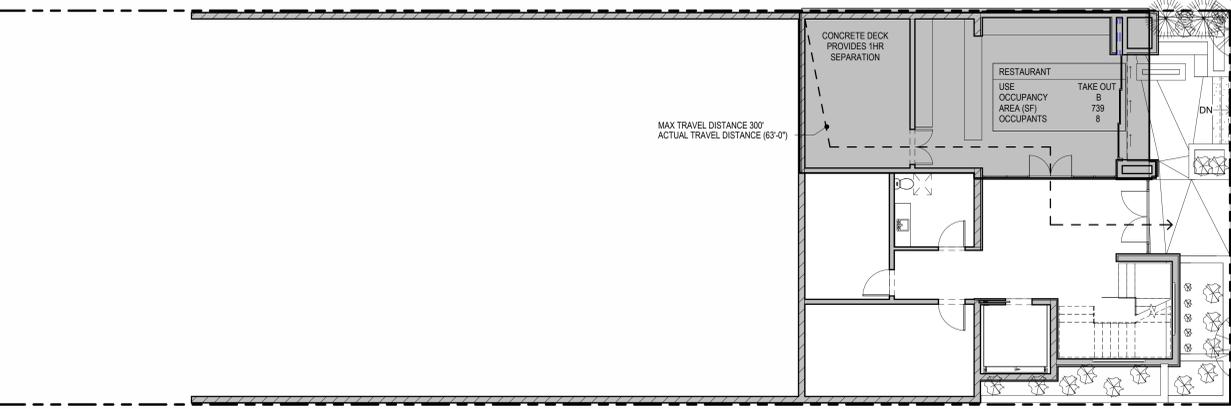
SECOND FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0"



PARKING LEVEL
SCALE: 1/8" = 1'-0"



FIRST FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0"



ENTRY LEVEL
SCALE: 1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
6	600 AMP ELECTRICAL SERVICE PANEL. CALCULATIONS TO BE SUBMITTED AS A DEFERRED SUBMITTAL PER CITY ORDINANCE.
7	GAS METER WITH APPROVED SEISMIC GAS SHUTOFF VALVE.
8	WATER MAIN RISER.



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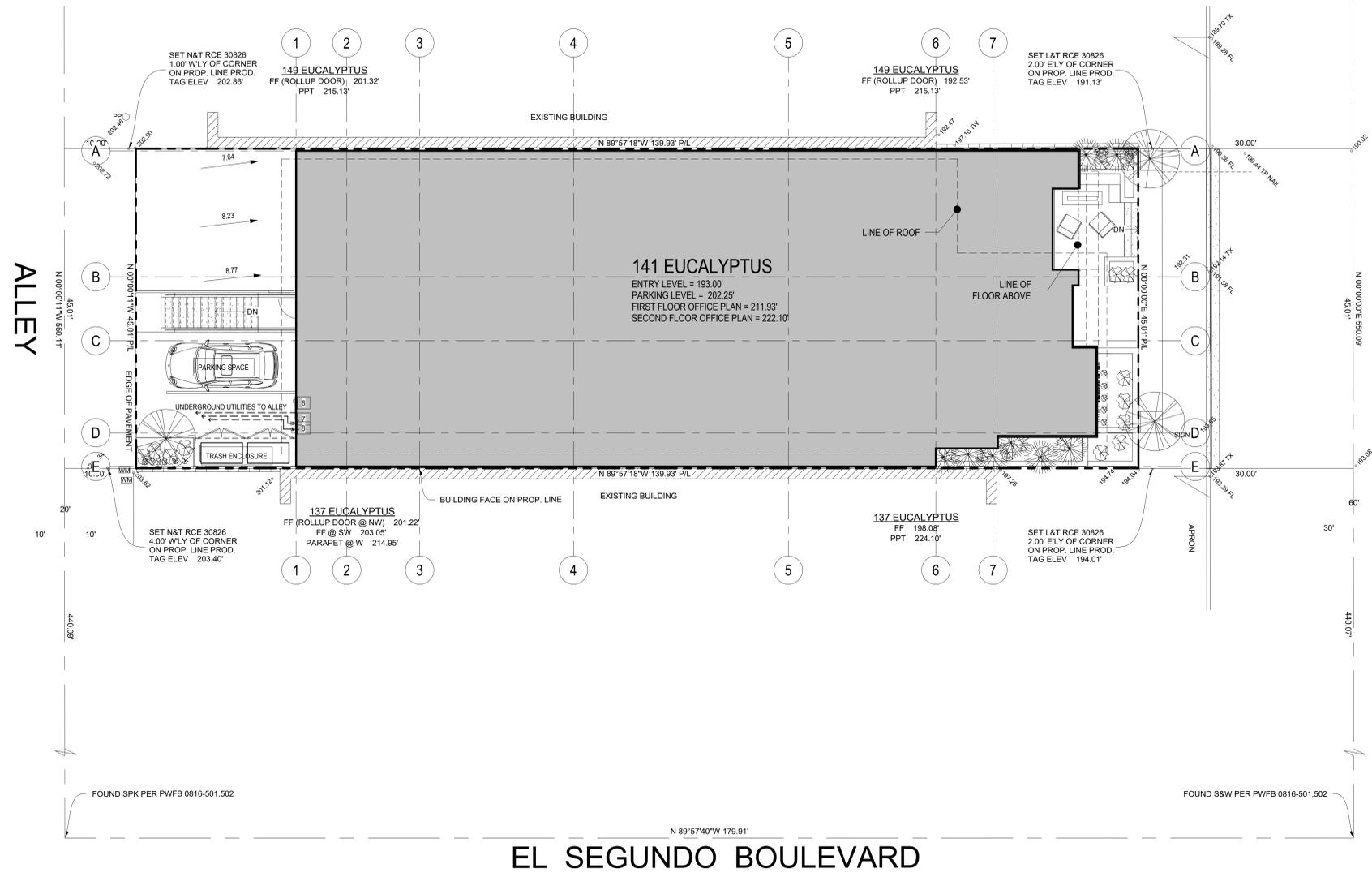
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SITE PLAN
SCALE: 1/8" = 1'-0"

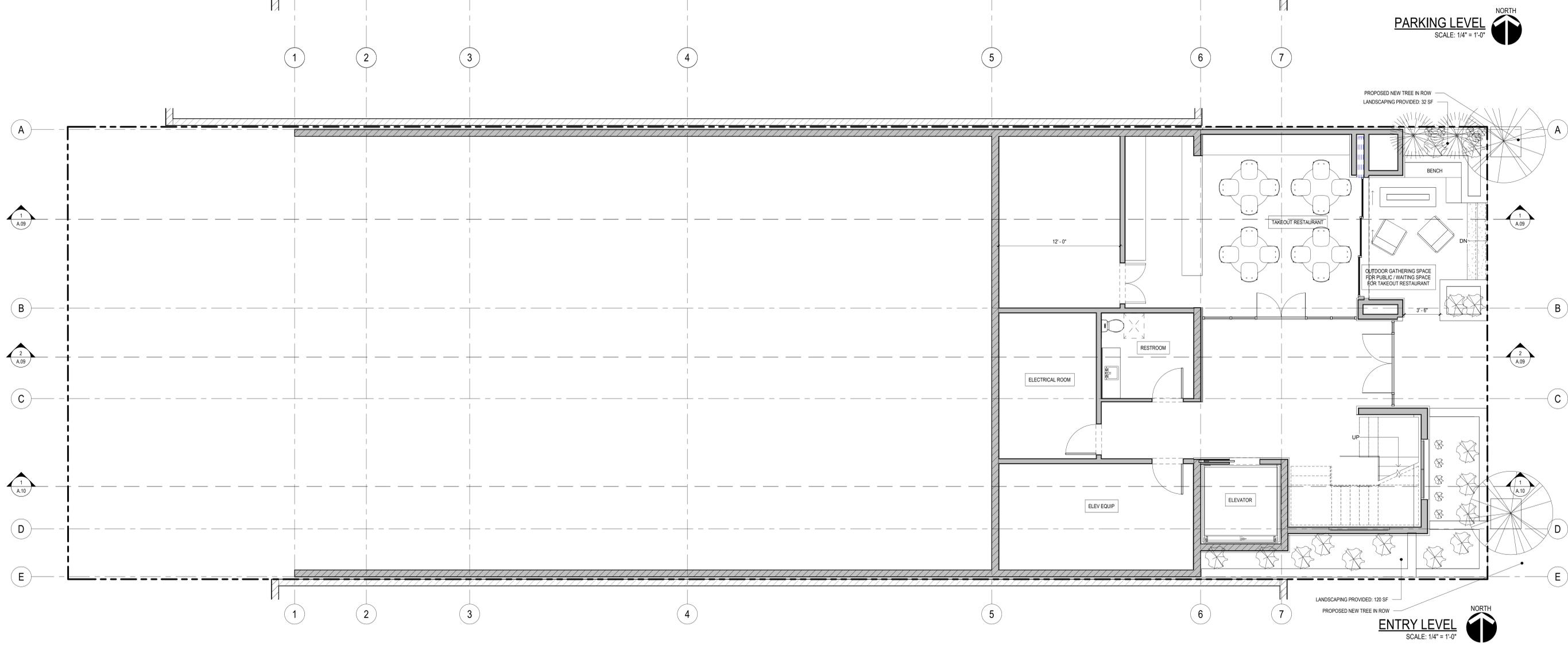
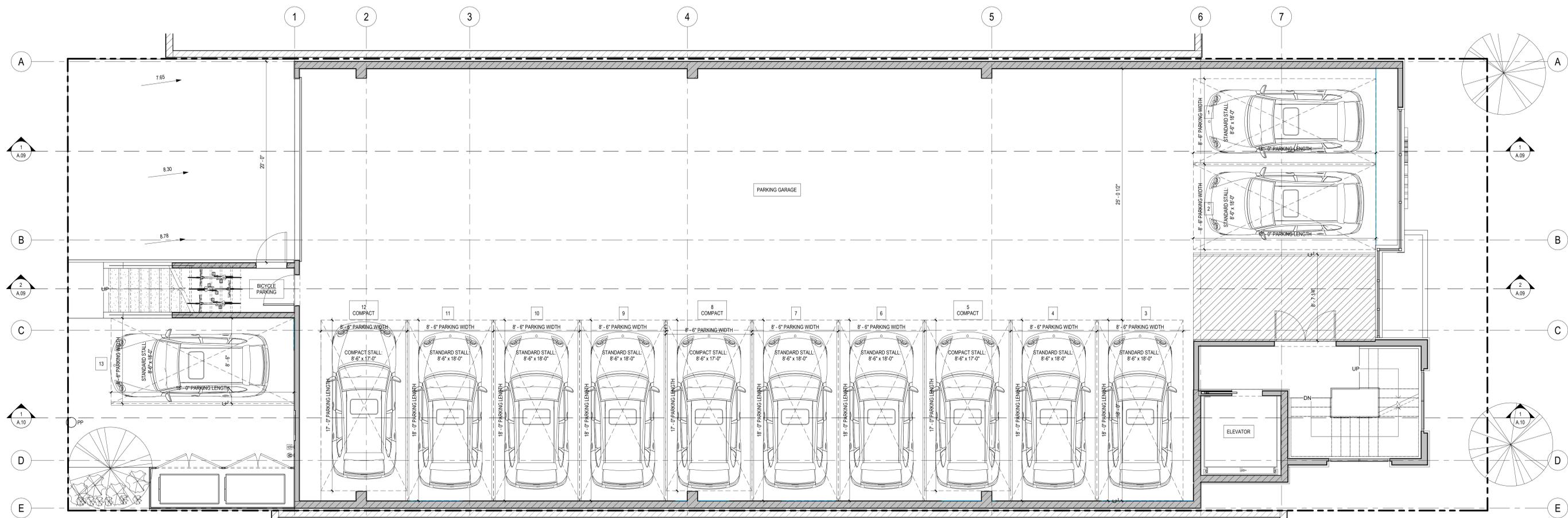


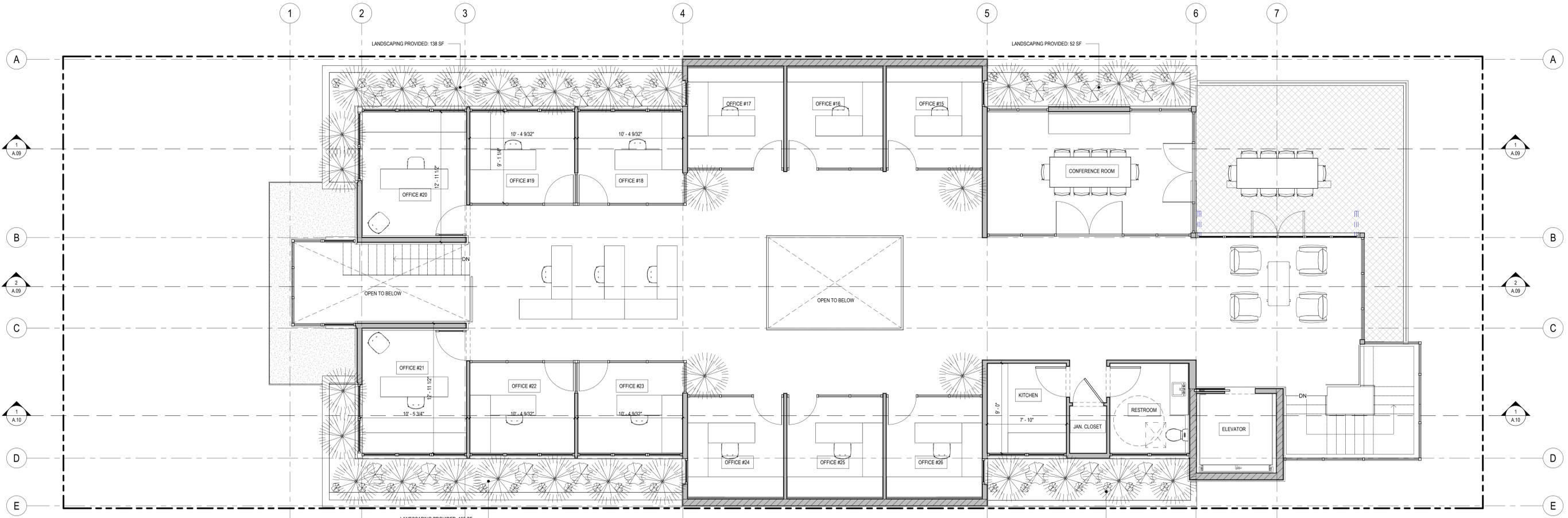
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SITE PLAN

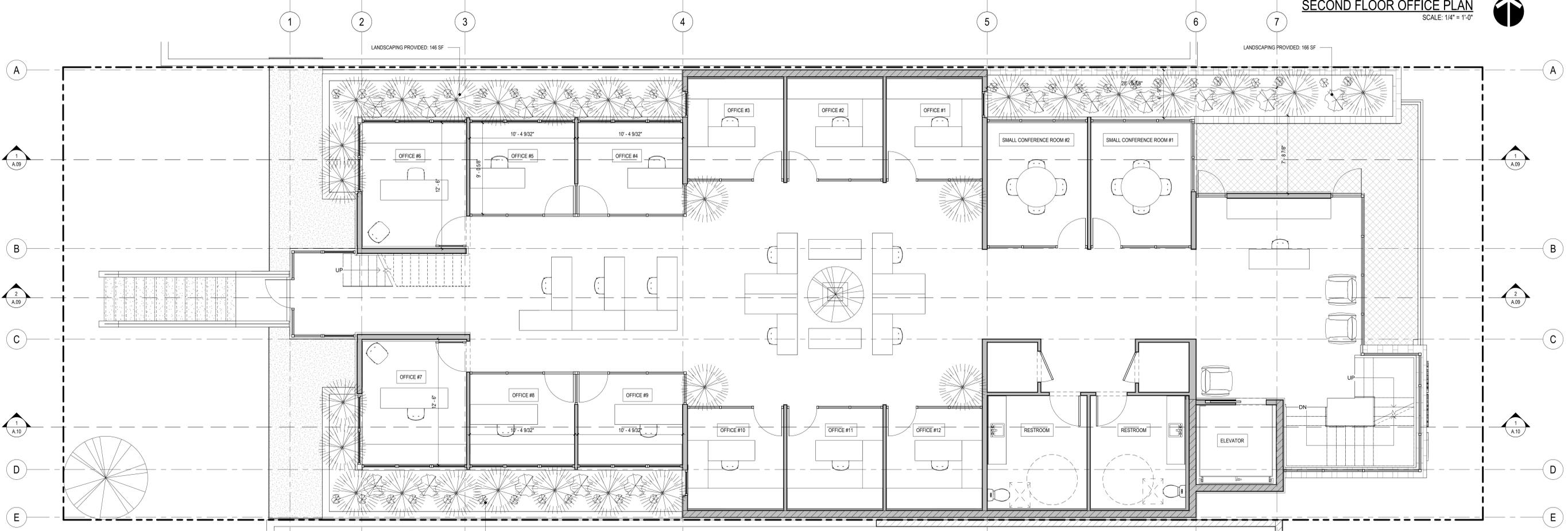
SHEET NUMBER

A.01
058



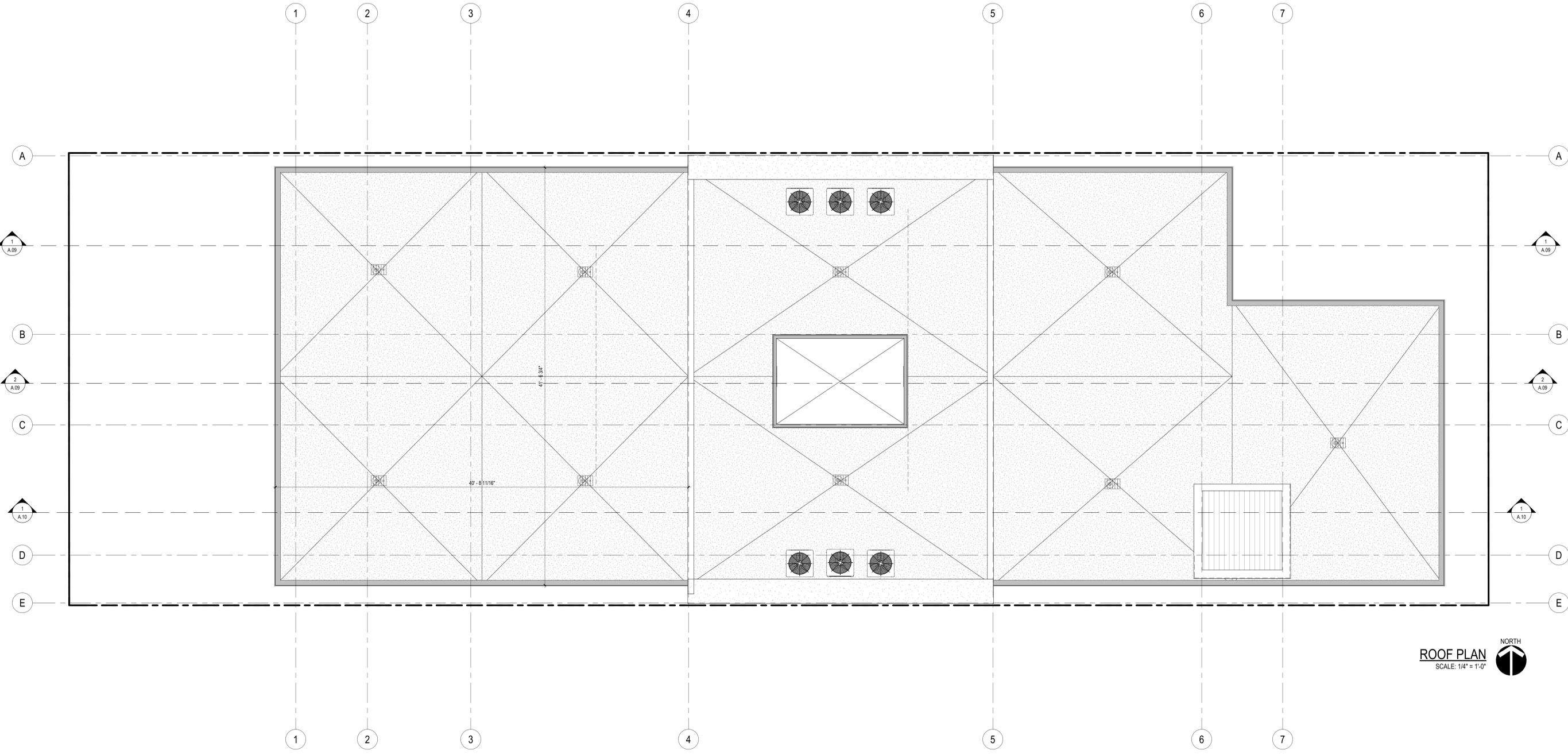


SECOND FLOOR OFFICE PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR OFFICE PLAN
SCALE: 1/4" = 1'-0"





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ROOF PLAN
SCALE: 1/4" = 1'-0"



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DRAWING
ROOF PLAN

SHEET NUMBER

A.04
061

Keynote Legend	
Key Value	Keynote Text
127	EAVES: BORDORIZED METAL FASCIA
130	DECK RAILING: CLEAR GLASS RAILING IN METAL BASE CHANNEL
134	STONE VENEER: CULTURED STONE VENEER ATTACHED TO STUCCO BROWN COAT PER CBC SECTION 1305.4. PROVIDE PRECAST CONCRETE LEDGE CAP
135	STUCCO: 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH #4 COOLER NAILS @ 6" O.C. OWNER AND ARCHITECT TO SELECT AND/OR APPROVE COLOR
139	WOOD SIDING: 1X6 WOOD SIDING OVER #15 FELT PAPER



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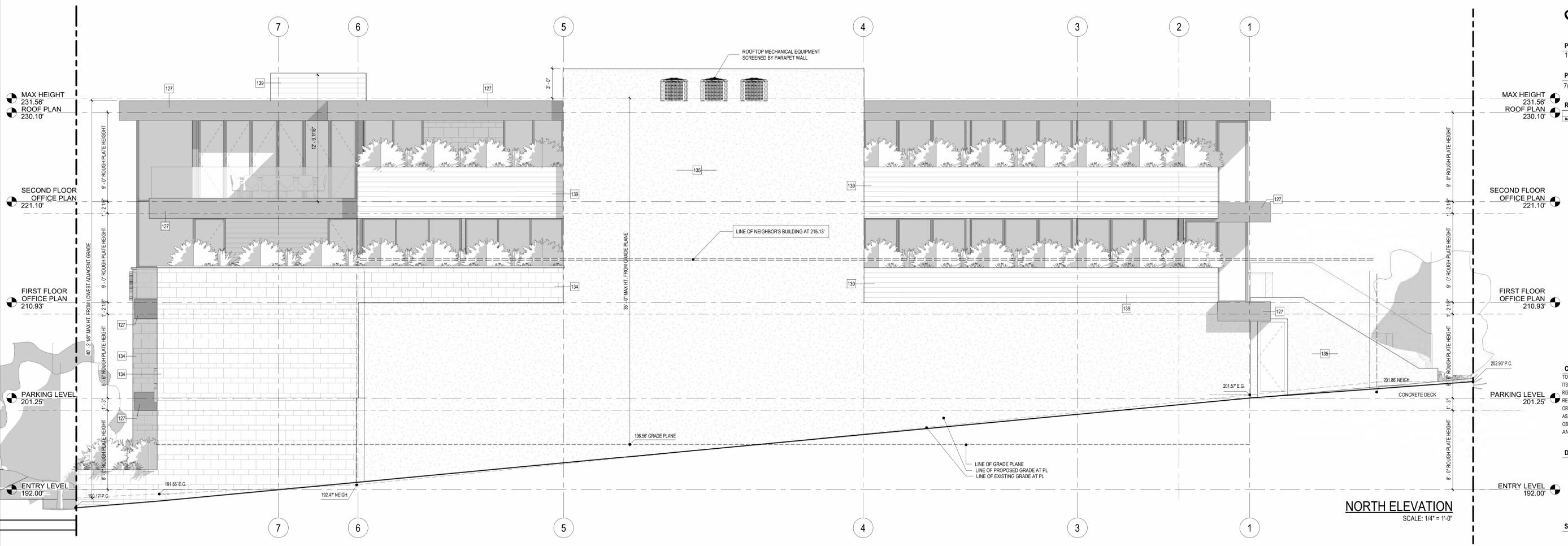
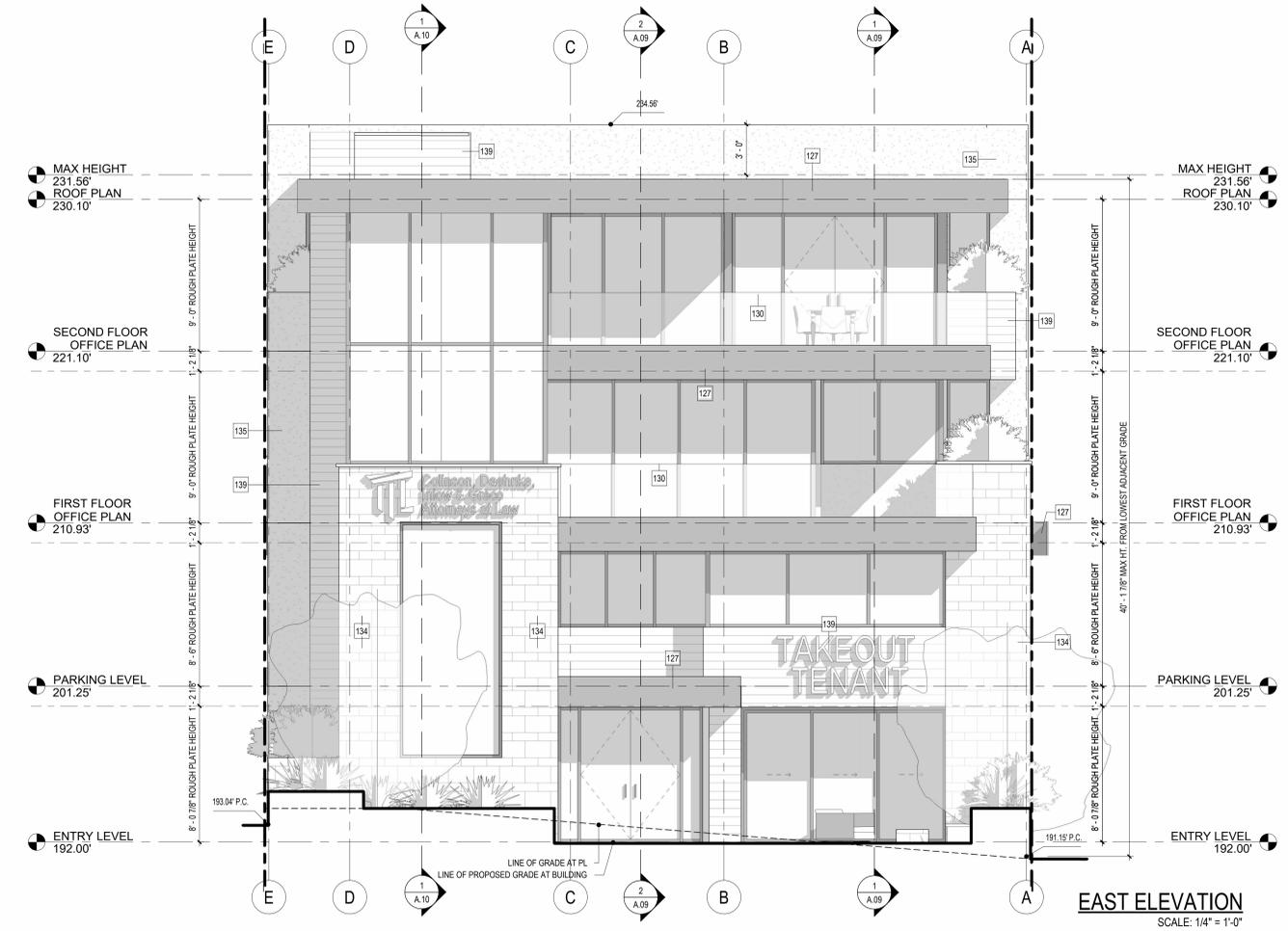
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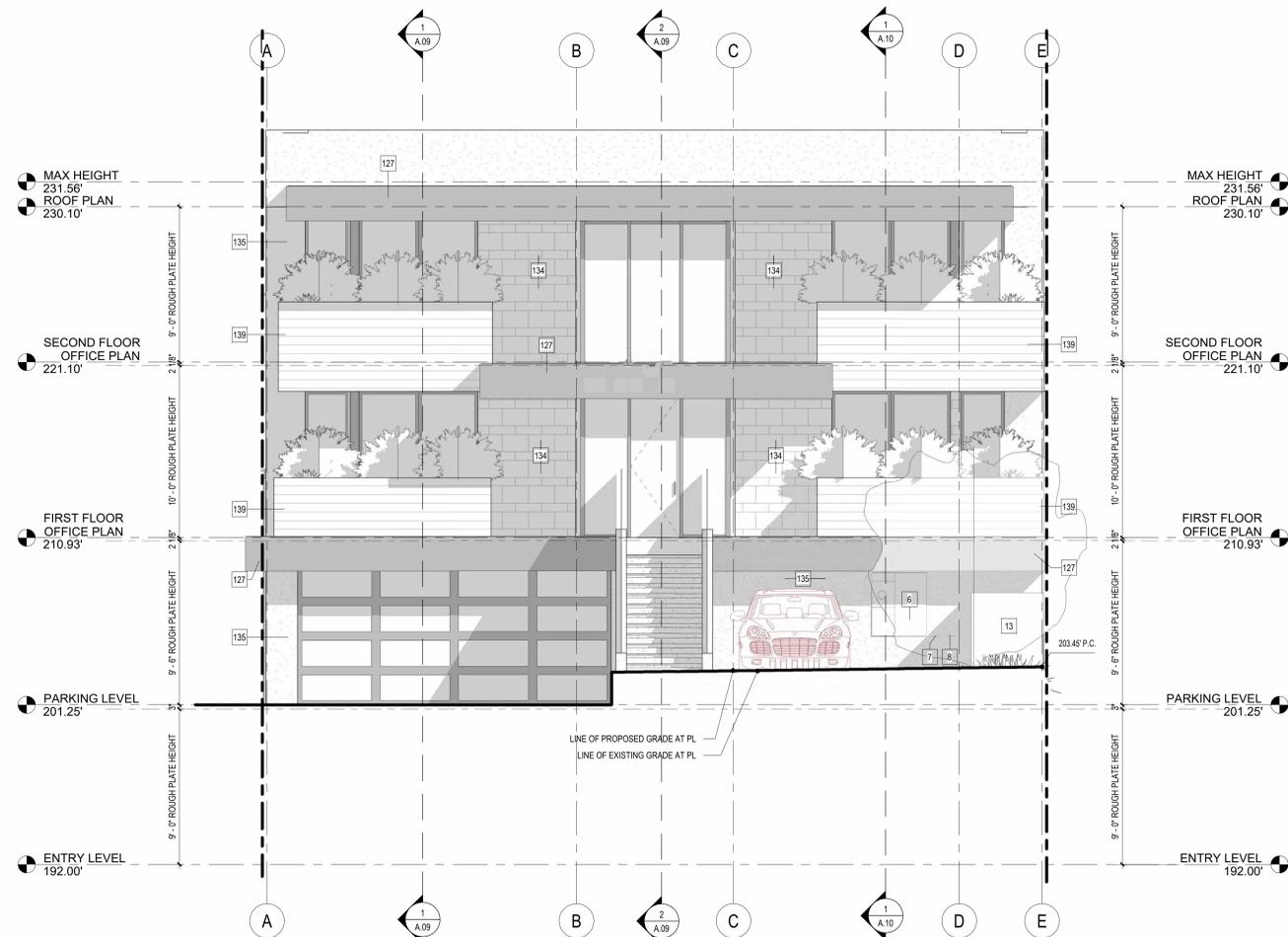
DRAWING
ELEVATIONS

SHEET NUMBER

A.05
062



Keynote Legend	
Key Value	Keynote Text
6	600 AMP ELECTRICAL SERVICE PANEL CALCULATIONS TO BE SUBMITTED AS A DEFERRED SUBMITTAL PER CITY ORDINANCE
7	GAS METER WITH APPROVED SEISMIC GAS SHUTOFF VALVE
8	WATER MAIN RISER
13	TRASH AREA
127	EAVES, BONDERIZED METAL FASCIA
134	STONE VENEER, CULTURED STONE VENEER ATTACHED TO STUCCO BROWN COAT PER CBC SECTION 1403.5.4. PROVIDE PRECAST CONCRETE LEDGE CAP
135	STUCCO, 1/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH #6 COOLER NAILS @ 8" O.C. OWNER AND ARCHITECT TO SELECT AND/OR APPROVE COLOR
139	WOOD SIDING, 1x6 WOOD SIDING OVER #15 FELT PAPER



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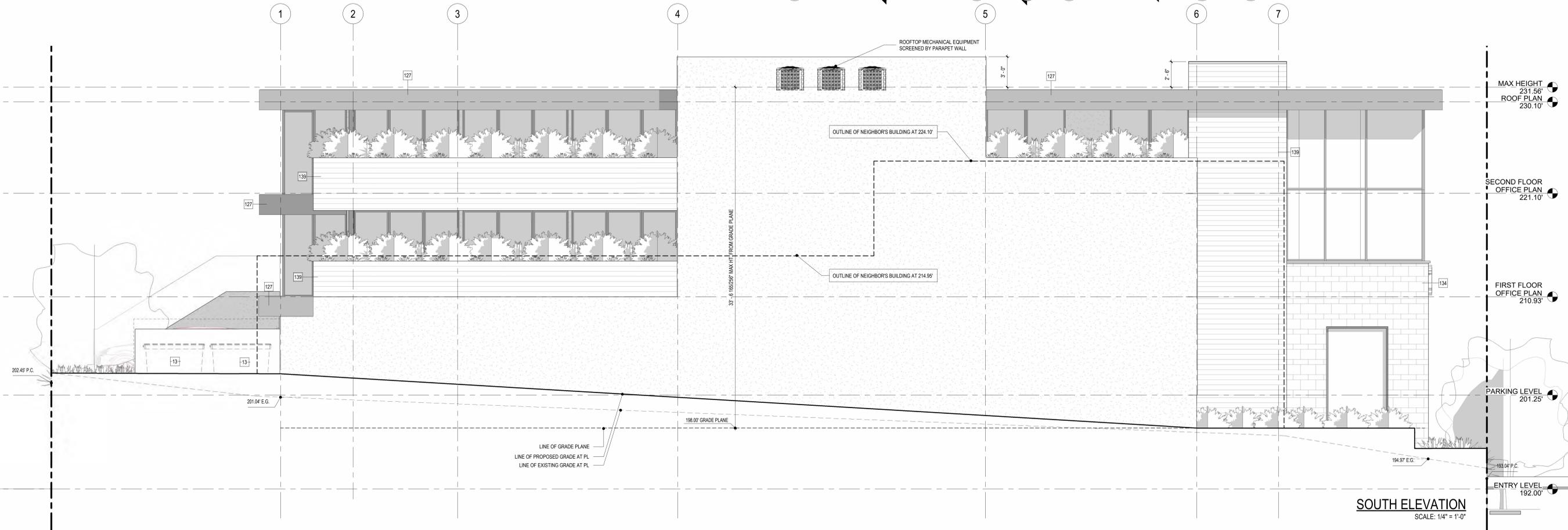
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DRAWING
ELEVATIONS

SHEET NUMBER
A.06
063





INCORPORATE ENVIRONMENTAL DESIGN:
USE OF NATURAL LIGHT

ENHANCE BUILDING CHARACTER:
USE OF SMALL, MEDIUM, AND LARGE SCALES

INCORPORATE LANDSCAPE:
• UTILIZE PLANTERS TO PROVIDE GREENERY
• USE OF LOW WALLS AS AN EXTENSION OF ARCHITECTURE
• PROPOSED NEW TREES IN ROW

ENHANCE BUILDING CHARACTER:
USE OF DIFFERENT MATERIALS, COLORS, AND TEXTURES (WOOD, STONE, AND METAL)

ENHANCE BUILDING CHARACTER:
USE OF SLIDING WALLS AT STREET FRONTAGE

FACILITATE GATHERING:
• OUTDOOR GATHERING SPACE
• INCORPORATE STREET FURNITURE

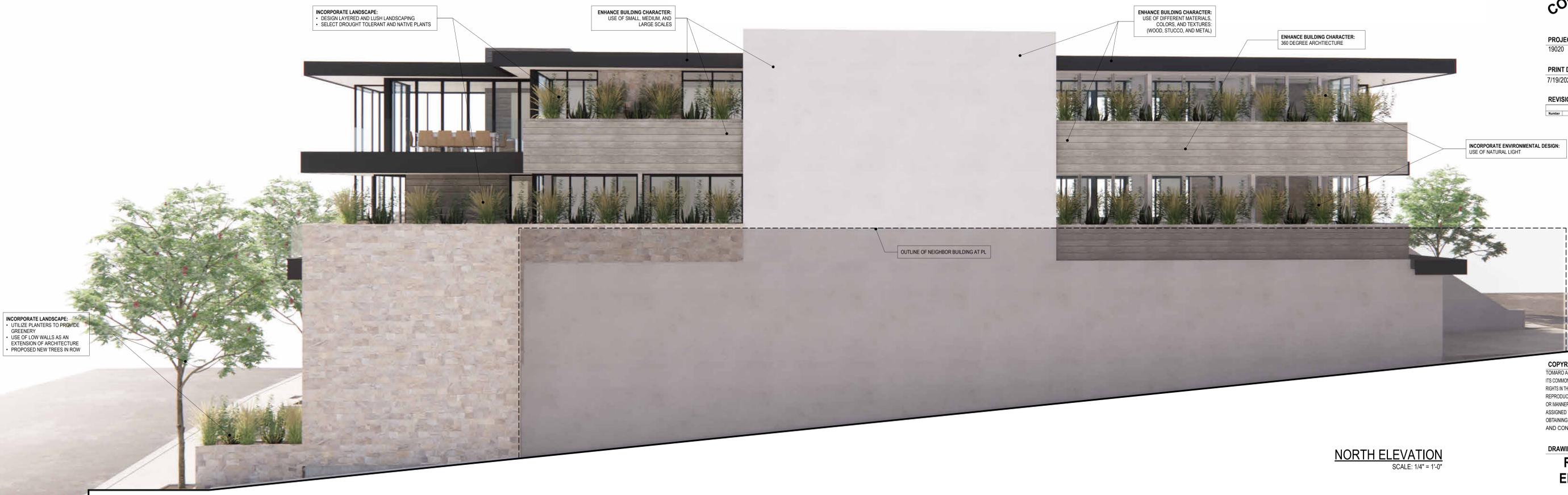
ENHANCE BUILDING CHARACTER:
DESIGN AT THE PEDESTRIAN LEVEL

ENHANCE BUILDING CHARACTER:
• ENHANCED ENTRY EXPRESSION
• USE OF EXTERIOR LIGHTING TO ACCENTUATE SAFETY AND DESIGN

FACILITATE GATHERING:
EASE OF ACCESS

INCORPORATE LANDSCAPE:
• DESIGN LAYERED AND LUSH LANDSCAPING
• DROUGHT TOLERANT AND NATIVE PLANTS

EAST ELEVATION
SCALE: 1/4" = 1'-0"



INCORPORATE LANDSCAPE:
• DESIGN LAYERED AND LUSH LANDSCAPING
• SELECT DROUGHT TOLERANT AND NATIVE PLANTS

ENHANCE BUILDING CHARACTER:
USE OF SMALL, MEDIUM, AND LARGE SCALES

ENHANCE BUILDING CHARACTER:
USE OF DIFFERENT MATERIALS, COLORS, AND TEXTURES (WOOD, STUCCO, AND METAL)

ENHANCE BUILDING CHARACTER:
360 DEGREE ARCHITECTURE

INCORPORATE ENVIRONMENTAL DESIGN:
USE OF NATURAL LIGHT

OUTLINE OF NEIGHBOR BUILDING AT PL

INCORPORATE LANDSCAPE:
• UTILIZE PLANTERS TO PROVIDE GREENERY
• USE OF LOW WALLS AS AN EXTENSION OF ARCHITECTURE
• PROPOSED NEW TREES IN ROW

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWING
RENDERED ELEVATIONS

SHEET NUMBER
A.07
064



ENHANCE BUILDING CHARACTER:
USE OF DIFFERENT MATERIALS,
COLORS, AND TEXTURES
(WOOD, STONE, AND METAL)

INCORPORATE LANDSCAPE:
• DESIGN LAYERED AND LUSH LANDSCAPING
• SELECT DROUGHT TOLERANT AND NATIVE PLANTS

INCORPORATE ENVIRONMENTAL DESIGN:
USE OF NATURAL LIGHT

ENHANCE BUILDING CHARACTER:
USE OF SMALL, MEDIUM, AND
LARGE SCALES

FACILITATE GATHERING:
USE OF EXTERIOR LIGHTING TO ACCENTUATE
SAFETY AND DESIGN

FACILITATE GATHERING:
SURFACE PARKING

ENHANCE BUILDING CHARACTER:
SECONDARY ENTRANCE ORIENTED TO ALLEY

WEST ELEVATION
SCALE: 1/4" = 1'-0"

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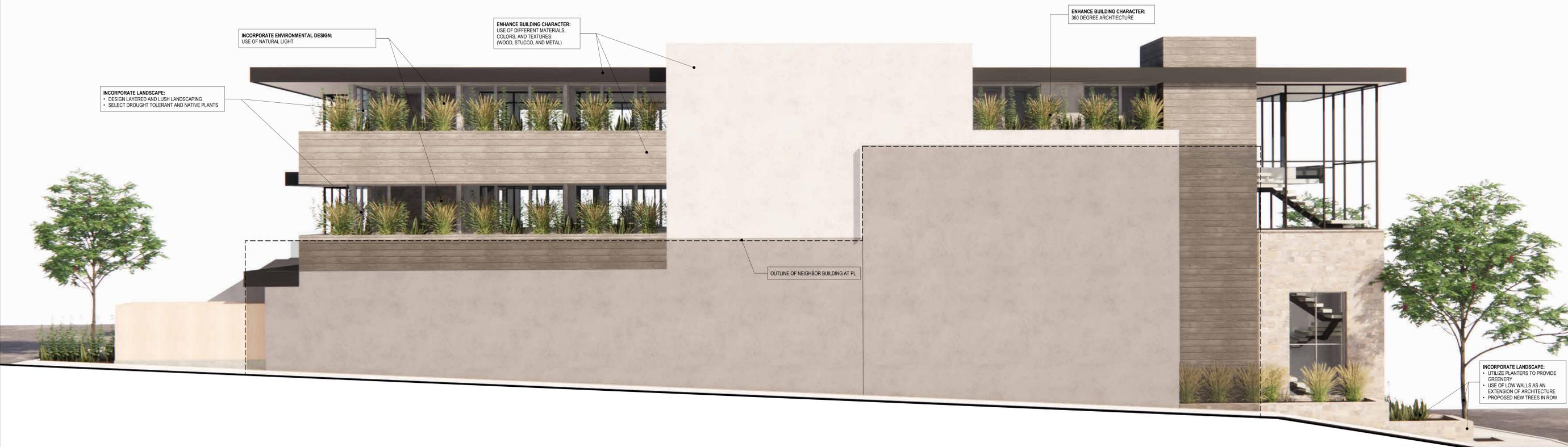
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DRAWING
**RENDERED
ELEVATIONS**

SHEET NUMBER

A.08
065



INCORPORATE ENVIRONMENTAL DESIGN:
USE OF NATURAL LIGHT

ENHANCE BUILDING CHARACTER:
USE OF DIFFERENT MATERIALS,
COLORS, AND TEXTURES
(WOOD, STUCCO, AND METAL)

ENHANCE BUILDING CHARACTER:
360 DEGREE ARCHITECTURE

INCORPORATE LANDSCAPE:
• DESIGN LAYERED AND LUSH LANDSCAPING
• SELECT DROUGHT TOLERANT AND NATIVE PLANTS

OUTLINE OF NEIGHBOR BUILDING AT PL

INCORPORATE LANDSCAPE:
• UTILIZE PLANTERS TO PROVIDE
GREENERY
• USE OF LOW WALLS AS AN
EXTENSION OF ARCHITECTURE
• PROPOSED NEW TREES IN ROW

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SURVEY AND TOPOGRAPHY

FOR
ROBERT DIGENOVA
202 VIA ANITA
REDONDO BEACH, CA 90277
PHONE 310-780-1280

JOB ADDRESS

141 EUCALYPTUS DRIVE
EL SEGUNDO, CA 90245

LEGAL DESCRIPTION

LOT 31, BLOCK 9
EL SEGUNDO
M.B. 18-69A
APN 4135-008-022

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

PROJECT

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GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

DRAWN ON JUNE 26, 2019

ADDED ADJ. ELEVATIONS DECEMBER 8, 2020

LEGEND

- EXISTING BUILDING
- BRICK
- WOOD DECK
- CONCRETE
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BEGINNING OF CURB RETURN
- C.L.P. CENTERLINE
- E.L.Y. EASTERLY
- F.O. FOUND
- E.M. ELECTRIC METER
- F.D. FENCE
- F.F. FINISH FLOOR
- F.H. FIRE HYDRANT
- F.L. FLOW LINE
- G.F. GARAGE FINISH FLOOR
- G.M. GAS METER
- G.W. GUY WIRE
- L&T LEAD AND TAG
- M.H. MANHOLE
- N.L.Y. NORTHERLY
- P.C. PROPERTY CORNER / PROP. CORNER
- P.L. PL. PROPERTY LINE / PROP. LINE
- P.P. POWER POLE
- P.P.T. PARAPET
- S&W SPIKE AND WASHER
- S.L.Y. SOUTHERLY
- S.P.K. SPIKE
- S.S.C.O. SANITARY SEWER CLEAN OUT
- S.S.M.H. SANITARY SEWER MANHOLE
- S.T.K. STAKE, STAKE & TAG
- S.T.L.T. STREET LIGHT
- T.C. TOP OF CURB
- T.W. TOP OF WALL / T.O.W.
- T.X. TOP OF DRIVEWAY APRON
- W.L.Y. WESTERLY
- W.M. WATER METER

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

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SHEET 1 OF 1
JOB NO. 19-273



SCALE 1" = 8'

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PROJECT NUMBER
19020

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REVISIONS

Number	Revision Schedule	Date

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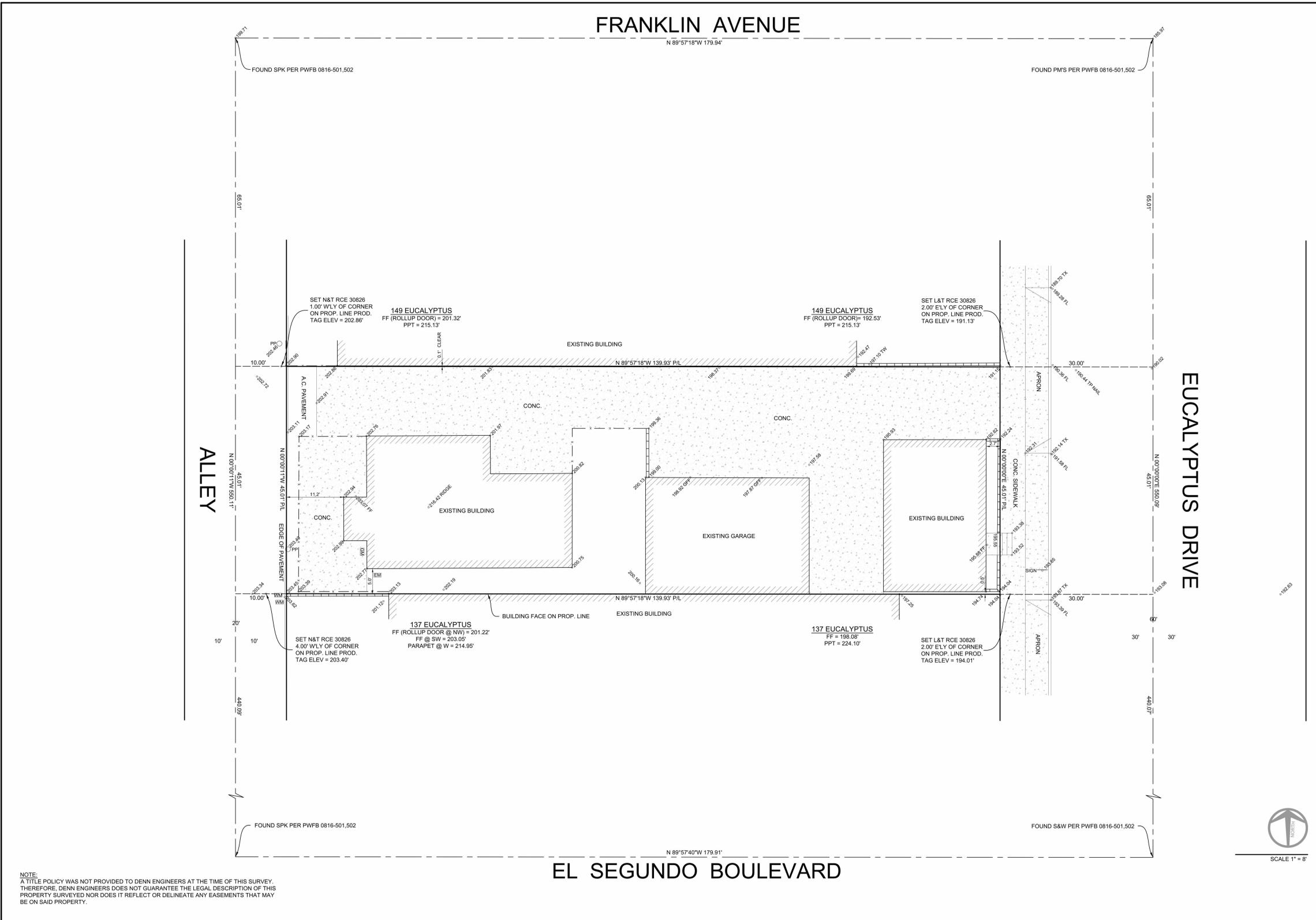
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DRAWING

CIVIL SURVEY

SHEET NUMBER

C.01
066



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

A NEW SINGLE STORY RESTAURANT/RETAIL + TWO STORY OFFICE BUILDING

NEW COMMERCIAL DEVELOPMENT

141 EUCALYPTUS DRIVE EL SEGUNDO, CA. 90245



ARCHITECTURE

2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM

PROJECT
DIGENOVA COMMERCIAL
141 EUCALYPTUS DRIVE
EL SEGUNDO
CALIFORNIA 90245

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DRAWING
3D VIEWS

SHEET NUMBER

COVER
067



A NEW SINGLE STORY RESTAURANT/RETAIL + TWO STORY OFFICE BUILDING

NEW COMMERCIAL DEVELOPMENT

141 EUCALYPTUS DRIVE EL SEGUNDO, CA. 90245



ARCHITECTURE

2617 NORTH SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266
TEL: 310-318-8089 WWW.TOMARO.COM

GENERAL NOTES

- 2019 CBC, 2019 CRC, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CGBS, AND THE CITY OF EL SEGUNDO
- ACMD NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.
- SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED BY SECTION 1804.1-1804.4 UBC.
- STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.
- INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 UBC.
- ALL WATER CLOSETS TO FLUSH WITH 1.6 GALLON MAX. (CPC 402.1, 402.2)
- ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.
- PROVIDE APPROVED BACKWATER VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. PROVIDE CAST IRON WASTE PIPING RISERS.
- ALL WINDOW COVERINGS REQUIRED BY CFR. FORM SHALL BE POSTED PRIOR TO FINAL INSPECTION.
- WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD), (714)396-2000 PER RULE 403 FOR THE PROPER DISPOSAL OF ASBESTOS.
- ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR LANDSCAPE IRRIGATION BACK FLOW PREVENTION DEVICES.
- GARAGE TO BE FULLY SPRINKLERED.
- PROVIDE DRIP PAN OR SIMILAR DEVICE FOR ANY WATER HEATERS, AND DISHWASHERS.
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE.
- IAPMO APPROVAL REQUIRED FOR ONE PIECE LAVATORY.
- POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FINAL INSPECTION.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING IS WITHIN THE HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS.
- VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FROM ALL PERMANENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8 FT. HORIZONTAL AND 12 FT. VERTICAL. VERIFY WITH SOUTHERN CALIFORNIA EDISON CO. BEFORE COMMENCING CONSTRUCTION.
- SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.
- GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER HAND DRAWN - SPRING WIRE (ASTM A227-21)OR OIL-TEMPERED WIRE (ASTM A229-71) AND INSULATED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTION. (CBC, 1211)
- DESIGN STANDARDS. MINIMUM DESIGN STANDARD SHALL BE 9,000 CYCLES. (ONE CYCLE IS EQUAL TO DOOR OPENING PLUS DOOR CLOSING AT MAXIMUM WORKING LOAD). (CBC, 1211.2)
- PHYSICAL CYCLING TESTS OF EACH EXTENSION SPRING DESIGN AND CONTAINMENT DEVICES SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY. (CBC, 1211.3)
- EACH EXTENSION SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE EVENT IT BREAKS. (CBC, 1211.4)
- CERTIFICATE OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
- CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED AND SIGNED/ CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDING.
- 30 DAY NOTICE OF EXCAVATION TO THE ADJACENT NEIGHBOR IS REQUIRED FOR ANY EXCAVATION CLOSE TO THE COMMON PROPERTY LINES.
- PROJECT MUST COMPLY WITH CHAPTER 11A & 11B OF THE CALIFORNIA BUILDING CODE
- SCREENED FENCE MUST BE PROVIDED SURROUNDING ALL SIDES OF PROPERTY DURING THE COURSE OF CONSTRUCTION

SHORING NOTES & EXCAVATION NOTES

- PROVIDE CONTINUOUS INSPECTION DURING EXCAVATION OF SHORING AND INSTALLATION OF SHORING MEMBERS. (BMC 9.01.07)
- AN EXCAVATION/CONSTRUCTION PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY. THIS INCLUDES, BUT IS NOT LIMITED TO, STANDARD SIDEWALKS, CURBS, GUTTERS, DRIVEWAY APPROACHES, OR UNDERGROUNDING OF UTILITIES.
- CONTRACTOR TO PROVIDE EVIDENCE OF PERMIT FROM CALIFORNIA STATE DEPARTMENT OF INDUSTRIAL SAFETY FOR EXCAVATION 5' OR DEEPER. CALL 213.736.3041.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT "DIG ALERT" PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. (800) 227-2600
- PROVIDE TEMPORARY SHORING OF ADJACENT PROPERTY. QUALIFIED PERSONS REGISTERED WITH THE STATE SHALL DESIGN SHORING. H.B.
- A SEPARATE PERMIT IS REQUIRED FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATION 5' (1.52 METERS) OR DEEPER OR BUILDING STRUCTURE OVER 3 STORIES HIGH, OR BUILDING OVER 36' (11 METERS) HIGH. H.B.
- SEE SHT SP-03 FOR GEOTECHNICAL INFORMATION PER NORCAL ENGINEERING

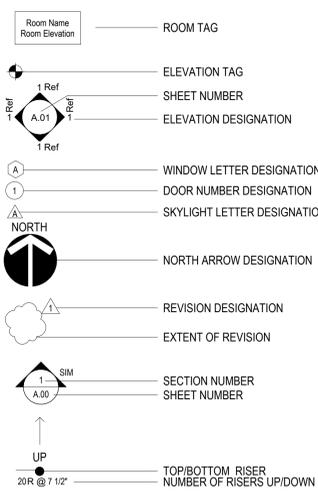
SEPARATE PERMIT

- CONTRACTOR TO SUBMIT SEPARATE PERMIT APPLICATIONS FOR SHORING, GRADING, DEMOLITION, FIRE SPRINKLER SYSTEM, HYDROLOGY CALCULATIONS, ENCROACHMENT, ELECTRICAL, PLUMBING, AND MECHANICAL.
- ALL PUBLIC LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED TO CITY STANDARDS AND APPROVED BY THE PARKS & RECREATION DEPARTMENT.
 - THE PROPERTY OWNER SHALL MAINTAIN ALL LANDSCAPING AND IRRIGATION IN THE PUBLIC ROW FRONTING THE PROPERTY.
 - THE APPLICANT SHALL COORDINATE ANY TREE REMOVALS IN THE PUBLIC RIGHT-OF-WAY WITH THE PARKS & RECREATION DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

PUBLIC WORKS NOTES

- GENERAL**
- 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.
 - 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.
 - 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.
 - 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.
 - ALL CONSTRUCTION-RELATED PARKING SHALL BE ACCOMMODATED ON-SITE OR ON OTHER PRIVATE PROPERTY. NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED OFF-SITE IN THE PUBLIC RIGHT-OF-WAY.
 - 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.
 - 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.
 - ALL RECORD DRAWINGS (PDF AND CAD FORMAT) AND SUPPORTING DOCUMENTATION SHALL BE SUBMITTED TO THE PUBLIC WORKS ENGINEERING DIVISION PRIOR TO SCHEDULING THE PROJECT'S FINAL INSPECTION.
 - HAUL TRUCKS ARE TO USE PCH NORTH TO IMPERIAL HIGHWAY AND PCH SOUTH TO EL SEGUNDO BOULEVARD. ALL THREE OF THESE STREETS ARE CURRENTLY DESIGNATED AS TRUCK ROUTES IN THE CITY.
- STREET IMPROVEMENTS & TRAFFIC CONTROL**
- EUCALYPTUS DRIVE REQUIRES AN IMMEDIATE 2-FOOT DEDICATION, NO PERMANENT STRUCTURES SHALL BE BUILT IN THESE DEDICATIONS.
 - 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. NEW SIDEWALK TO BE A MINIMUM OF 5' WIDE.
 - 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.
 - ANY OBSTRUCTION LOCATED WITHIN EXISTING CURB RAMPS SHALL BE RELOCATED.
 - ALL UNUSED DRIVEWAYS SHALL BE REMOVED AND REPLACED WITH FULL-HEIGHT CURB, GUTTER AND SIDEWALK PER SPPWC STANDARDS AND CITY STANDARDS.
 - THE APPLICANT SHALL PROVIDE A MINIMUM 4' SIDEWALK CLEARANCE AROUND ANY OBSTRUCTION IN THE SIDEWALK I.E. POSTS, POWER POLES, ETC.
 - PG-64-10 TACK COAT AND HOT MIX ASPHALT SHALL BE USED FOR ALL SLOT PAVING REQUIRED NEXT TO NEW CONCRETE INSTALLATIONS. SLOT PAVING SHALL BE 3 FEET WIDE AND 1 FOOT DEEP, CONSISTING OF 6 INCHES OF ASPHALT OVER 6 INCHES OF BASE.
 - THE APPLICANT SHALL CONFORM TO THE CURB TO CENTERLINE HALF STREET WIDTH OF EUCALYPTUS DRIVE ALONG THE PROPERTY FRONTAGE. AC MIX SPECIFICATION SHALL CONFORM TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPPWC) "GREENBOOK", SECTION 203-1.
 - THE APPLICANT SHALL PROVIDE STREET SIGNING AND STRIPING PLANS FOR THE NEW DEVELOPMENT. ALL STRIPING IN THE PUBLIC ROW SHALL CONSIST OF THERMOPLASTIC PAINT PER THE LATEST CA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE APPLICANT SHALL PROVIDE TRAFFIC CONTROL PLANS FOR ALL WORK REQUIRING A LANE CLOSURE.
 - THE WORK SCHEDULED IN THE PUBLIC RIGHT-OF-WAY ON MAJOR ARTERIAL STREETS SHALL BE MONDAY THROUGH FRIDAY FROM 9AM TO 5PM, EXCEPT HOLIDAYS. WORK SCHEDULED ON ALL OTHER STREET CLASSIFICATIONS SHALL BE MONDAY THROUGH FRIDAY FROM 7AM TO 4PM. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE CITY ENGINEER FOR PERFORMING WEEKEND WORK, NIGHT WORK, OR WORK ON A HOLIDAY.
 - 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.
 - ONCE THE ROW IMPROVEMENTS ARE ACCEPTED BY THE CITY ENGINEER, THEY ARE NOT TO BE USED FOR STAGING BUILDING CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT. THE STREET AND SIDEWALKS SHALL BE KEPT FREE OF CONSTRUCTION DEBRIS, MUD AND OTHER OBSTACLES AND SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. THE APPLICANT SHALL BEAR THE ENTIRE COST OF REPLACEMENT OR REPAIR TO ANY DAMAGE TO IMPROVEMENTS CAUSED BY ITS USE, OR ITS CONTRACTORS' AND SUBCONTRACTORS' USE, OF THE IMPROVEMENTS AFTER ACCEPTANCE BY THE CITY ENGINEER.
 - THE APPLICANT SHALL SUBMIT ANY NEW TRAFFIC SIGNAL PLANS TO THE CITY PUBLIC WORKS DEPARTMENT AND LA COUNTY DEPARTMENT OF PUBLIC WORKS (LACDPW) FOR REVIEW AND APPROVAL. THE APPLICANT WILL COORDINATE ALL INSPECTIONS WITH THE LACDPW INSPECTOR FOR ACCEPTANCE OF THE TRAFFIC SIGNAL POLES AND RELATED EQUIPMENT. THE APPLICANT WILL INFORM THE CITY OF ANY UPDATES DURING THIS PROCESS.
- WATER**
- 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.
 - THE APPLICANT MUST SUBMIT PLANS FOR WATER SYSTEM UPGRADES TO THE CITY OF EL SEGUNDO PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL.
 - 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**
- 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.
 - 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**
- PROVIDE A LOW IMPACT DEVELOPMENT STUDY (LID) SIGNED AND STAMPED BY A REGISTERED CIVIL ENGINEER. MAKE SURE TO COMPLY WITH THE PROJECT DESIGN REQUIREMENTS TO RETAIN ON SITE (INFILTRATE OR STORE FOR USE) VOLUME OF RUNOFF FROM ¼ INCH STORM OR THE 85TH PERCENTILE 24-HOUR STORM, WHICHEVER IS GREATER. (SOWDV).
 - 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://DRIW.LACOUNTY.GOV/IRWD/PUBLICATIONINDEX.CFM](http://driw.lacounty.gov/irwd/PUBLICATIONINDEX.CFM). CALCULATIONS SHALL BE SIGNED BY A REGISTERED CIVIL ENGINEER.
 - 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**
- IRRIGATION PLANS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. ALL IRRIGATION METERS AND MECHANICAL EQUIPMENT SHALL MEET THE CITY WATER DIVISION STANDARDS.
 - ALL PUBLIC LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED TO CITY STANDARDS AND APPROVED BY THE PARKS & RECREATION DEPARTMENT.
 - THE PROPERTY OWNER SHALL MAINTAIN ALL LANDSCAPING AND IRRIGATION IN THE PUBLIC ROW FRONTING THE PROPERTY.
 - THE APPLICANT SHALL COORDINATE ANY TREE REMOVALS IN THE PUBLIC RIGHT-OF-WAY WITH THE PARKS & RECREATION DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

SYMBOL LEGEND



PROJECT DATA

PROPERTY OWNERS
LISA COLLINSON & ROBERT DI GENOVA | lisa.collinson@cdjgaw.com
202 VIA ANITA
REDONDO BEACH, CA 90277

LEGAL DESCRIPTION
LOT 31
BLOCK 9
TRACT: EL SEGUNDO
APN: 4135-008-022

OCCUPANCY AND ZONING
OCCUPANCY: B - RESTAURANT / FIRST AND SECOND FLOOR OFFICES
S-2 - PARKING
ZONING: SH-W
CONSTRUCTION TYPE: TYPE V-B
NUMBER OF STORES: 4

CITY, STATE, NATIONALLY APPLICABLE CODES
2019 CRC, 2019 CBC, 2019 CMC, 2019 CPC, 2019 CEC, STATE OF CALIFORNIA, AND THE CITY OF EL SEGUNDO

Area Calculations	
NAME	AREA
ENTRY LEVEL	
CIRCULATION	525 SF
RESTAURANT	741 SF
MECHANICAL	392 SF
RESTROOM	86 SF
GATHERING AREA	171 SF
PARKING LEVEL	
PARKING	4506 SF
CIRCULATION	182 SF
FIRST FLOOR OFFICE PLAN	
OFFICE	3204 SF
CIRCULATION	145 SF
RESTROOM	253 SF
CIRCULATION	151 SF
SECOND FLOOR OFFICE PLAN	
OFFICE	3093 SF
CIRCULATION	38 SF
RESTROOM	82 SF

BUILDABLE FLOOR AREA CALCS.	
LOT AREA	6,298 SF
ENTRY LEVEL*	1,744 SF
PARKING LEVEL*	182 SF
FIRST FLOOR OFFICE PLAN**	3,793 SF
SECOND FLOOR OFFICE PLAN**	3,203 SF
TOTAL B.F.A.	8,882 SF
PARKING	4,506 SF

FLOOR AREA RATIO CALCS.	
MAXIMUM FAR PERMITTED= 75%	(1.75 * LOT AREA)= 4,723.5 SF
ACTUAL FAR PROPOSED= 1.41%	(ACTUAL FLOOR AREA / LOT AREA)= 8,882SF / 6,298SF
**INCREASE TO FAR PROVIDED THROUGH COMMUNITY BENEFITS PLAN (CBP) TIER 1	

PARKING CALCULATIONS	
PARKING RATIO: 2.5 SPOTS / 1,000 SF	
REQUIRED PARKING: 22	
PROVIDED PARKING: 13	
STANDARD STALLS: 10	
COMPACT STALLS: 3	
** REMAINDER OF PARKING PROVIDED THROUGH FEES PER (ESMC 15-15-6D)	

LANDSCAPING CALCULATIONS	
LANDSCAPING REQUIRED: 188.94 SF (3% OF LOT AREA)	
ENTRY LEVEL	152 SF
PARKING LEVEL	600 SF
FIRST FLOOR OFFICE	478 SF
SECOND FLOOR OFFICE	409 SF
TOTAL	1,639 SF

ABBREVIATION

A.H.	ACTUAL HEIGHT
A.W.	AWNING WINDOW
B.O.W.	BOTTOM OF WALL
C.H.	CRITICAL HEIGHT
CL.G.	CEILING
CL.R.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
C.W.	CASEMENT WINDOW
DM.	DIMENSION
DN.	DOWN
ELEV.	ELEVATION
F.A.	FROM ABOVE
FLR.	FLOOR
FX.	FREQ.
HORIZ.	HORIZONTAL
HT.	HEIGHT
LAND.	LANDING
LT.WT.	LIGHT WEIGHT CONCRETE
MAX.	MAXIMUM
MIN.	MINIMUM
OP.	OPERABLE
PL.	PROPERTY LINE
REQ.	REQUIRED
SECT.	SECTION
S.F.F.	SUB FLOOR ELEVATION
SHT.	SHEET
SK.	SKEWED
SL.	SLOPED
T.O.W.	TOP OF WALL

CONSULTANTS

CIVIL CONSULTANT
NAME ADDRESS CITY, STATE, ZIP
STRUCTURAL CONSULTANT
NAME ADDRESS CITY, STATE, ZIP
GEO-TECHNICAL CONSULTANT
NAME ADDRESS CITY, STATE, ZIP
ENERGY CONSULTANT
NAME ADDRESS CITY, STATE, ZIP
INTERIOR DESIGNER
NAME ADDRESS CITY, STATE, ZIP
LIGHTING CONSULTANT
NAME ADDRESS CITY, STATE, ZIP

SHEET INDEX

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COVER	3D VIEWS
G.00	PROJECT INFORMATION
C.01	CIVIL SURVEY
A.00	AREA CALCULATIONS
A.00.1	CODE SUMMARY
A.01	SITE PLAN
A.02	ENTRY AND PARKING LEVEL PARKING PLANS
A.03	FIRST/SECOND FLOOR OFFICE PLANS
A.04	ROOF PLAN
A.05	ELEVATIONS
A.06	ELEVATIONS
A.07	RENDERED ELEVATIONS
A.08	RENDERED ELEVATIONS

PROJECT

DIGENOVA COMMERCIAL
141 EUCALYPTUS DRIVE
EL SEGUNDO
CALIFORNIA 90245

STAMP

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REVISIONS		
Number	Revision Schedule	Date
	Description	

VICINITY MAP



PROJECT SITE
EL SEGUNDO, CA

DRAWING

PROJECT INFORMATION

SHEET NUMBER

G.00

068